

HARD-CORNER C-1 ZONED RETAIL/AUTO SITE/REDEVELOPMENT SITE

9001 N 7TH AVE | PHOENIX, AZ 85021



FOR SALE

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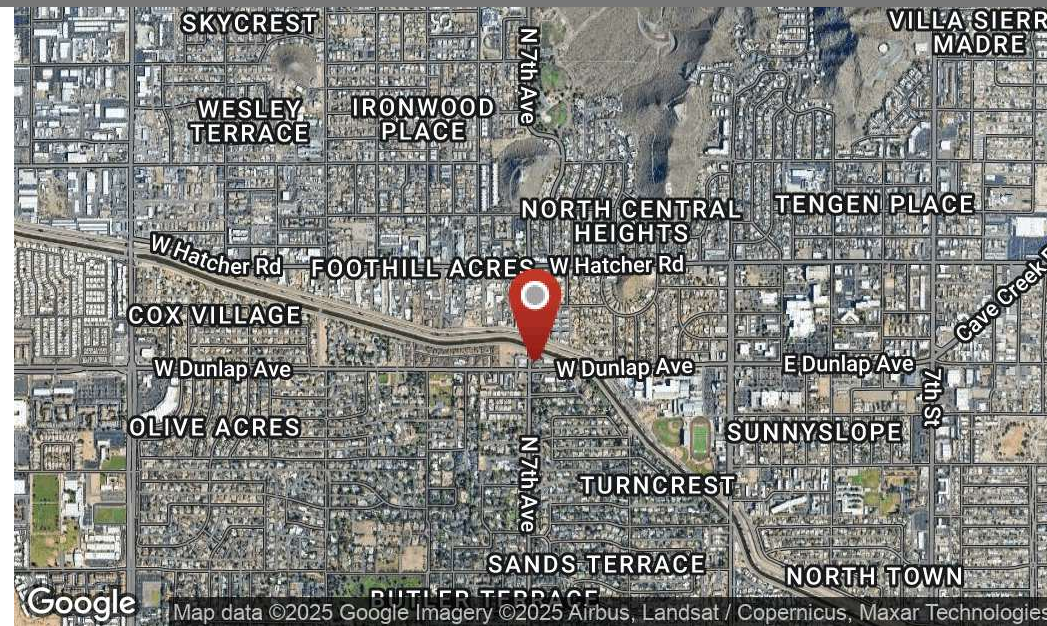
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PRIME RETAIL/AUTOMOTIVE REDEVELOPMENT OPPORTUNITY AT HIGH-VISIBILITY CORNER IN PHOENIX

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Price / SF (Land):	-----
Building Size:	±1,629 SF
Lot Size:	±21,562 SF (0.47 Acres)
Zoning:	C-1
APN:	159-51-029B
Year Built/Renovated:	1965/2012

PROPERTY OVERVIEW

This freestanding ±1,629 SF retail/automotive building is situated on nearly half an acre at the hard corner of 7th Avenue and Dunlap in Phoenix. Built in 1965 and renovated in 2012, the property offers valuable infrastructure including a covered canopy, drive-thru, and pylon signage.

Its fenced yard, wide access, and corner visibility support multiple retail or automotive concepts. The site is ideal for a redevelopment or infill pad targeting QSR, express auto, drive-thru coffee, or similar uses.

