

PARK NORTHERN

SHOPPING CENTER

RETAIL SPACE FOR LEASE

8115 North 35th Avenue | Phoenix, Arizona 85051

**AGGRESSIVE
LEASE RATE**

Year 1: \$12 + NNN +
Rental Tax



FOR MORE LEASING INFORMATION:



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Senior Associate

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ORION
INVESTMENT REAL ESTATE

PROPERTY SUMMARY



AVAILABLE SPACE:
909 SF & 1,039 SF



LOT SIZE:
97,311 SF



BUILDING SIZE:
23,395 SF

LEASE HIGHLIGHTS

EXCELLENT SITE VISIBILITY

Subject property is located at the highly trafficked, hard corner signalized intersection of Northern Ave ($\pm 45,024$ VPD) and 35th Ave ($\pm 33,015$ VPD)

SOLID AREA DEMOGRAPHICS

The surrounding area boasts a high residential population of over 500,000 people living within a 5-mile radius and a projected growth of over 32,000 residents over 5 years

MAJOR RETAIL CORRIDOR

Surrounded by a variety of national hotel and retail tenants including Jack in the Box, Papa Johns, Filiberto's, Circle K, Dairy Queen, Dollar General, Super 8 Motel, Motel 6 and many more



Property Address: **8115-8129 N 35TH AVE, PHOENIX, AZ**

APN/Parcel Number: **150-09-915**

Year Built: **1981**

Zoning: **PSC**

TENANT ROSTER



A1	Water & Ice	± 983 SF
A2	Metro Mobile	± 766 SF
A3	Advanced Chiropractic	± 988 SF
A4	1st Acceptance Ins.	± 738 SF
A5	AVAILABLE	± 1,039 SF
A6	Barber Shop	± 926 SF
A7	Choko Loco	± 1,492 SF
B2	Dollar Tree	± 8,480 SF
B3	LaPatrona Fashion	± 745 SF
C1	Family Halal	± 1,186 SF
C2	AVAILABLE	± 909 SF
C3	H&R Block	± 1,343 SF
C4	Mima's Beauty College	± 3,759 SF
D1-5	CASA Academy	± 4,575 SF
D8	CASA Academy	± 3,780 SF
D10	Armed Forces Career Center	± 2,092 SF
E1-2	CASA Academy	± 17,962 SF
H1	Vasa Fitness	± 60,000 SF
J1	Loan Max	± 2,440 SF

AVAILABLE SUITES

SUITE A5

1,039 SF

\$2,000 + NNN/ MONTH



Second generation hair salon and nail spa.



SUITE C2

909 SF

AGGRESSIVE LEASE RATE:

YEAR 1:

\$12 / SF
+ NNN

YEAR 2:

\$20 / SF
+ NNN



Landlord to give TI to install new floor.



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

633,419



AVERAGE HOUSEHOLD
INCOME (5 MILE)

\$91,513



STRONG
INTERSECTION **± 65,667 VPD**



DISTANT AERIAL VIEW



PHOENIX, ARIZONA

Phoenix is one of the fastest-growing cities in the United States, known for its strong economy, warm climate, and expanding population. Over the past decade, Phoenix has experienced rapid growth as people move there for job opportunities, affordable housing compared to other major cities, and a high quality of life. Major industries such as technology, healthcare, manufacturing, and real estate continue to expand, bringing new businesses and investments to the area. The city has also seen significant development in infrastructure, including new housing communities, transportation projects, and commercial centers. Despite challenges like water supply and extreme summer heat, Phoenix continues to attract residents and companies, making it a key economic and cultural hub in the Southwest.



5 MILE DAYTIME POPULATION
633,419



5 MILE AVG HOUSEHOLD INCOME
92,525

2026 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	26,064	255,347	633,419
Employees:	2,141	55,605	137,407
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,795	71,717	182,102
Average Size:	3.1	2.7	2.6
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$92,145	\$85,138	\$92,525
Annual Retail Expenditure:	\$784.62 M	\$6.73 B	\$17.44 B





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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