

NORTHERN VILLAGE CENTER

4220 W NORTHERN AVE | PHOENIX, AZ 85051



FOR LEASE

Reuben Nach
Commercial Associate
602.881.4724
rnach@roiproperties.com

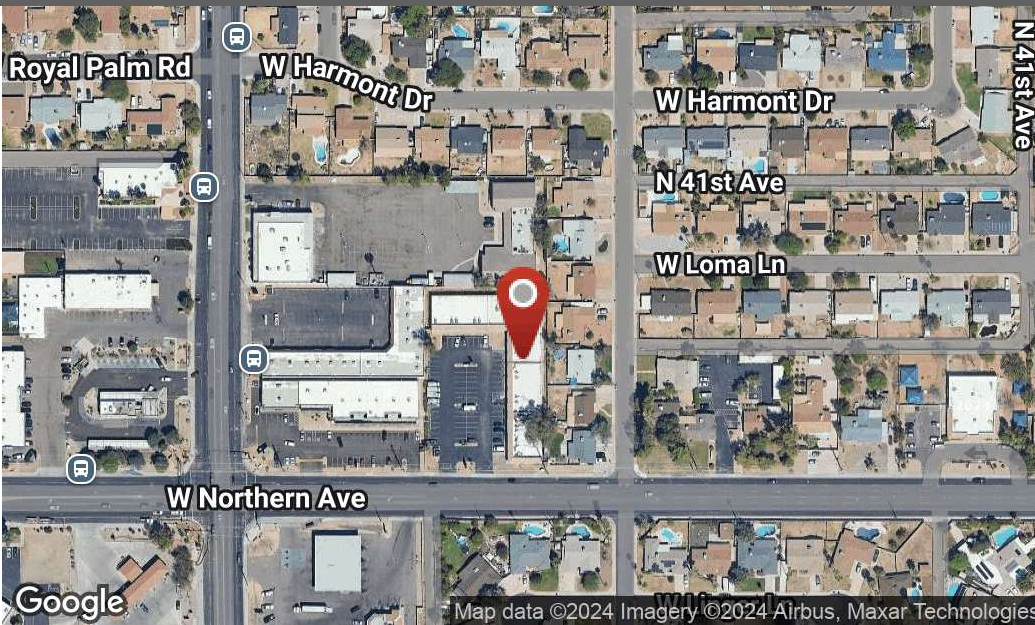
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



NEIGHBORHOOD CENTER AVAILABLE FOR LEASE

4220 W NORTHERN AVE, PHOENIX, AZ 85051

FOR LEASE



OFFERING SUMMARY

Lease Rate	\$14.40 PSF
Lease Type:	Gross Lease
Lot Size	1.308 AC
Zoning:	C1

PROPERTY OVERVIEW

This is an outstanding chance to lease retail suites in the busy West Phoenix market. The center is in an infill location just 2.2 miles from I-17 and near the redeveloping Metro Center Mall. The center enjoys high traffic of 40,231 vehicles daily and offers affordable rates. The center services the West Phoenix high-density residential housing market.

PROPERTY HIGHLIGHTS

- Affordable Rates
- Strong Cotenancy
- High VPD (40,231 Along Northern)
- Dense, Infill Location

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CURRENT TENANT MIX AND AVAILABILITY

