



505-515 EAST CAMELBACK ROAD

PHOENIX, ARIZONA 85012

1,400 Square Feet, Suite 511

Camelback Road Frontage

Strong Traffic Counts

Low NNN Costs

Monument Signage

Aggressive Rental Rate

Front & Back Parking

Located in Midtown Phoenix

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	37.2	35.6	33.5
POPULATION:	16,256	155,447	387,011
AVERAGE HH INCOME:	\$58,623	\$63,928	\$57,633

TRAFFIC COUNTS	VPD
CAMELBACK RD:	45,430
7TH STREET:	39,909
YEAR BUILT	1952
LOT SIZE	0.45 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	155-22-013

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

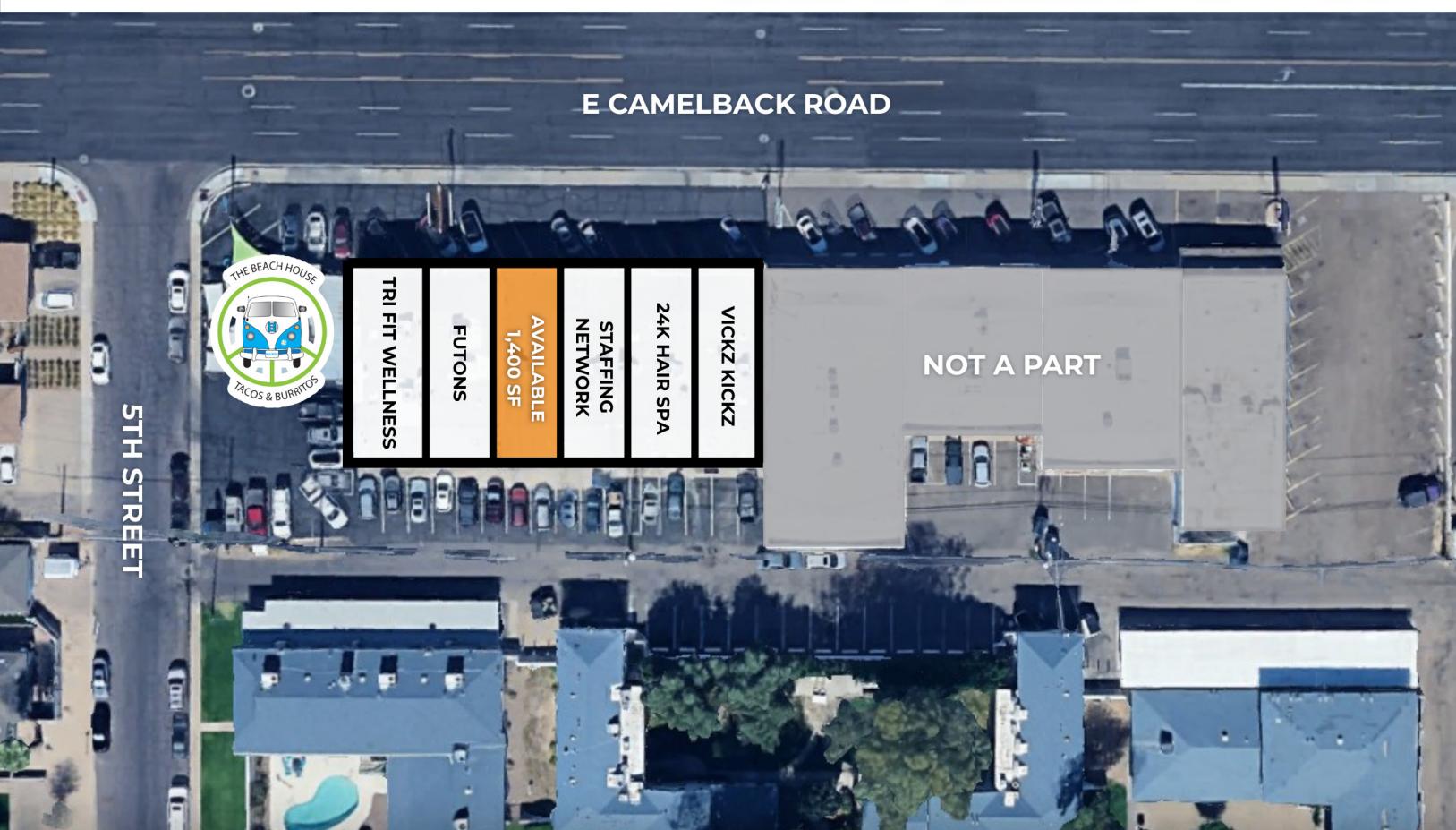
Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



