

# 2709 West Camelback Road

SWC 27<sup>th</sup> Avenue & Camelback Road | Phoenix, AZ 85017

AVAILABLE



#### ADDITIONAL INFORMATION:

**Joe Hoyer** | Director

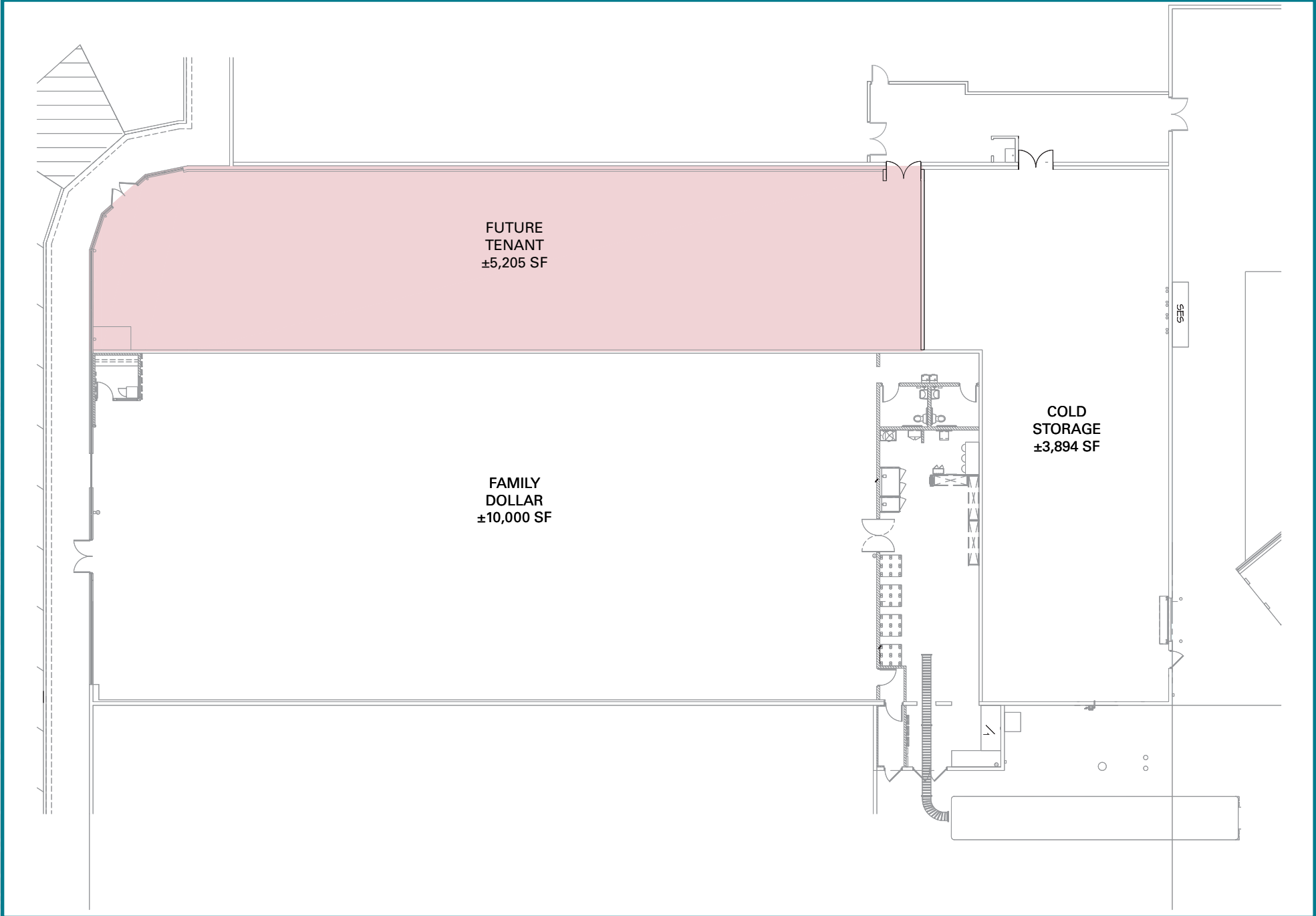
t 602-952-3819 | c 480-213-2564 | joe.hoyer@nrmk.com

