

CHARACTER. FLEXIBILITY. POSSIBILITY.

CAMCRE.

NORTH CENTRAL PHOENIX
RETAIL/OFFICE SPACE

SEC 7th St & Butler Dr
8341 N 7th St, Phoenix, AZ 85020

FOR LEASE



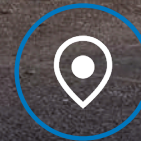
MULTIPLE SUITE
CONFIGURATIONS



SHARED COURTYARD
ENVIRONMENT



FRONTAGE ON 7TH
STREET (28,086 VPD)



MINUTES TO
SR-51 & I-17



UPDATED
EXTERIOR & PARKING

7TH ST & BUTLER DR



PROPERTY FEATURES

- Suites Available From ± 432 SF to $\pm 1,856$ SF
- Excellent Frontage on N 7th Street
- Minutes from SR-51 & I-17



CLOSE PROXIMITY TO RESIDENTIAL
& EMPLOYMENT HUBS



SURROUNDED BY MULTIPLE
RETAILERS, RESTAURANTS, AND
NEW AREA DEVELOPMENTS



\$32.00 PSF GROSS
Utilities & Internet Included

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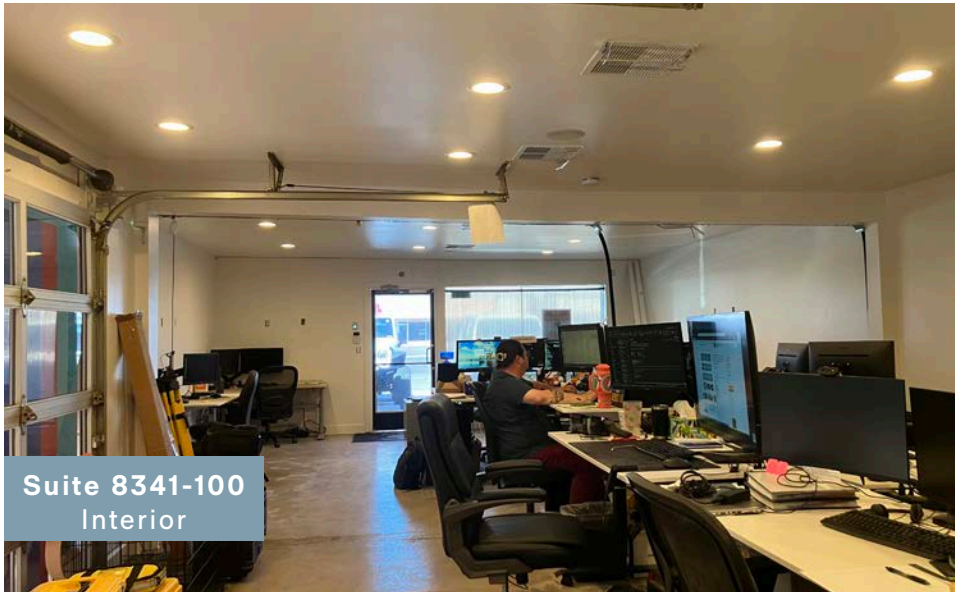
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FLOOR PLAN



Rendering Concept





Suite 8341-100
Interior



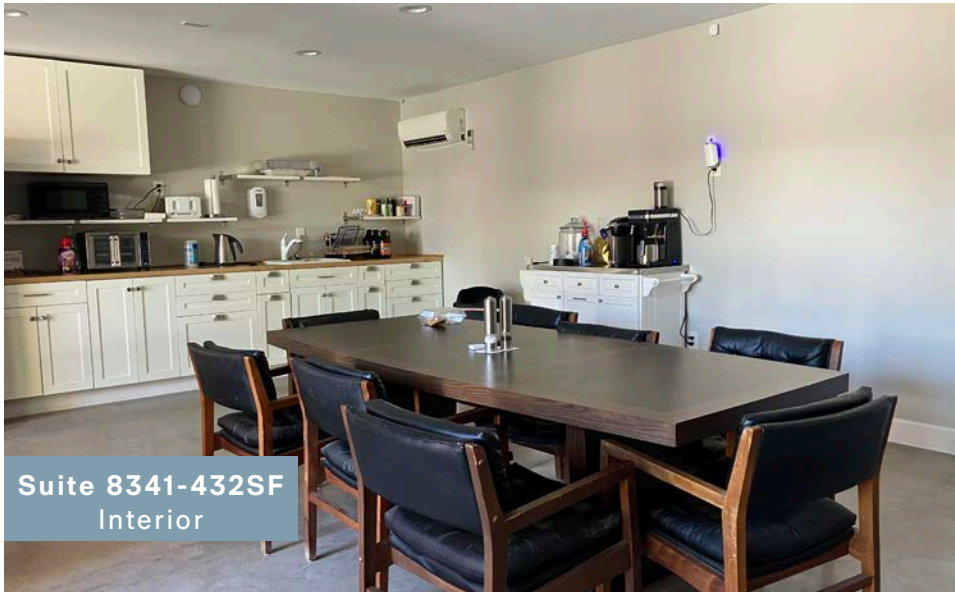
Suite 8341-100
Rear Access



Suite 8341-100
Interior



Courtyard
Entrance From
Parking Lot



Suite 8341-432SF
Interior



Suite 8341-100
From Courtyard

Suite 8341-432SF
From Courtyard



Suite 8341-432SF
Entrance



Courtyard
Entrance From
Parking Lot

7TH ST & BUTLER DR

Dunlap Ave

Metro Phoenix Commerce Center

SUBJECT PROPERTY

Northern Ave

Madison Village Marketplace

EASY FREEWAY ACCESS



- 2 MIN DRIVE TO SR 51
- 8 MIN DRIVE INTERSTATE 17
- 10 MIN DRIVE TO UPTOWN PHOENIX



Glendale Ave

Christown Shopping Center

Grand Canyon University

27th Ave

7th Ave

Central Ave

7th St

12th St

16th St

Bethany Home Rd

24th St

Uptown Phoenix 4MI

Biltmore Fashion Park

19th Ave

Camelback Rd

Steele Indian School Park

Camelback Corridor

32nd St

Indian School Rd



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DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	18,069	121,054	384,234
Proj. Pop. (2030)	18,798	125,832	399,568
Daytime Population	3,271	52,910	130,317
Median Age	41.3	39.8	37.6

Household	1-Mile	3-Mile	5-Mile
Total Households	7,822	52,221	156,177
Proj. Households (2030)	8,138	54,311	162,896
Avg. Household Size	2.3	2.2	2.3

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$108,745	\$104,610	\$100,551
Med. HH Income	\$83,162	\$74,299	\$72,863



FOR MORE INFORMATION, CONTACT

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