

75TH AVE & INDIAN SCHOOL ROAD RETAIL ±1,440 SF NEW CONSTRUCTION SUITES



3825 NORTH 75TH AVENUE

PHOENIX, ARIZONA 85033

Two 1,440 SF Suites Available for Lease

Lease Rate: \$35.00 PSF + NNN

Frontage on 75th Avenue

Monument Signage Coming Soon

Multiple Points of Ingress/Egress

Adjacent to Estrella Middle School & QT Gas Station

Great Parking Ratio

Densely Populated Trade Area

Close Proximity to Trevor Browne High School, El Oso Park, I-10 & Loop 101

Easy Access & Shared Driveway with QT

DEMOGRAPHICS 28.9 30.8 MEDIAN AGE: 29.9 31,261 POPULATION: 202 161 400.366 \$65,799 AVERAGE HH INCOME: \$70,649 \$70.685 TRAFFIC COUNTS VPD N 75TH AVENUE: 38,356 W INDIAN SCHOOL ROAD: 34,950 YEAR BUILT 2022 LOT SIZE 146 AC **ZONING** C-2. Phoenix PARCEL NUMBER 102-22-764C

1 MII F

3 MII FS

5 MII FS

Matt Harper, CCIM

Senior Vice President 623.692.9435

matt@citywidecre.com

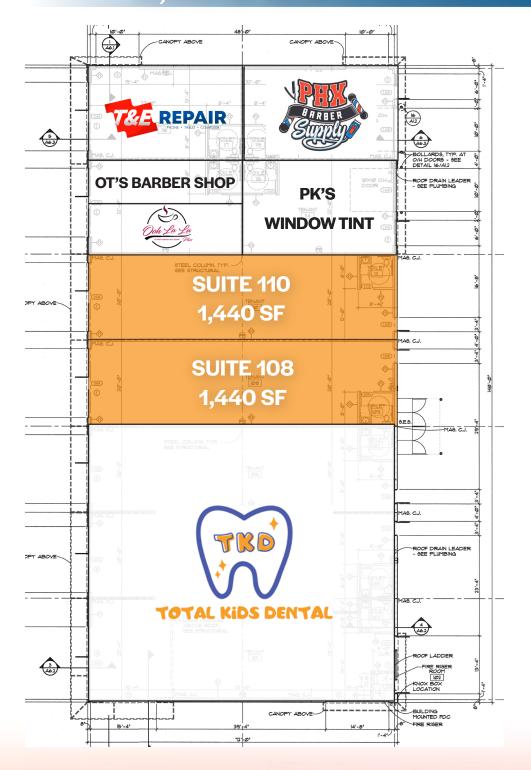


2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

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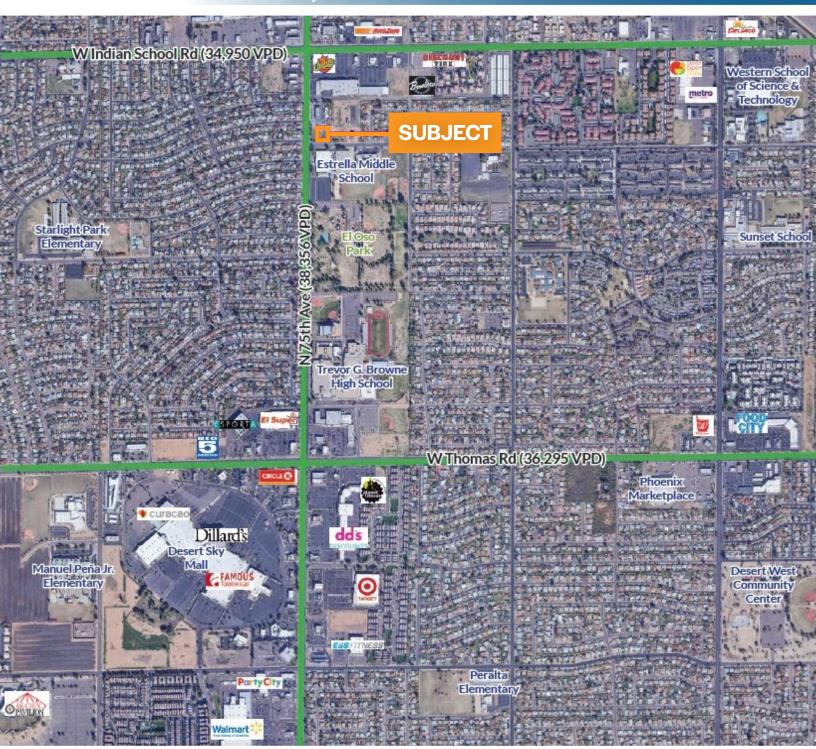
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