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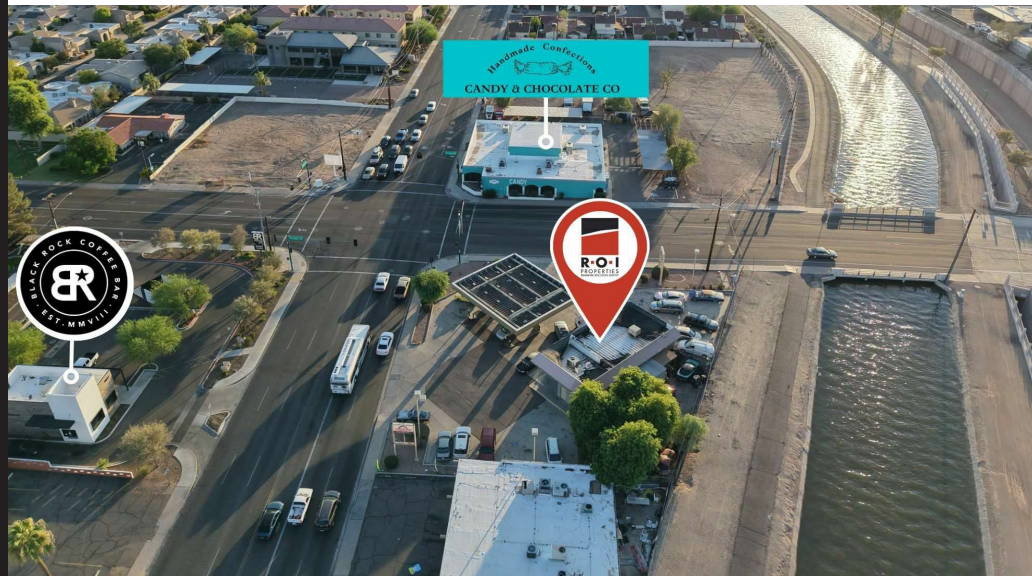
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KEY PROPERTY FEATURES: HIGH-VISIBILITY CORNER, DRIVE-THRU, AMPLE PARKING & STRONG TRAFFIC

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PROPERTY HIGHLIGHTS

- Signalized hard corner with $\pm 101'$ of frontage on 7th Avenue
- Three 10' x 10' service bays within 1,140 SF shop space, plus 489 SF office/reception (Total: 1,629 SF)
- 2,250 SF drive-thru canopy ideal for automotive use, covered parking, or conversion
- Fully fenced yard with 10 surface parking spaces (6.13/1,000 SF)
- Flexible C-1 zoning allows drive-thru, auto, QSR, and retail
- Strong vehicular traffic: 14,060 VPD on 7th Ave (2022)
- Walk Score: 75 (Very Walkable)
- Optional business acquisition (book of business only)

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ZONING FLEXIBILITY & REDEVELOPMENT POTENTIAL FOR MULTIPLE RETAIL/AUTOMOTIVE USES

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FOR SALE



ZONING/REDEVELOPMENT POTENTIAL

- Drive-thru quick-service restaurant
- Coffee or beverage kiosks
- Express oil/lube, tire, or auto service
- Convenience retail or infill pad retail

TENANT OVERVIEW

- Tenant: Dunlap Automotive (Owner-User)
- Tenancy: Single-tenant, owner-operated
- Lease Type: N/A – Delivered vacant or with optional business transfer

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SUBMARKET OVERVIEW

Sunnyslope

Sunnyslope is a historic and eclectic neighborhood in north-central Phoenix, Arizona, located at the base of the North Mountain Preserve. Known for its scenic views and strong community identity, Sunnyslope was originally founded in the early 1900s and became a destination for people with tuberculosis seeking healing in the dry desert air. This legacy gave rise to the Desert Mission, which evolved into the current HonorHealth John C. Lincoln Medical Center, a major local institution.

Though annexed by the City of Phoenix in 1959, Sunnyslope maintains a distinct identity rooted in its working-class heritage. The neighborhood offers a mix of modest single-family homes, hillside estates, and affordable apartments, drawing a diverse population that includes longtime residents, young professionals, and retirees. Sunnyslope's affordability, central location, and mountain backdrop make it an appealing choice for homeowners and investors alike.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	17,747	141,095	429,612
Average Age	38	39	38
HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	6,772	59,463	168,165
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$99,954	\$91,724	\$92,062
Average House Valley	\$442,687	\$467,340	\$453,856



The area features several parks, trails, and schools—including Sunnyslope High School, known for its academic and athletic programs. Community pride is evident in local traditions like the annual repainting of the iconic "S" on Sunnyslope Mountain. With its blend of history, accessibility, and character, Sunnyslope remains one of Phoenix’s most unique and livable neighborhoods.



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