



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

Ryan Lane
602.682.8164
ryan.lane@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



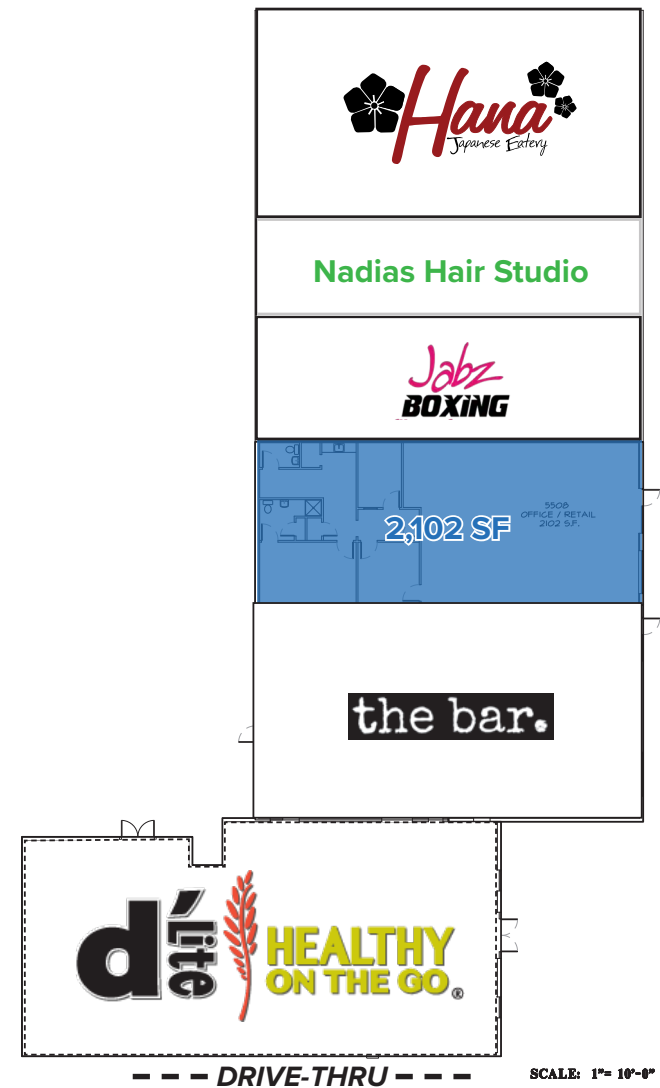
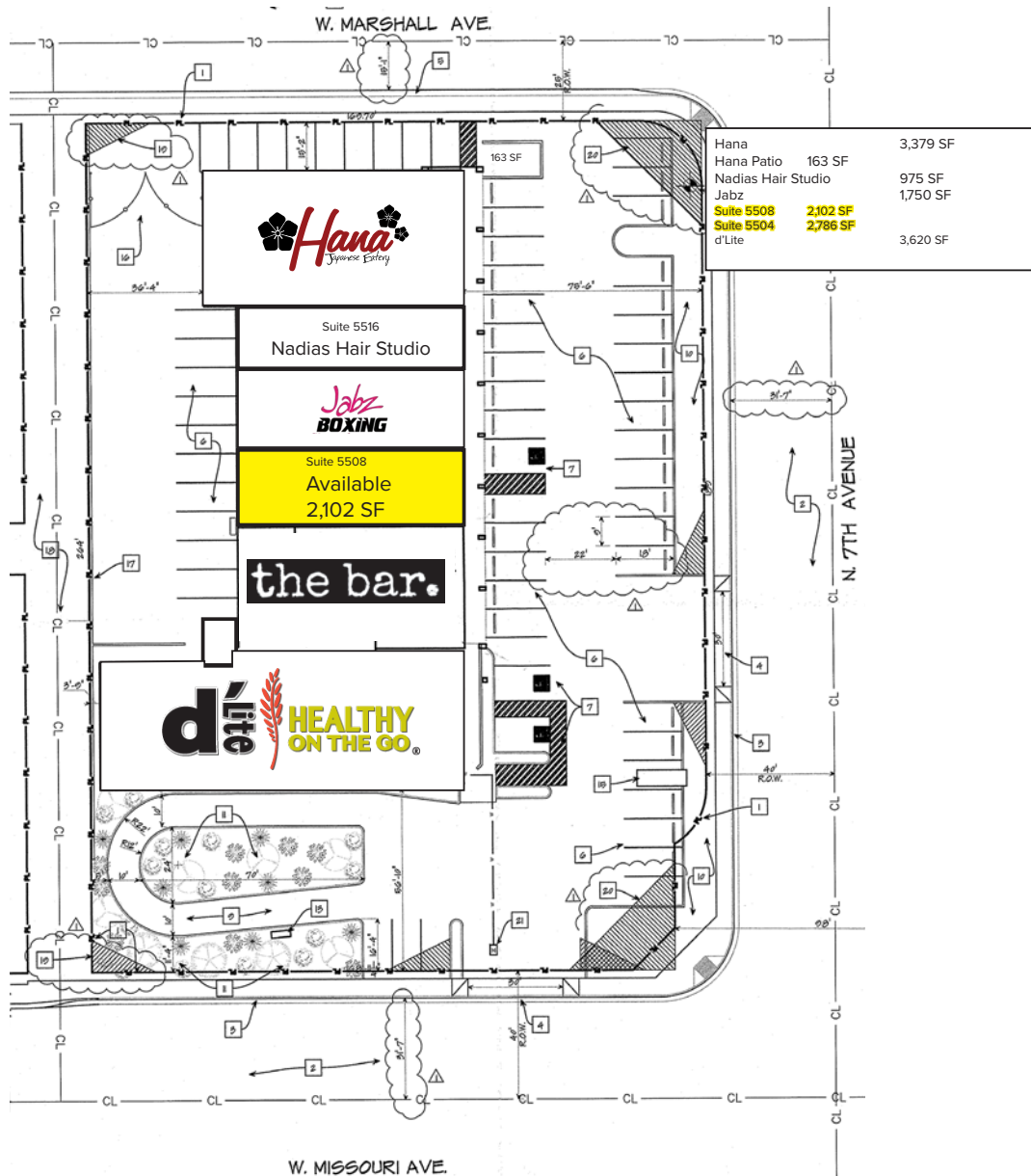
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CONCEPTUAL SITE PLAN



