



PLAZA ON 7TH

Northwest Corner of Missouri Ave & 7th Ave
Phoenix, Arizona

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





◆ 1 SPACE REMAINING

Property Highlights

- Great infill location in North Phoenix
- Lot size +/- 1.32 AC, Zoned C-2
- Directly across the street from a free-standing Starbucks
- Less than 1 mile north of Camelback Road

Traffic Counts

Missouri Ave	10,415 CPD
7th Ave	21,096 CPD
Total	31,511 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	19,535	143,092	378,217
Estimated Households	7,169	51,610	136,648
Med Household Income	\$141,737	\$125,134	\$125,505
Daytime Population	2,540	49,045	133,980

Source: SitesUSA

Nearby Tenants

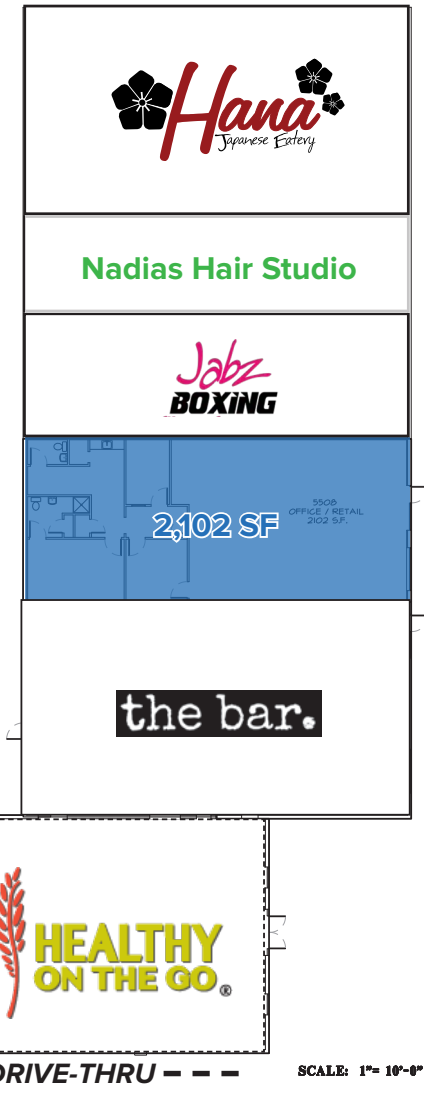
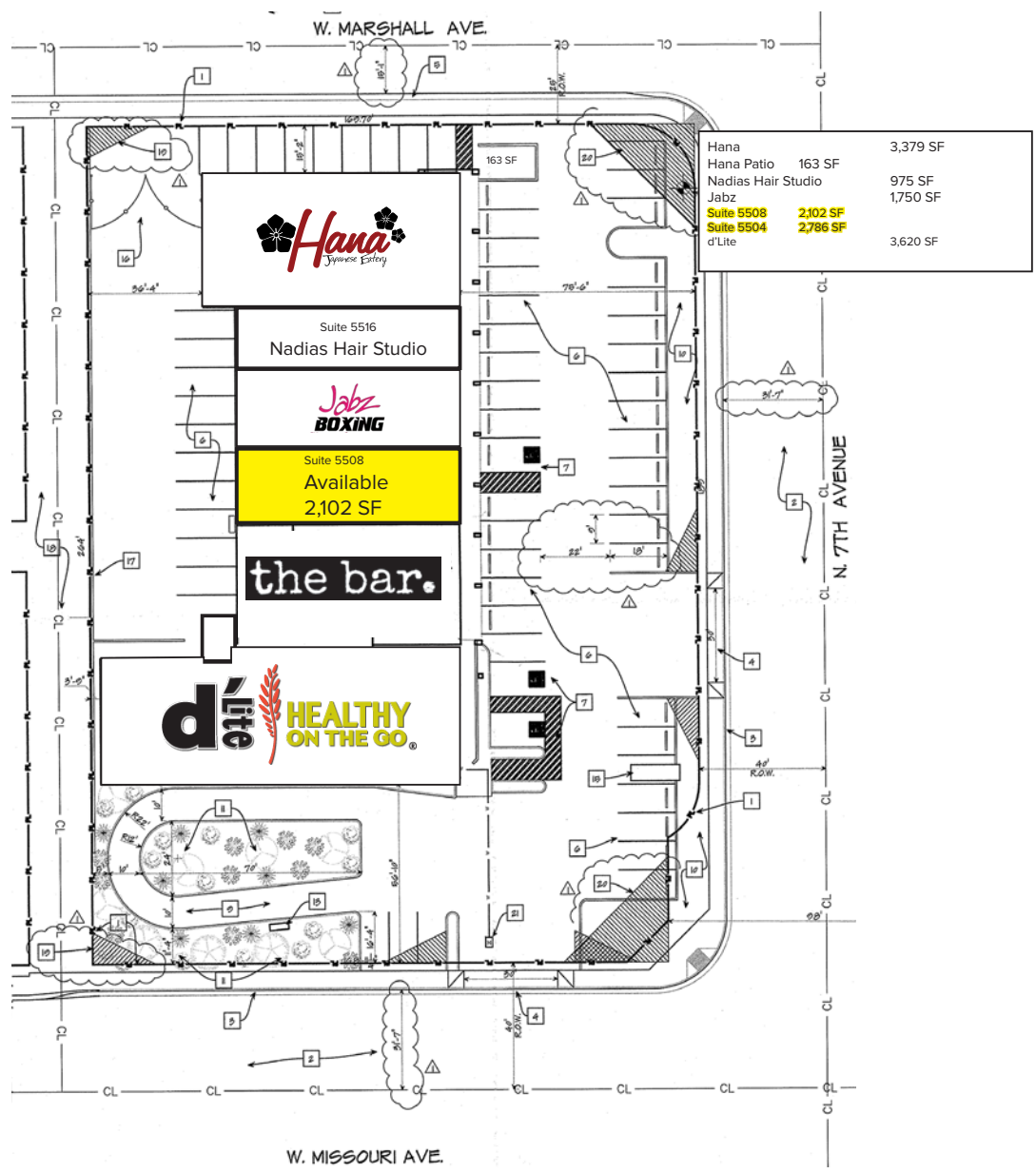


Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

CONCEPTUAL SITE PLAN



Potential Demising Plan

Brian Gast
 602.682.8155
 brian.gast@velocityretail.com

Heather Prinsloo
 602.682.8108
 heather.prinsloo@velocityretail.com

Parker Jones
 602.682.8182
 parker.jones@velocityretail.com

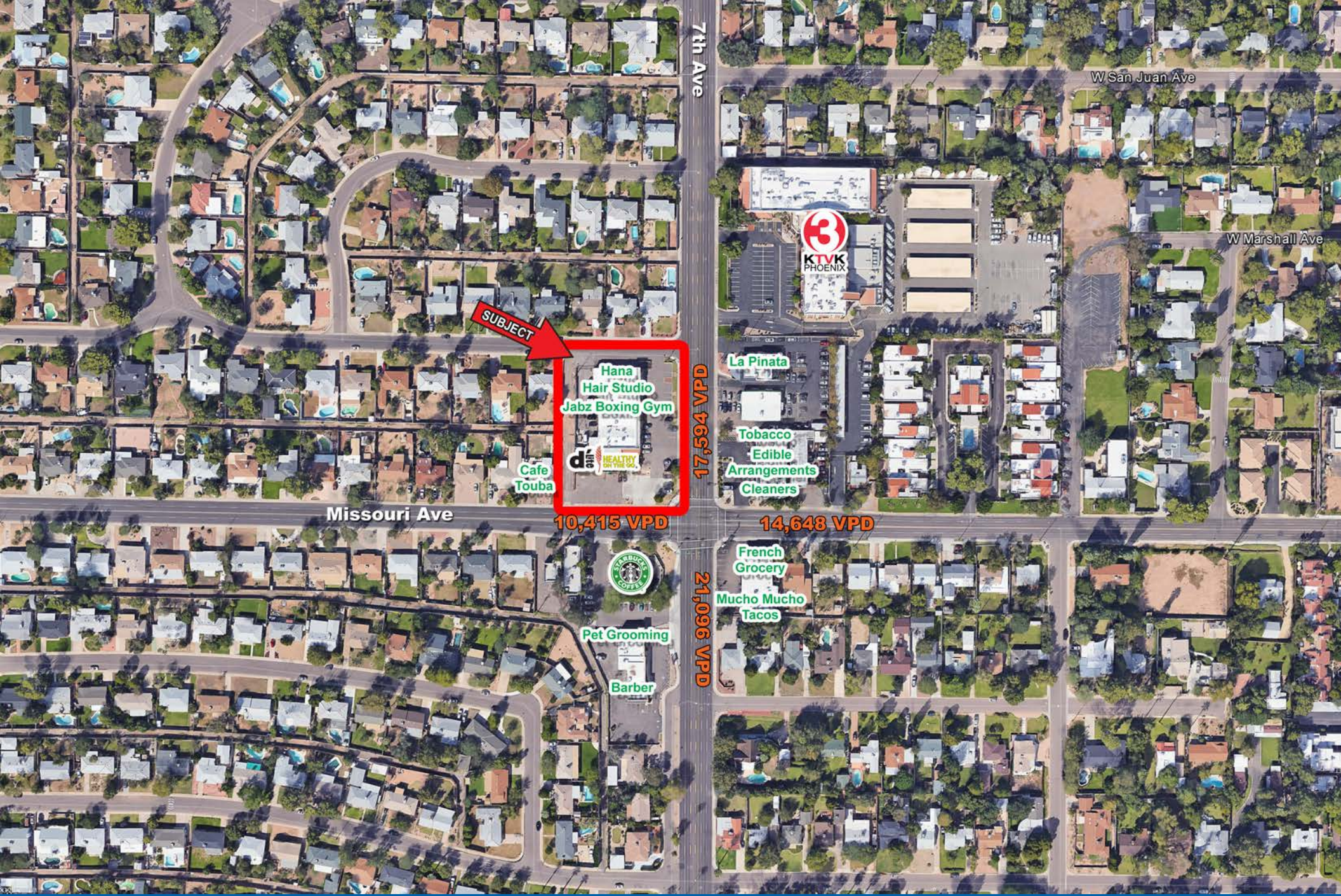




Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



SUBJECT

Hana
Hair Studio
Jabz Boxing Gym

d
HEALTHY

Cafe
Touba

Missouri Ave

10,415 VPD

17,565, 17, and 21,096 VPD

14,648 VPD

Pet Grooming
Barber

French
Grocery
Mucho Mucho
