

PROMINENT FREESTANDING RETAIL

± 10,019 SF

4116 N 7th Avenue | Phoenix, AZ

Available for Lease or Sale

7th Ave Corridor Near Melrose District



JACK RODRIGUES
408.763.9085
jack.rodriques@dpcr.com

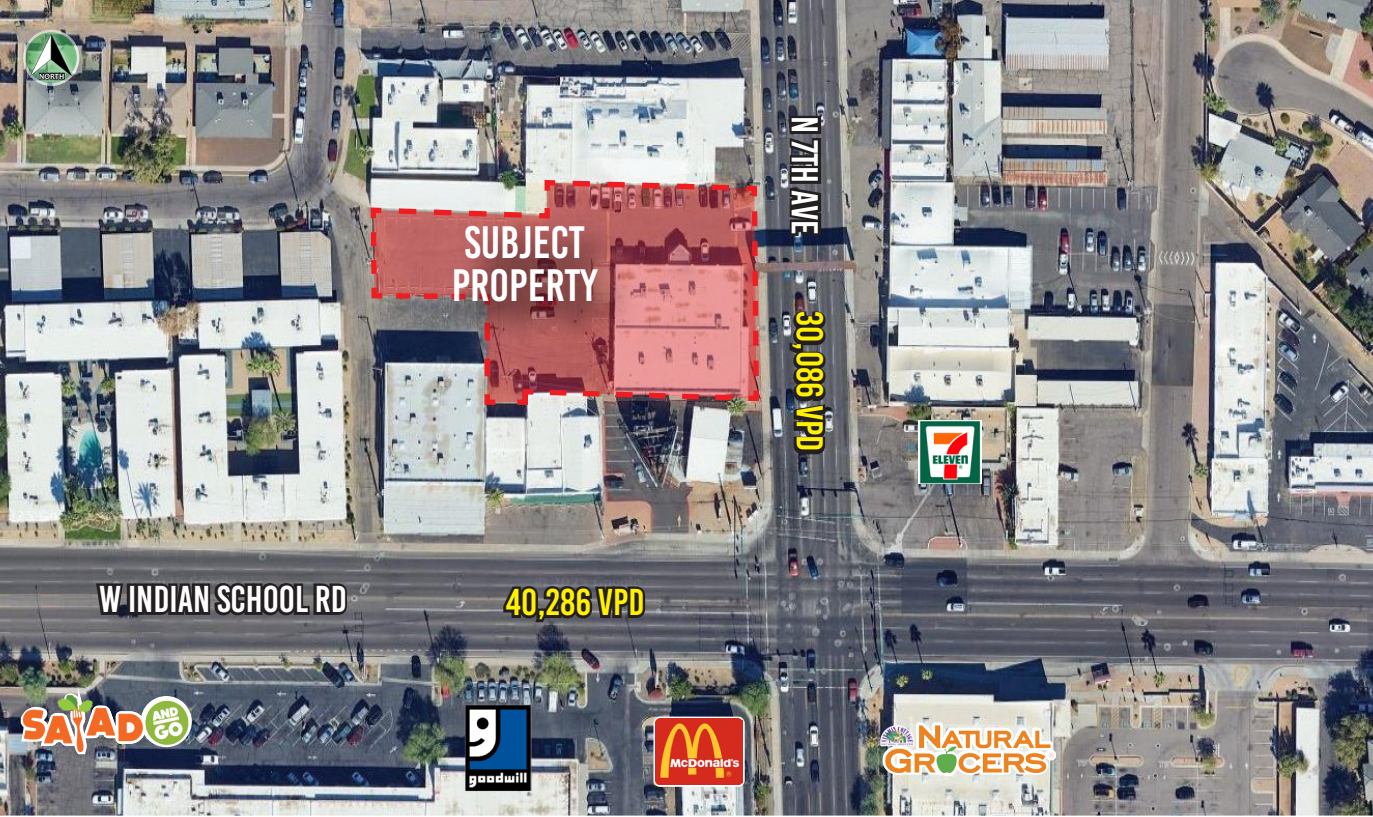
JOHN JACKSON
602.400.5084
john.jackson@dpcr.com

KRISTINA STAMETS
602.621.1529
kristina.stamets@dpcr.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

Property Highlights



- ✓ ±10,019 SF Freestanding Retail Building on ± 0.81 AC Parcel
- ✓ C-2 Zoning: Flexible commercial use including retail, office, & restaurant
- ✓ Prime 7th Ave exposure with prominent signage and excellent street visibility
- ✓ Ample on-site parking: rare for infill retail in this area
- ✓ Centrally located near the Melrose District, Midtown Phoenix, and light rail access
- ✓ Easy freeway connectivity with proximity to I-10, SR 51, and Downtown Phoenix
- ✓ Call for Pricing!

DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



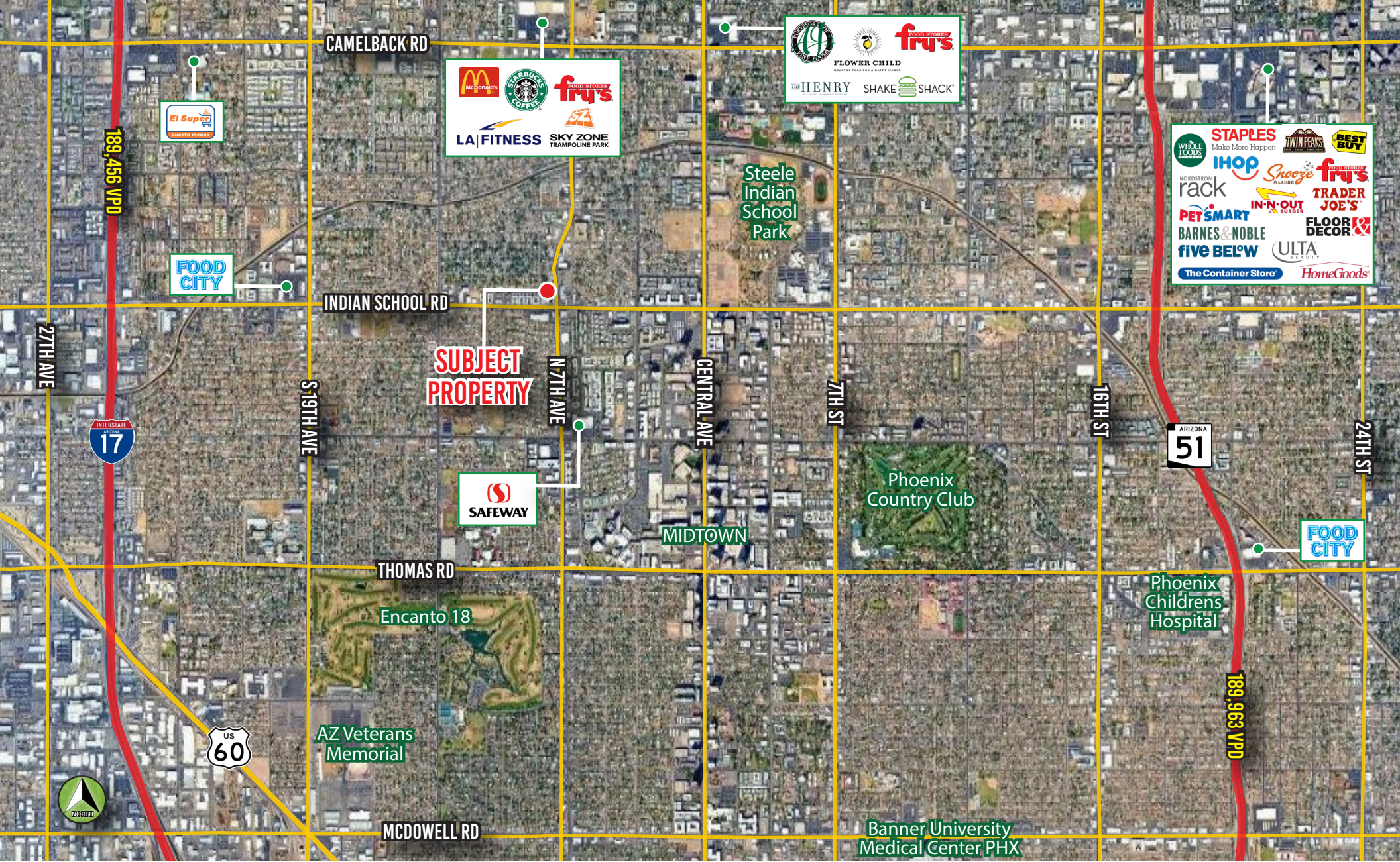
TOTAL BUSINESSES

1 MI	22,865	12,105	\$94,720	1,996
3 MI	188,923	84,469	\$102,652	13,440
5 MI	474,857	190,334	\$103,589	29,184

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



JACK RODRIGUES
 408.763.9085
 jack.rodriques@dpcrc.com

JOHN JACKSON
 602.400.5084
 john.jackson@dpcrc.com

KRISTINA STAMETS
 602.621.1529
 kristina.stamets@dpcrc.com

7339 E. McDonald Drive
 Scottsdale, AZ 85250
 (O) 480.947.8800
 www.dpcrc.com

D **DIVERSIFIED PARTNERS**
 Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.