Potential Demising Plan

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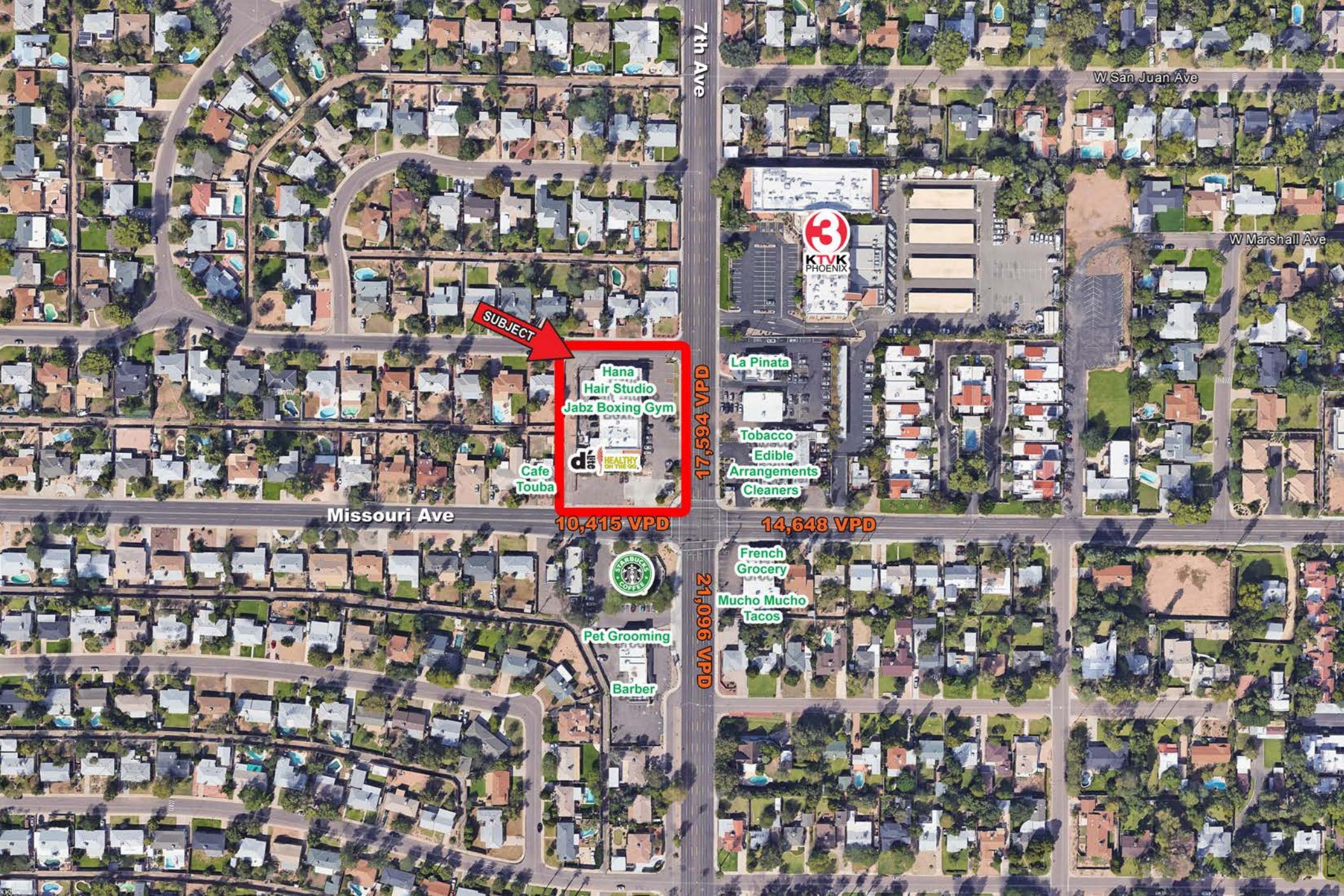


