

# GROUND FLOOR FULLY TURN KEY KITCHEN

RESTAURANT, COMMISSARY, COMMERCIAL  
KITCHEN OFF THE I-10 AND 51ST AVE

1500 N 51ST AVENUE  
PHOENIX, AZ 85043



**COMMERCIAL KITCHEN FOR LEASE**  
OFF THE I-10 FREEWAY | GROUND FLOOR TO HOTEL

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**LEVROSE**  
COMMERCIAL REAL ESTATE

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REAL ESTATE SERVICES



# OFFERING DETAILS

<b>AVAILABLE</b>	±2,000 SF w/ Additional ±1,600 SF Seating Area
<b>BUILDING SIZE</b>	±90,073 SF
<b>LOT SIZE</b>	±2.74 AC
<b>PARCEL</b>	103-30-306
<b>ZONING</b>	C-2
<b>PARKING</b>	169 Spaces

## HIGHLIGHTS

- Across from new Raising Canes
- GreenTree Inn and Suites Hotel
- 2,000 SF w/ additional 1600 SF Seating Area
- Fully Built-Out Kitchen
- Over 140+ Rooms
- Perfect for Commercial Kitchen or Commissary
- Just off the I-10 Freeway





# AERIAL OVERVIEW



- 211,229 VPD

N 51ST AVENUE - 46,984 VPD

FUTURE RETAIL DEVELOPMENT



UNDER DEVELOPMENT





# AERIAL OVERVIEW





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2022</b>	20,283	162,290	430,494
<b>2027</b>	22,715	180,897	481,346



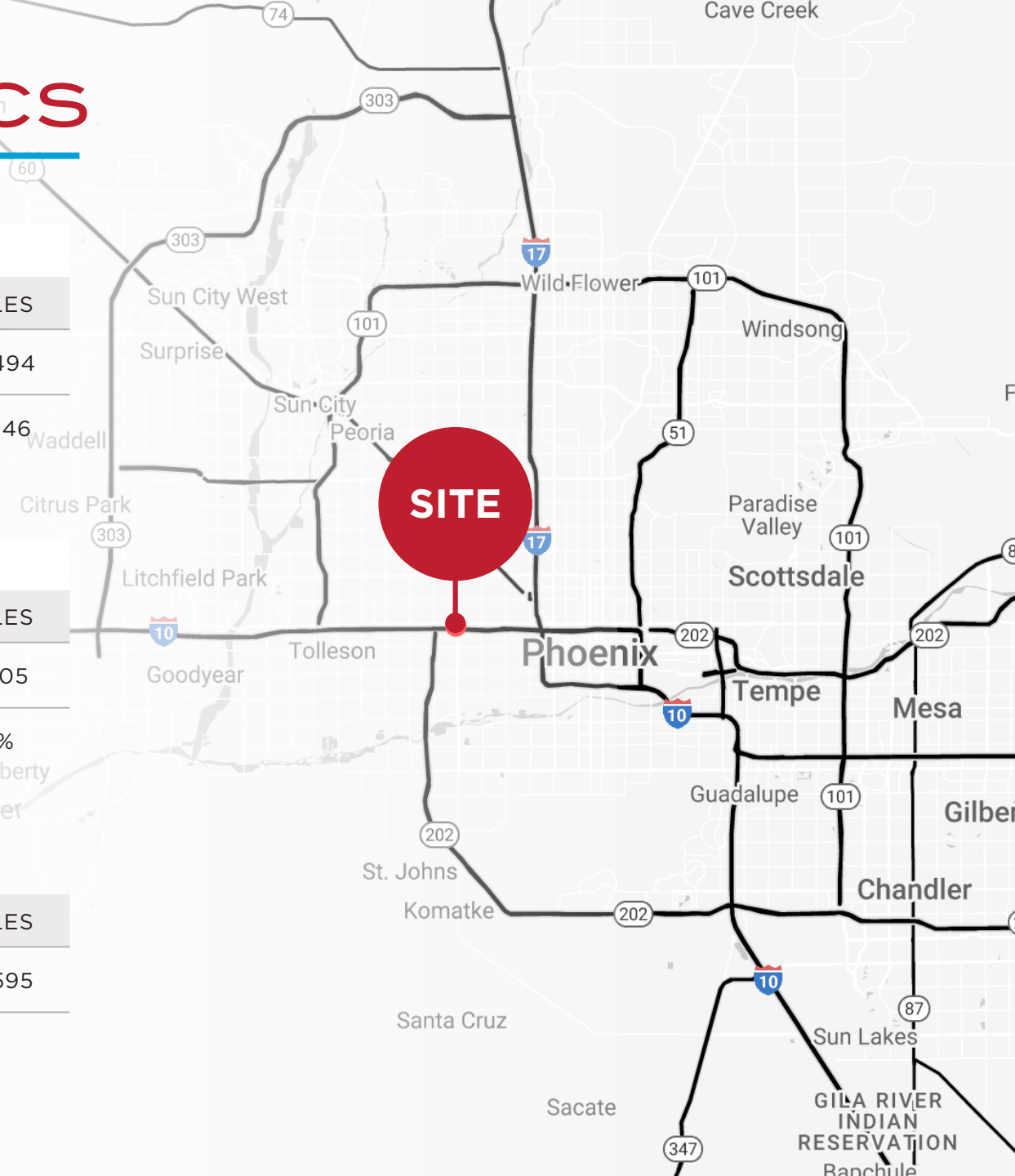
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2022</b>	5,334	41,545	118,805
<b>GROWTH 2022-2027:</b>	2.4%	2.3%	2.4%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2022</b>	\$51,472	\$52,840	\$56,595



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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