

# 35TH AVE & BROADWAY RD

Phoenix, Arizona

7 - 30 ACRES FOR LEASE - A-2 ZONING



DOWNTOWN  
PHOENIX

15 MIN TO SKY  
HARBOR AIRPORT

SALT RIVER

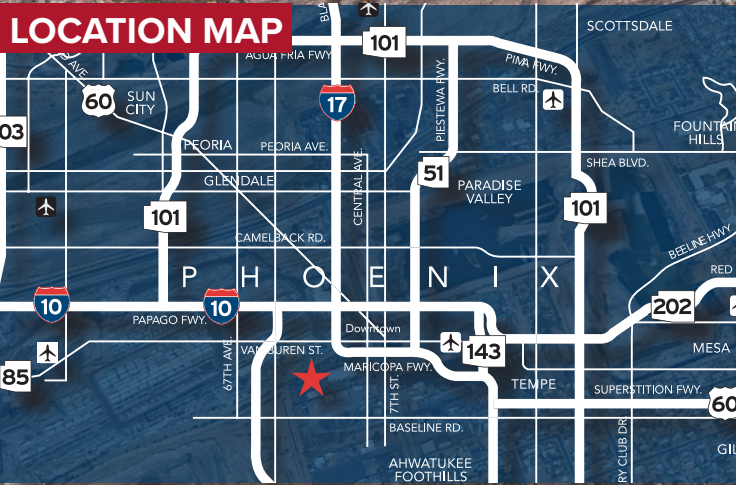
35TH AVE &  
BROADWAY RD

BROADWAY RD

27TH AVE

35TH AVE

7 MIN TO AZ  
STATE ROUTE 202



# PROPERTY HIGHLIGHTS



**SIZE**  
±29.29 ACRES

**ZONING**

Parcel Number	Parcel Size	Zoning
105-68-001A	815,292 SF	A-2/Phoenix
105-67-002B	106,539 SF	A-2/Phoenix
105-67-006B	137,327 SF	A-2/Phoenix
105-67-009B	79,953 SF	A-2/Phoenix
105-68-017H	136,969 SF	IND-3/Maricopa County