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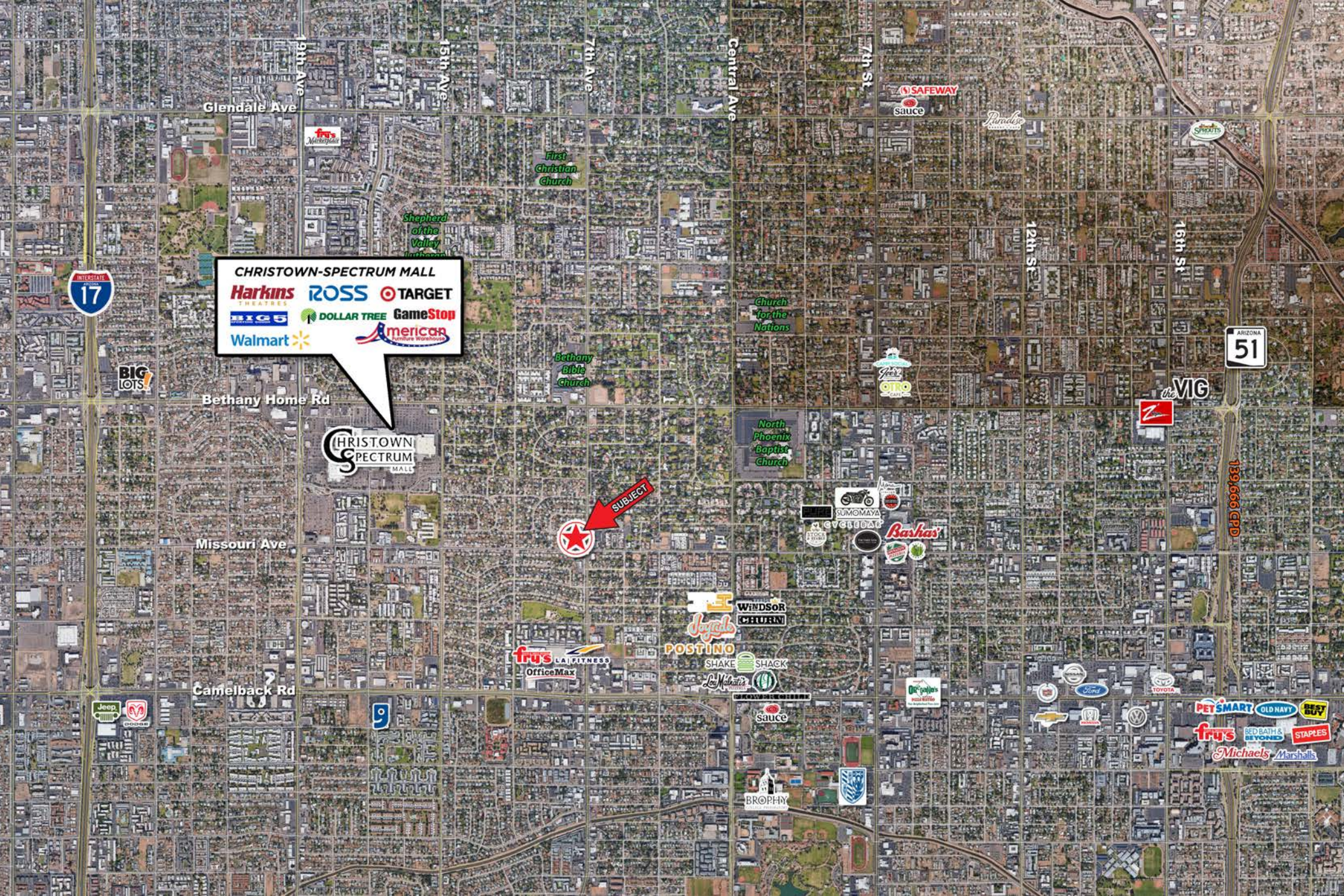
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DEMOGRAPHICS



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



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VELOCITY
RETAILGROUP

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

Brian Gast

602.682.8155
brian.gast@velocityretail.com

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