

Villa Capistrano
79 Townhomes

Royal Palms
16 Townhomes

Seventh Avenue Estates
34 Homes

Trellis at Mission
43 Townhomes

Dunlap Ave 30,404 ADT

SUBJECT

7th Avenue 16,758 ADT

SMARTSTART

black★rock
coffee bar

CULTIVATE

HARD CORNER COMMERCIAL PAD FOR GROUND LEASE OR BTS

SWC 7TH AVE & DUNLAP AVE

Phoenix, AZ 85021

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* Owner / Agent

701 W DUNLAP AVE

SWC 7th Ave & Dunlap Ave | Phoenix, AZ



LOCATION DESCRIPTION

Discover an unbeatable opportunity for your business at this prime location in Phoenix, AZ. Situated in a bustling area with a diverse mix of retail and dining options, the surroundings of this property offer a dynamic and vibrant atmosphere. With close proximity to the vibrant North Mountain Village and the attractive Sunnyslope neighborhood, businesses here benefit from a steady flow of traffic and a strong local customer base. The area also enjoys convenient access to major transportation routes, maximizing visibility and accessibility for retail tenants. Embrace the potential to thrive in this sought-after location.

PROPERTY HIGHLIGHTS

- ±0.457 Acres; Zoned: C-1; Parcel: 158-17-029C
- Fully Entitled Drive-Thru Opportunity with Monument Signage
- High traffic intersection with exposure to over 42,000 vehicles per day
- Honor Health John C. Lincoln Medical Center is located 1-mile east of the property
- Dense infill location and strong captive neighborhoods with over 403,000 residents within a 5-mile radius
- Walking distance to Sunnyslope High School, which enrolls over 2,200 students