4220 W NORTHERN AVE, PHOENIX, AZ 85051

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INFILL RETAIL STRIP CENTER

4220 W NORTHERN AVE, PHOENIX, AZ 85051

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RETAIL STRIP ON THE CORNER OF NORTHERN & 43RD AVE

4220 W NORTHERN AVE, PHOENIX, AZ 85051

FOR LEASE



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CLOSE PROXIMITY TO BUSY 43RD AVE & NORTHERN CORNER

4220 W NORTHERN AVE, PHOENIX, AZ 85051

FOR LEASE



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1-MILE DEMOGRAPHIC SUMMARY

4220 W NORTHERN AVE, PHOENIX, AZ 85051

FOR LEASE

DEMOGRAPHIC SUMMARY

4220 West Northern Avenue, Phoenix, Arizona, 85051

Ring of 1 mile

KEY FACTS

23,489

Population



8,073

Households

36.0

Median Age

\$50,915

Median Disposable Income

EDUCATION

17%

No High School Diploma



29%

High School Graduate



36%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$58,347

Median Household Income



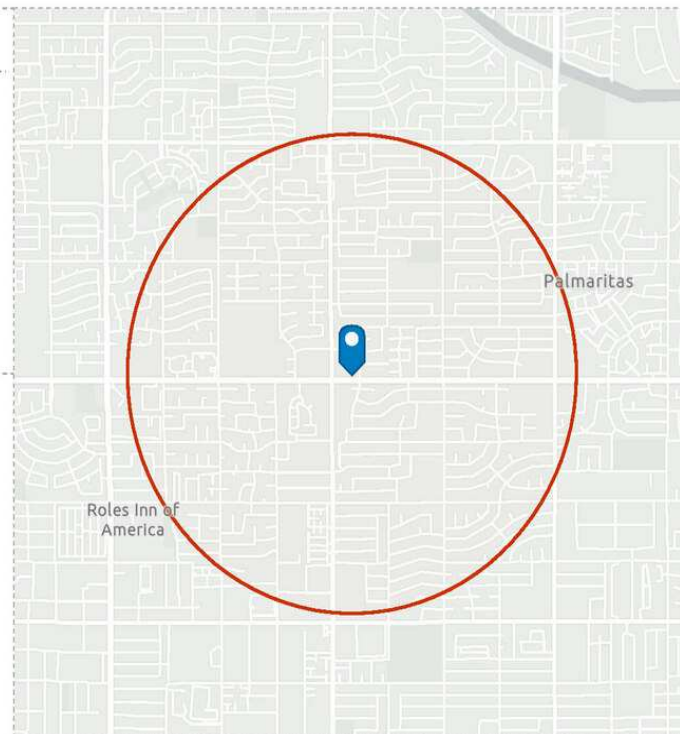
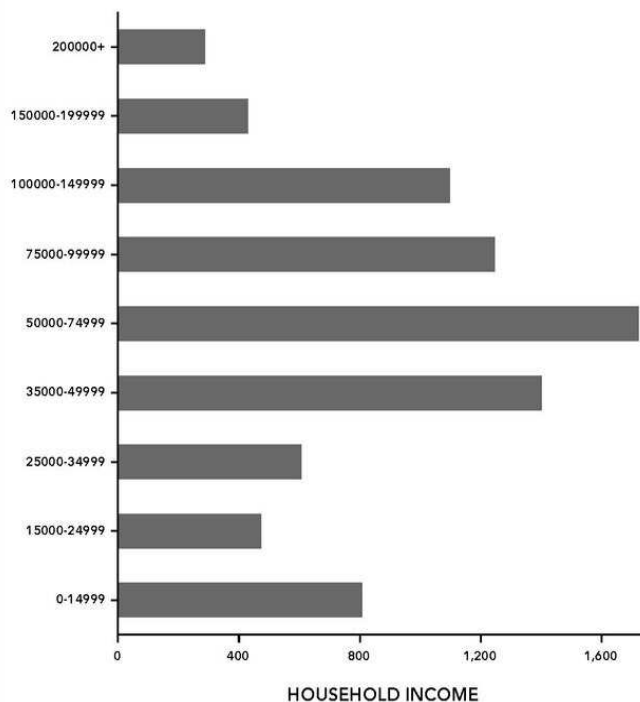
\$26,855

Per Capita Income



\$107,446

Median Net Worth



EMPLOYMENT



58%

White Collar



28%

Blue Collar



14%

Services

5.1%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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3-MILE DEMOGRAPHIC SUMMARY