Tacos

La Pinata
Tobacco
Edible
Arrangements
Cleaners



W San Juan Ave

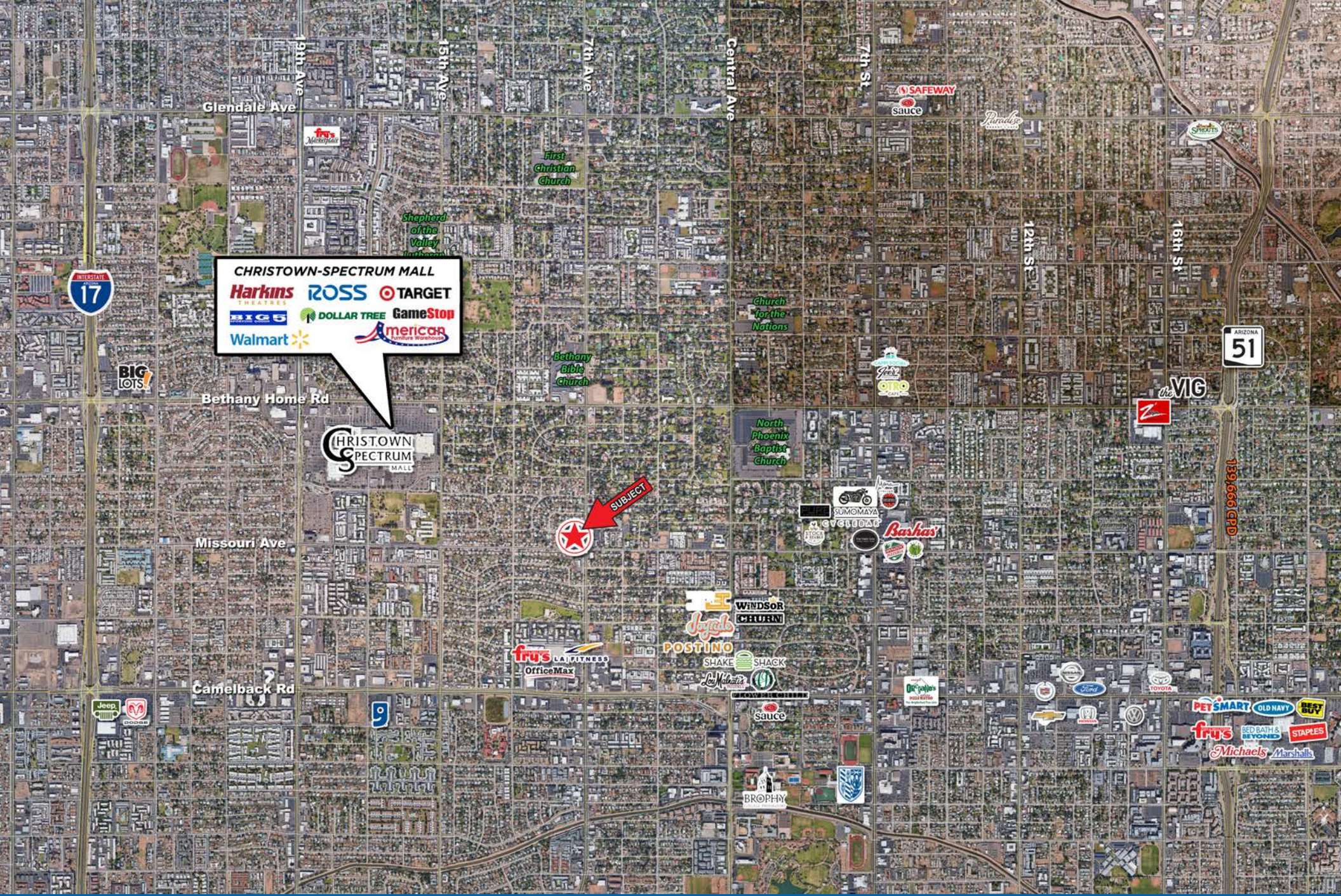
W Marshall Ave

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





CHRISTOWN-SPECTRUM MALL
Harkins **ROSS** **TARGET**
Big O **DOLLAR TREE** **GameStop**
Walmart **American Furniture Warehouse**



Brian Gast
 602.682.8155
 brian.gast@velocityretail.com

Heather Prinsloo
 602.682.8108
 heather.prinsloo@velocityretail.com

Parker Jones
 602.682.8182
 parker.jones@velocityretail.com



DEMOGRAPHICS



2022 POPULATION

1 MILE: 19,535
3 MILES: 143,092