**NEWMARK**

#### PROPERTY HIGHLIGHTS

- ±5,205 SF available for lease
- Adjacent to Family Dollar
- Conveniently located less than half of a mile east of Grand Canyon University, 1 mile west of I-17 and 4 miles east of US60

# SPACE PLAN







GRAND CANYON UNIVERSITY  
HOTEL & RESTAURANT

CANON 49

GRAND CANYON UNIVERSITY

CIRCLE K

PL\$

DQ

37,052 CARS/DAY

27TH AVENUE 49,752 CARS/DAY

CAMELBACK RD

17

23RD AVENUE

52,495 CARS/DAY

SITE

Taco Mich

- FAMILY DOLLAR
- USPS.COM
- AutoZone
- Imagenes
- SMARTSTART
- Carniceria Los Pinos
- KeyMe LOCKSMITHS
- metro by F-Mobile
- Super Wash 24
- United Beauty Supply

Jack In the box

McDonald's

QT QuikTrip

23,366 CARS/DAY

- Best Farmers Market
- boost mobile
- Culichi Sushi
- Camelback Smoke Shop
- Silverado Canta Bar
- VN Barbershop

CACTUS JACKS

Filiberto's MEXICAN FOOD

COUNTRY BOYS RESTAURANTS

DISCOUNT TIRE

POPEYES

Wendy's

El Super

BILL LUKE  
Jeep DODGE  
RAM CHRYSLER





W GLENDALE AVE

Walmart

HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

FOOD CITY

Christown Spectrum Shopping Mall

target **ROSS** DRESS FOR LESS Walmart

**PETSMART** Burlington

**HOBBY LOBBY** GameStop

**DOLLAR TREE** cricket

JCPenney Bath & Body Works

BETHANY HOME RD

SITE

GRAND CANYON UNIVERSITY

AJ's FINE FOODS

fry's  
LAIFITNESS.

CAMELBACK RD

WINDOW DEPOT

THE HOME DEPOT

60

COSTCO BUSINESS CENTER  
AT&T

El Super

goodwill planet fitness

FAMILY DOLLAR  
goodwill MCDONALD'S

Phoenix VA Health Care System

51ST AVE

17

WINDIAN SCHOOL RD

DOLLAR TREE

Dignity Health  
St. Joseph's Hospital and Medical Center

E6S FITNESS  
BETTER GYM. BETTER PRICE.