4220 W NORTHERN AVE, PHOENIX, AZ 85051

FOR LEASE

DEMOGRAPHIC SUMMARY

4220 West Northern Avenue, Phoenix, Arizona, 85051

Ring of 3 miles

KEY FACTS

198,205

Population



68,690

Households

33.1

Median Age

\$43,534

Median Disposable Income

EDUCATION

19%

No High School Diploma



31%

High School Graduate



33%

Some College



17%

Bachelor's/Grad/Prof Degree

INCOME



\$51,409

Median Household Income



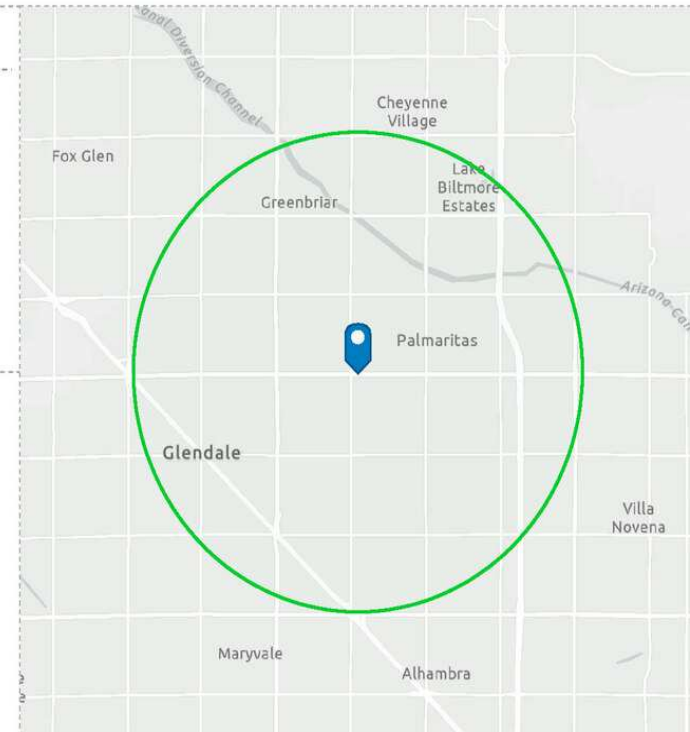
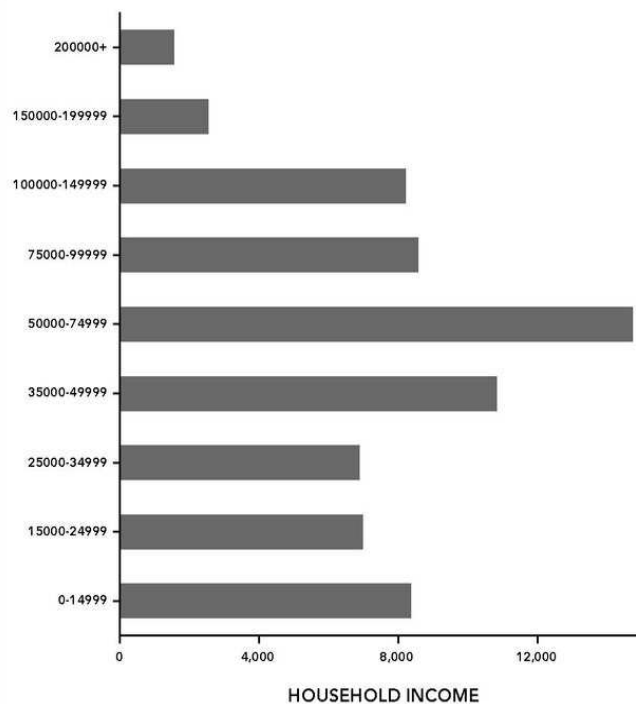
\$23,562

Per Capita Income



\$44,912

Median Net Worth



EMPLOYMENT



White Collar

53%



Blue Collar

29%



Services

17%

4.6%

Unemployment Rate

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