SUITE	TENANT	SF
-------	--------	----

505	TRI FIT WELLNESS	
509	FUTONS	
511	AVAILABLE	1,400 SF
511-A	STAFFING NETWORK	
513	24K HAIR SPA	
515	VICKZ KICKZ	

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

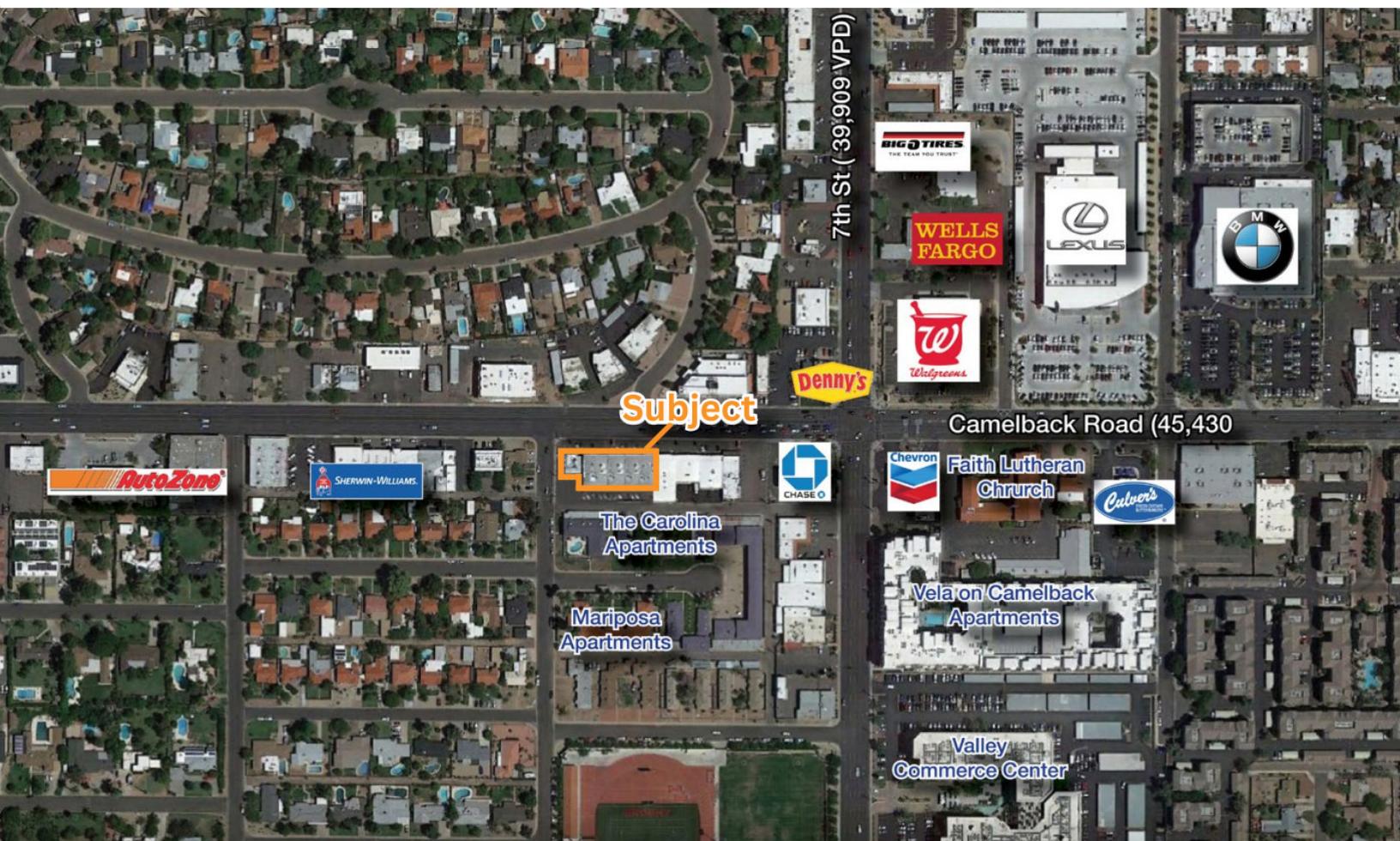
Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com