5 MILES: 378,217



MEDIAN HOUSEHOLD INCOME

1 MILE: \$141,737
3 MILES: \$125,134
5 MILES: \$125,505



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 1.4%
3 MILES: 1.6%
5 MILES: 1.7%



TOTAL BUSINESSES

1 MILE: 677
3 MILES: 6,731
5 MILES: 17,849



2022 TOTAL HOUSEHOLDS

1 MILE: 7,169
3 MILES: 51,610
5 MILES: 136,648



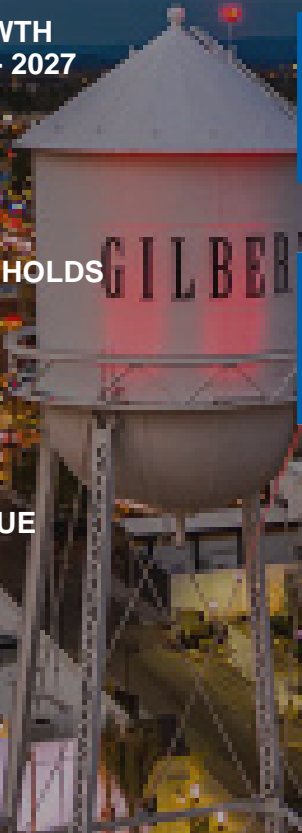
NUMBER OF EMPLOYEES

1 MILE: 2,540
3 MILES: 49,045
5 MILES: 133,980



MEDIAN HOME VALUE

1 MILE: \$379,047
3 MILES: \$371,386
5 MILES: \$375,033



©2023, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