43RD AVENUE

35TH AVENUE

THOMAS RD

PHOENIX COLLEGE  
A MARICOPA COMMUNITY COLLEGE

N CENTRAL AVE

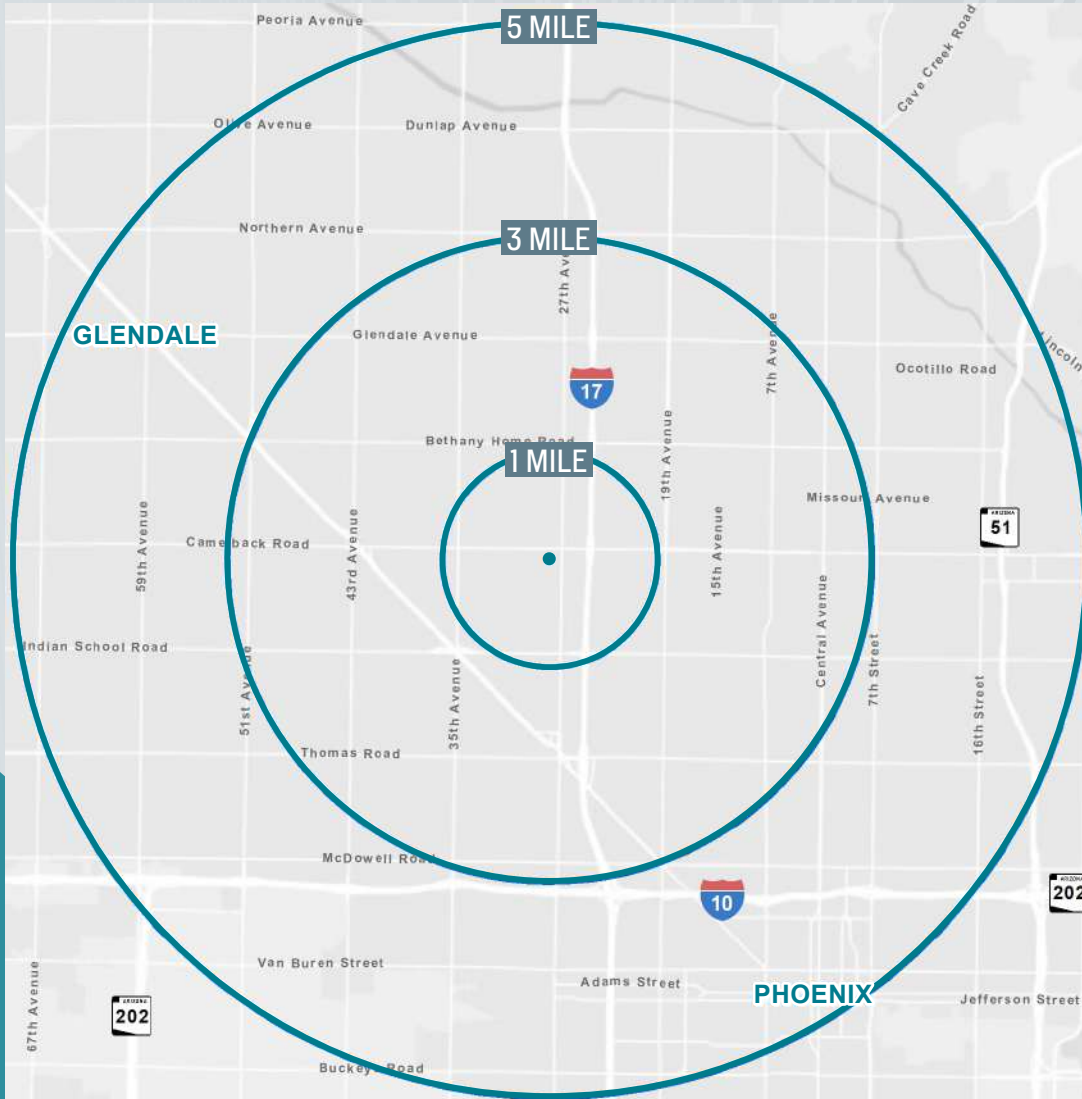
7TH ST

COLADOS



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## DEMOGRAPHIC PROFILE

LATITUDE: **33.50925** | LONGITUDE: **-112.11914**

### POPULATION

	1-MILE	3-MILE	5-MILE
2024 Estimated Population	35,435	202,935	513,472
2029 Projected Population	35,456	204,477	523,664
2024 Est. Daytime Population	28,376	211,092	623,093

### HOUSEHOLDS

2024 Estimated Households	8,754	70,115	188,467
2029 Projected Households	8,921	72,438	197,895

### INCOME

2024 Est. Average HH Income	\$64,642	\$81,904	\$88,631
2024 Est. Median HH Income	\$53,653	\$59,097	\$61,898
2024 Est. Per Capita Income	\$17,500	\$28,553	\$32,731

### BUSINESS

2024 Est. Employees	6,187	86,599	325,286
2024 Est. Businesses	407	6,000	19,915

Source: Esri, Esri and Infogroup

ADDITIONAL INFORMATION:

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**NEWMARK**

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