



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

Easy Access & Shared Driveway with QT

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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	28.9	29.9	30.8
POPULATION:	31,261	202,161	400,366
AVERAGE HH INCOME:	\$65,799	\$70,649	\$70,685

TRAFFIC COUNTS	VPD
N 75TH AVENUE:	38,356
W INDIAN SCHOOL ROAD:	34,950

YEAR BUILT	2022
LOT SIZE	1.46 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	102-22-764C

Matt Harper, CCIM

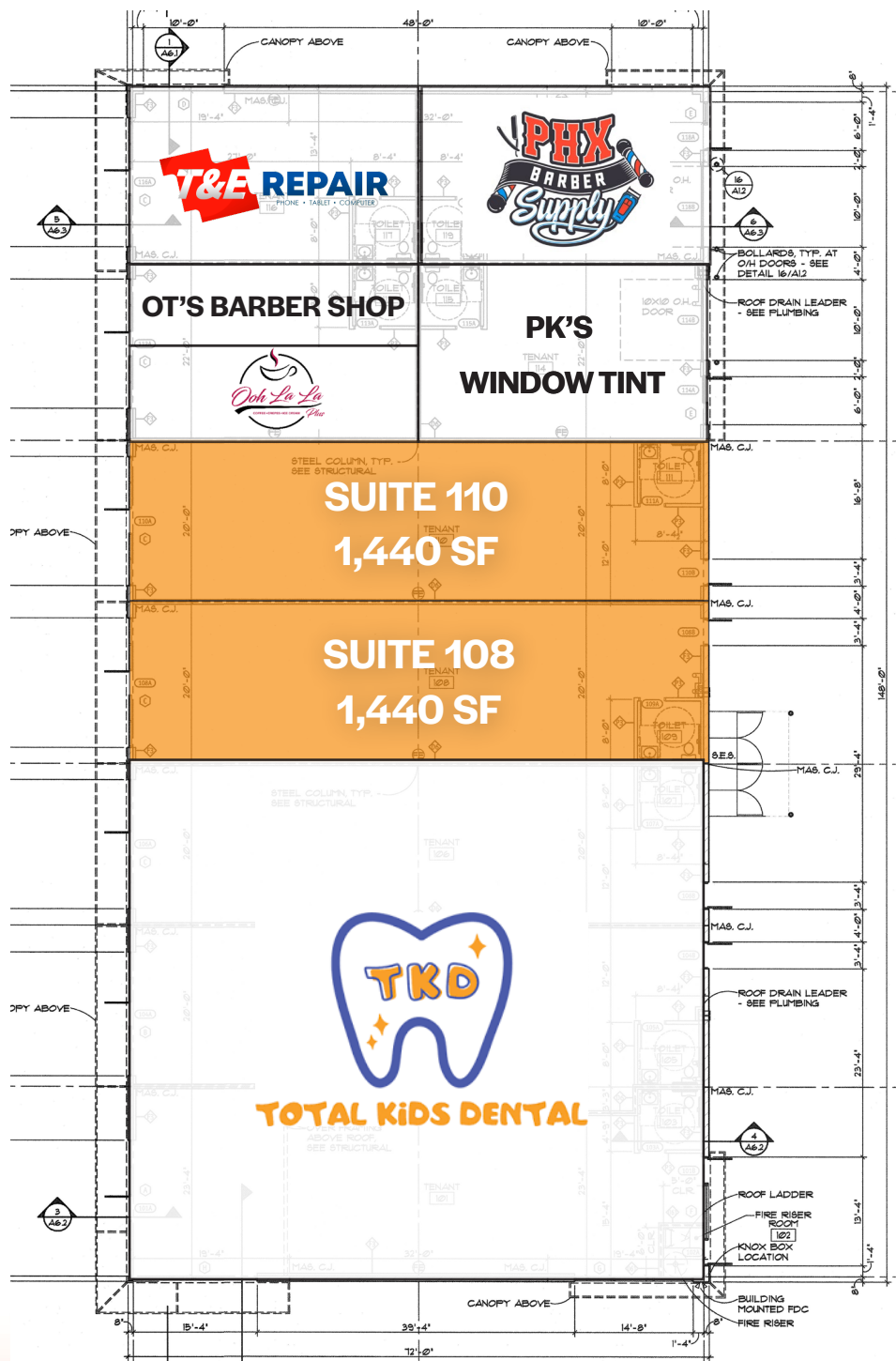
Senior Vice President

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

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



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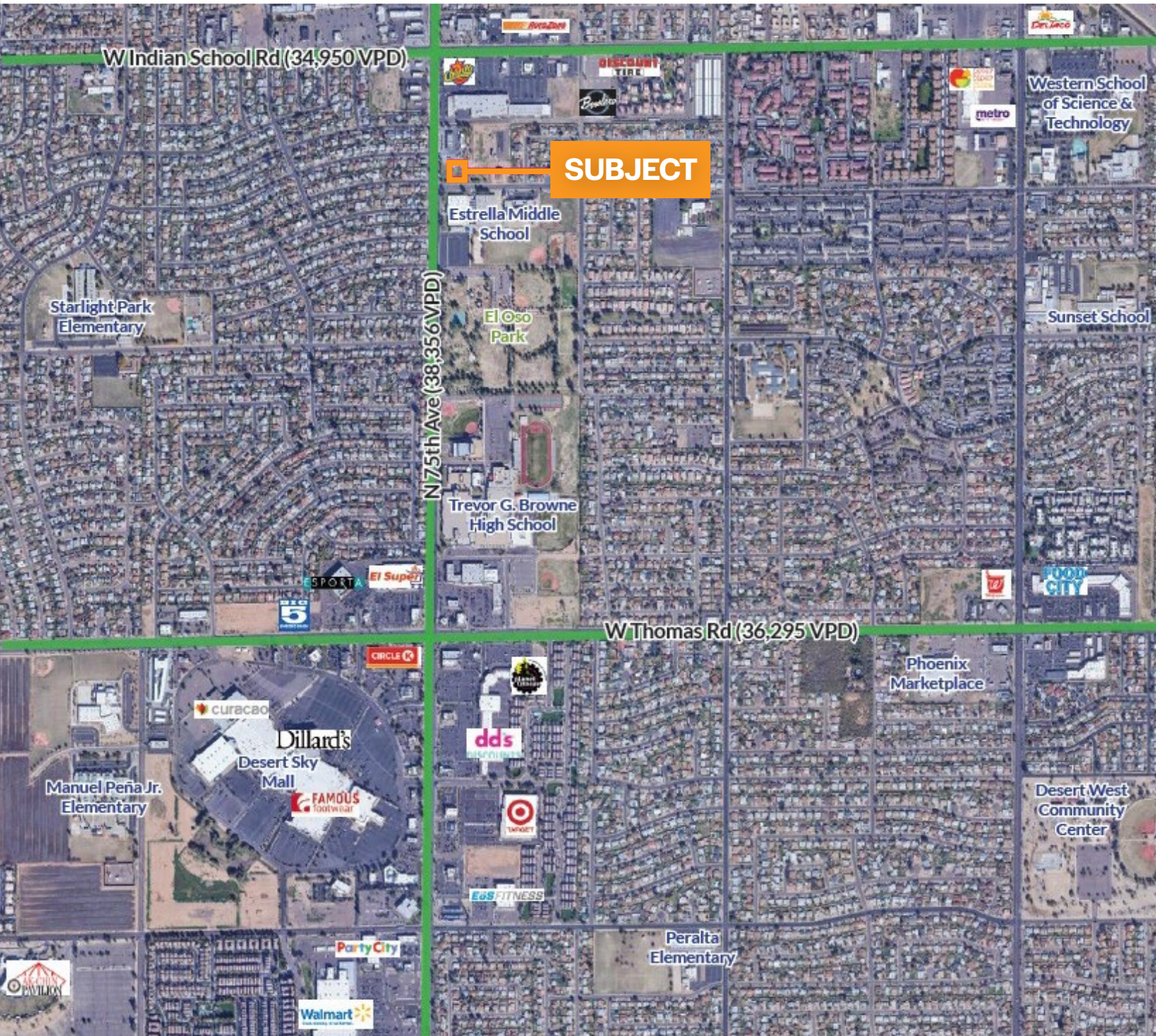
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