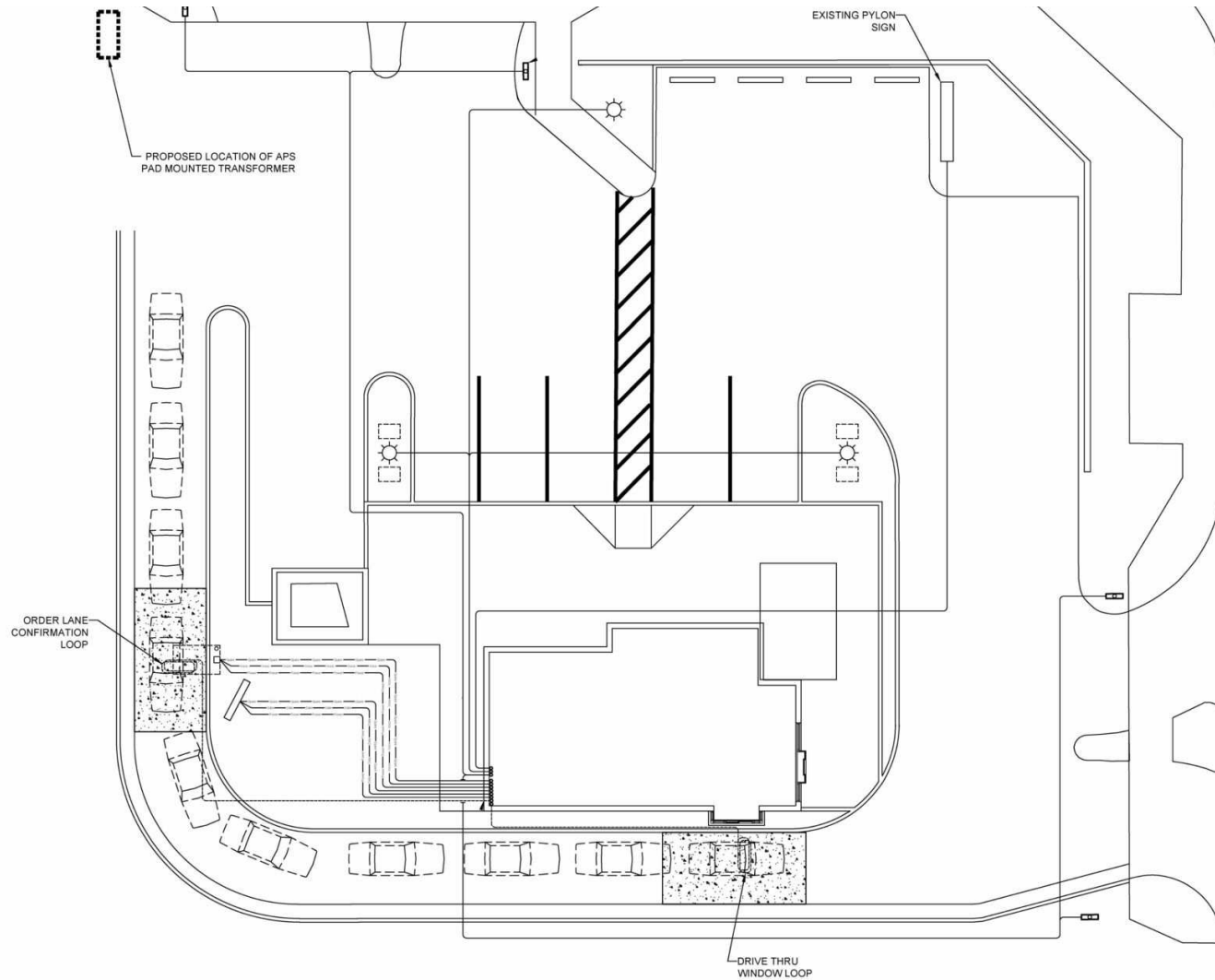
NEARBY



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701 W DUNLAP AVE

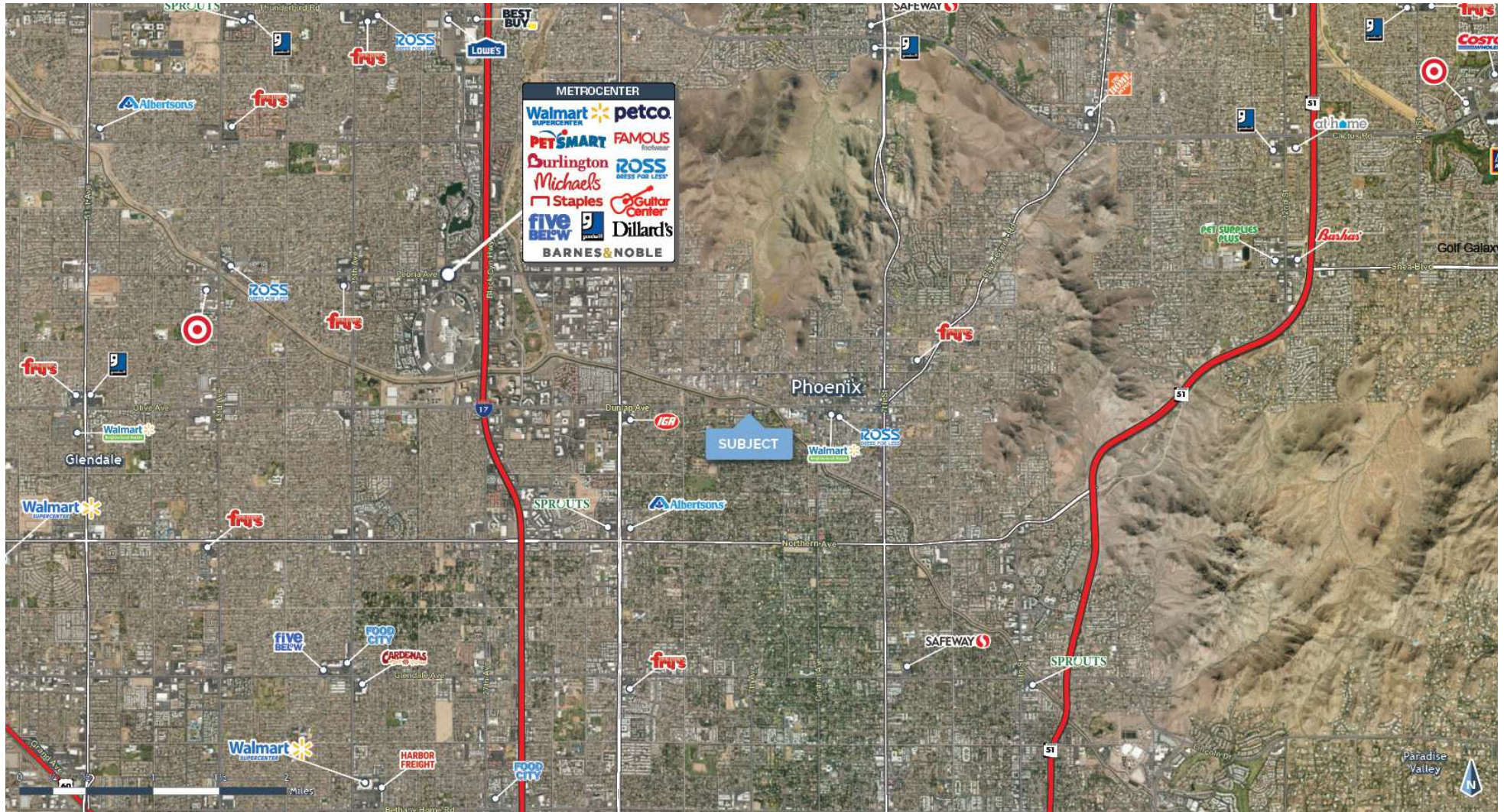
SWC 7th Ave & Dunlap Ave | Phoenix, AZ



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,600	138,676	406,235
Median Age	37.1	37.5	36.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$66,659	\$63,888	\$70,153
Average	\$106,929	\$96,037	\$100,364



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	630	4,647	12,021
Employees	7,025	56,583	139,320
Daytime Population	18,089	140,001	378,382



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	41.6%	44.8%	42.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	59.9%	62.5%	60.8%
Services	23.0%	18.9%	18.0%
Blue Collar	17.1%	18.6%	21.2%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,742	57,984	159,555
Median Home Value	\$525,563	\$470,100	\$441,174

* 2024 Demographic data derived from ESRI

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