**UTILITIES**



**Water and Sewer**  
City of Phoenix



**Telecom**  
Cox/CenturyLink



**Electric**  
APS/SRP



**Gas**  
Southwest Gas



**8 MINUTES**  
TO INTERSTATE 10

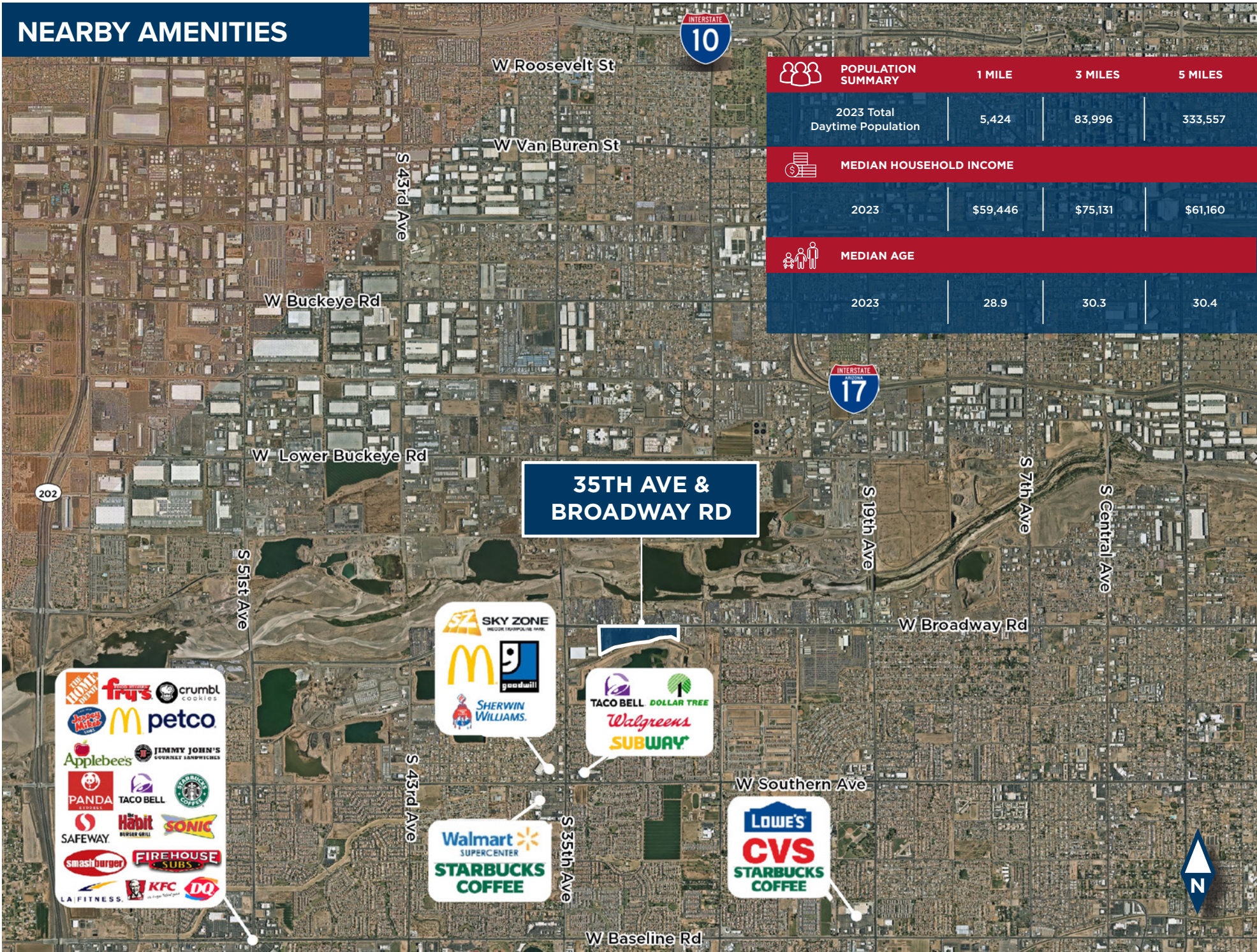


**10 MINUTES**  
TO INTERSTATE 17



**182 MILES**  
TO MARICOPA PORT OF ENTRY

# NEARBY AMENITIES



**35TH AVE & BROADWAY RD**

POPULATION SUMMARY			
	1 MILE	3 MILES	5 MILES
2023 Total Daytime Population	5,424	83,996	333,557
MEDIAN HOUSEHOLD INCOME			
2023	\$59,446	\$75,131	\$61,160
MEDIAN AGE			
2023	28.9	30.3	30.4

- THE TRAVEL TRIPPER
- fry's
- crumbl COOKIES
- petco
- Applebee's
- JIMMY JOHN'S GOURMET SANDWICHES
- PANDA EXPRESS
- TACO BELL
- STARBUCKS COFFEE
- SAFeway
- Habit BUNGER GRILL
- SONIC
- smash burger
- FIREHOUSE SUBS
- KFC
- DO
- LA FITNESS

