

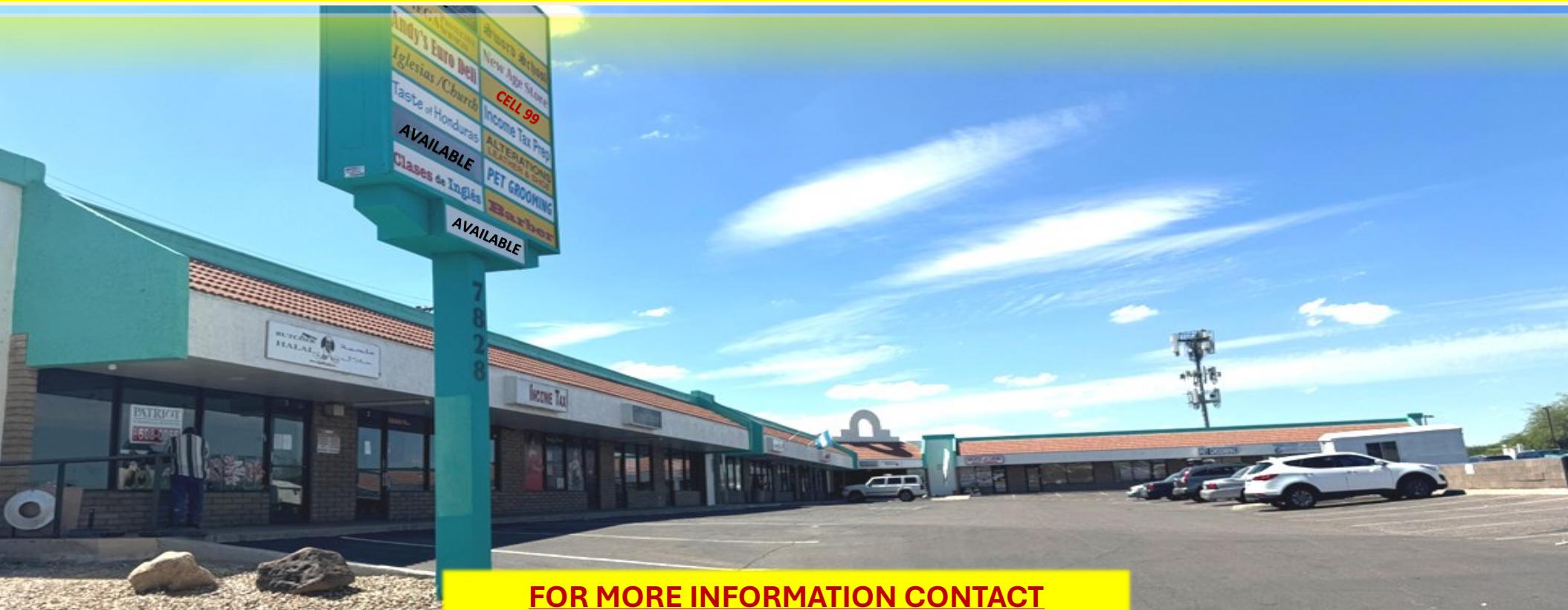
# CHERYL PLAZA

7828 NORTH 19TH AVENUE, PHOENIX, AZ 85021

# FOR LEASE

**±735 - ±1,022 SQUARE FOOT RETAIL SUITES - \$14.00 NNN PER SQUARE FOOT**

***SHOE REPAIR/ALTERATIONS BUSINESS ALSO AVAILABLE FOR SALE - 40 YEARS IN BUSINESS***



**FOR MORE INFORMATION CONTACT**

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**PATRIOT**  
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | [www.patriotcommercialproperties.com](http://www.patriotcommercialproperties.com)

Information contained herein was obtained from sources believed to be reliable, however Patriot Commercial Properties, LLC, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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**FOR LEASE | 7828 NORTH 19TH AVENUE, PHOENIX, AZ 85021  
(SSWC 19TH AVENUE AND NORTHERN AVENUE)**

## HIGHLIGHTS

**Size:** ±735 - ±1,022 SF Suites

**Term:** 3-5 Years

**Rental Rate: \$14.00 per SF/YR NNN\***

***\*Rental rate does not include rental tax, utilities, property expenses or building services***

- Ingress/Egress on 19th Avenue and on Northern Avenue
  - Monument/Building Signage Available
  - Abundant Parking
  - Across from Light Rail Station
  - Close to Many Apartments/Neighborhoods and the Phoenix Day School for the Deaf
  - ± 0.8 Miles from I-17 and Northern Avenue



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## AVAILABILITY

**Suite 9:** Inline - ±735 Square Feet  
Former English Teaching Use

**Suite 11:** Inline - ±1,022 Square Feet  
Former Clothing Store

**Suite 18:** Inline - ±950 Square Feet  
Former Church Use

**Suite 19:** Endcap - ±735 Square Feet  
Former Shoe Repair/Alterations  
**(Business Also For Sale - Call For More Info)**

*\*Rental rate does not include rental tax, utilities, property expenses or building service*



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