

RETAIL PADS FOR REVERSE BTS, BTS OR GROUND LEASE

3501 W NORTHERN AVENUE
PHOENIX, AZ 85051



FOR LEASE

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LEVROSE
COMMERCIAL REAL ESTATE

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OFFERING DETAILS

PRICE Call For Pricing

LOT SIZE ±0.35 AC - ±0.45 AC

PARCEL 151-04-001U

ZONING C-2, Phoenix

HIGHLIGHTS

- Multiple Drive Thru Pads on Northern and 35th Ave
- Available for Ground Lease or Build to Suite
- Across from Vasa Fitness, Chase Bank, Filibertos, Chuck E. Cheese, Streets of New York and Family Dollar



AERIAL OVERVIEW



W PEORIA AVENUE

DOLLAR GENERAL SONIC
TACOS TIJUANA SUN DELI AUTO

TARGET
Denny's SUBWAY Little Caesars

TEXAS PANERA BREAD Jason's deli
Harkins Theatres OUTBACK STEAKHOUSE Chick-fil-ee RED LOBSTER
Olive Garden Cane's IN-N-OUT BURGER LONGHORN STEAKHOUSE BIG 5 SPORTS GOODS Since 1955
BARNES & NOBLE BOOKSELLERS COLD STONE CREAMERY Starbucks chilis

W OLIVE AVENUE

Walmart Neighborhood Market food stores fry's
DUNKIN' E6S FITNESS BURGER KING
DOLLAR TREE CVS SUBWAY

Walgreens
LESLIE'S SWIMMING POOL SUPPLIES HALO-HALO

N 35TH AVENUE - 27,844 VPD

N 51ST AVENUE

WAL*MART SUPERCENTER LOWE'S
ROSS DRESS FOR LESS THE POLE EXTENSION golden corral
popeyes LOUISIANA KITCHEN FIREHOUSE SUBS TACO BELL MEXICANOS TACO SHOP

BOBBY-Q
Great Steaks • Real BBQ!



ESPORTA FITNESS
Public Storage
STARBUCKS
Pollo Loco BURGER KING

W NORTHERN AVENUE - 34,257 VPD

SITE

BATZ FRESH FOODS LaVILLA
DOLLAR GENERAL vca animal hospitals QT QuikTrip
US STORAGE Centers DQ

N 43RD AVENUE

FOOD CITY DOLLAR TREE Little Caesars
Auto Zone TACO BELL Arby's
CVS Starbucks Batteries + Bulbs

W GLENDALE AVENUE



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2022	25,440	211,163	557,462
2027	28,391	236,347	625,931



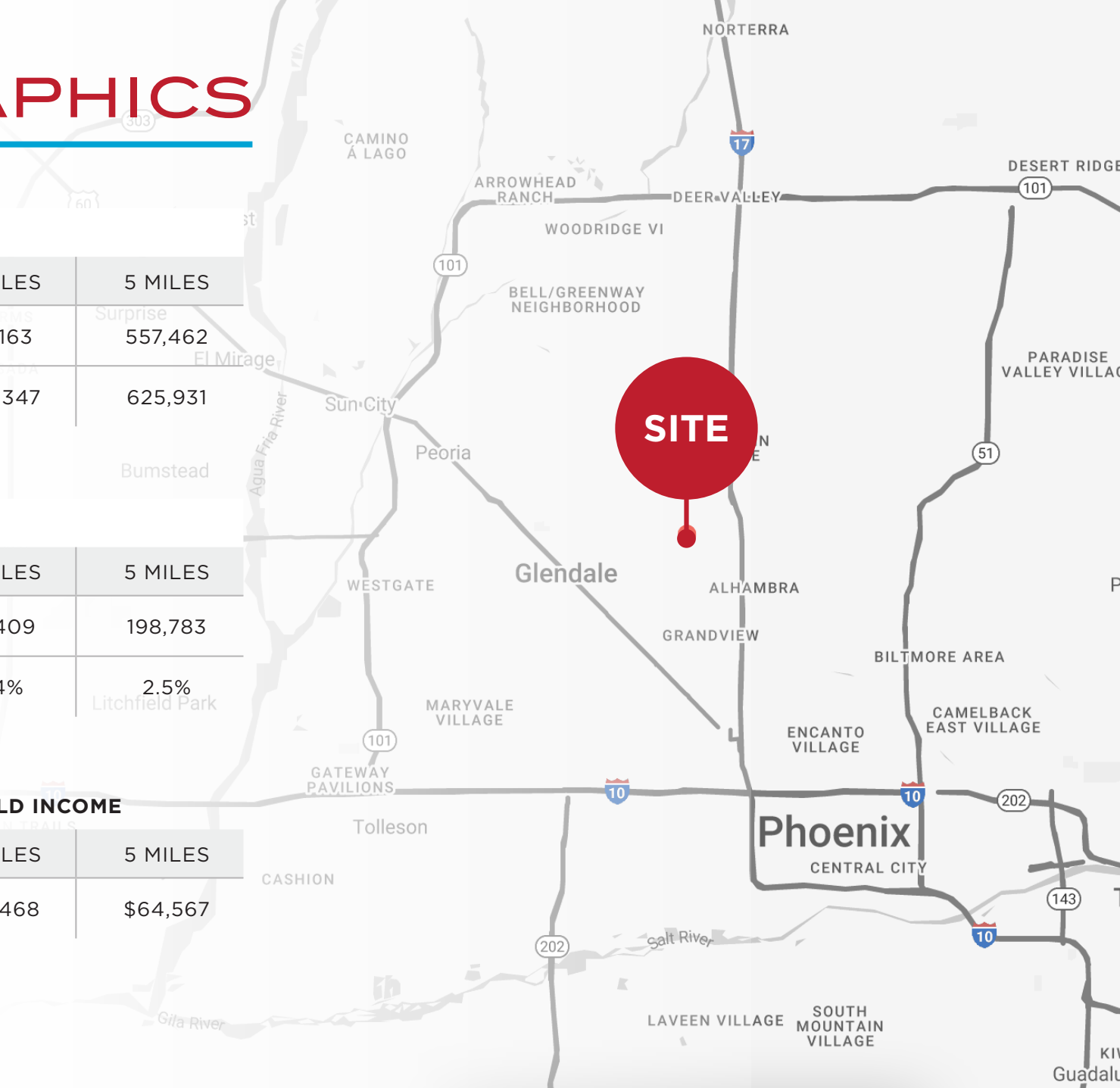
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	8,428	75,409	198,783
GROWTH 2022-2027:	2.3%	2.4%	2.5%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2022	\$60,620	\$61,468	\$64,567



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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