- SKY ZONE
- McDonald's
- goodwill
- SHERWIN WILLIAMS

- TACO BELL
- DOLLAR TREE
- Walgreens
- SUBWAY

- Walmart SUPERCENTER
- STARBUCKS COFFEE

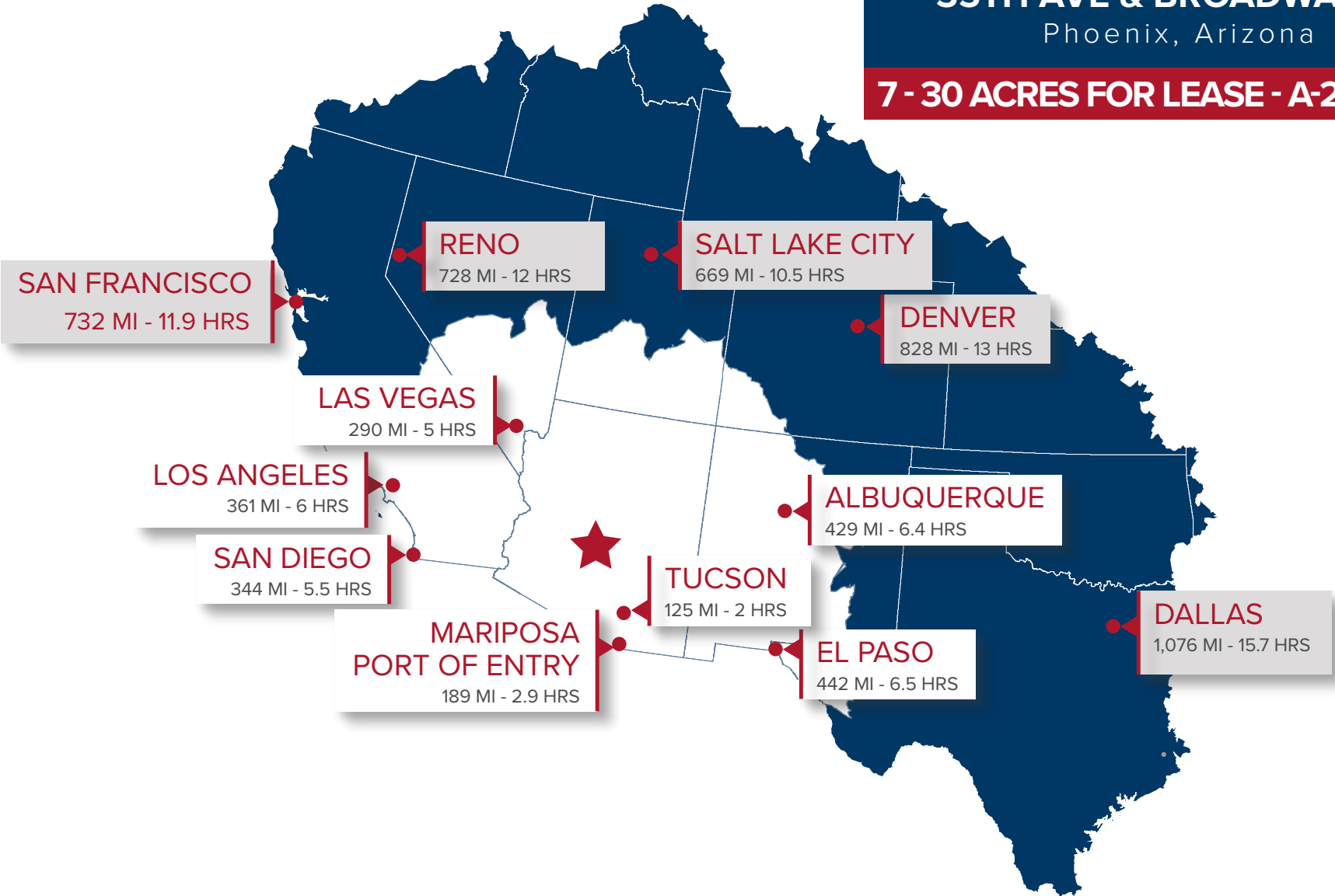
- LOWE'S
- CVS
- STARBUCKS COFFEE



# 35TH AVE & BROADWAY RD

Phoenix, Arizona

**7 - 30 ACRES FOR LEASE - A-2 ZONING**



**Mike Haenel**  
Vice Chairman  
+1 602 224 4404  
mike.haenel@cushwake.com

**Foster Bundy**  
Senior Associate  
+1 602 229 5919  
foster.bundy@cushwake.com



2555 E Camelback Rd, Suite 400 | Phoenix, AZ 85016 | ph +1 602 954 9000 | fax +1 602 253 0528 | [cushmanwakefield.com](http://cushmanwakefield.com)

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 09/21/23