

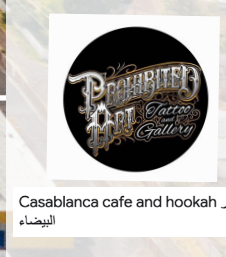
FREESTANDING DRIVE THRU FOR LEASE

3575 W Northern Avenue | Phoenix, AZ 85051

NORTH 35TH AVENUE ±27,844 VPD



DRIVE THRU
FREESTANDING
BUILDING AVAILABLE
±3,616 SF



WEST NORTHERN AVENUE ±34,257 VPD

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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

POTENTIAL DRIVE THRU/ FREESTANDING BUILDING



Lease Rate:
Call for Pricing



PARCEL:
151-04-078



Lot Size:
±0.57 AC



ZONING:
C-C



Available Size:
±3,616 SF

PROPERTY HIGHLIGHTS

- Freestanding Retail Building
- Frontage on Northern Ave with monument signage
- Close proximity to I-17
- Across from Vasa Fitness, Chase Bank, Filibertos, Chuck E. Cheese, Streets of New York and Family Dollar

FOR LEASE

ADDITIONAL PROPERTY PHOTOS



DEMOGRAPHICS

3575 W NORTHERN AVENUE | PHOENIX, AZ 85051



POPULATION

	1 MILE	3 MILES	5 MILES
2022	25,629	211,301	555,754
2027	28,595	236,513	623,961



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	8,476	75,448	197,343
2027	9,437	84,381	221,507



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$61,786	\$61,110	\$64,440



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	2,883	57,330	152,338



BUSINESSES

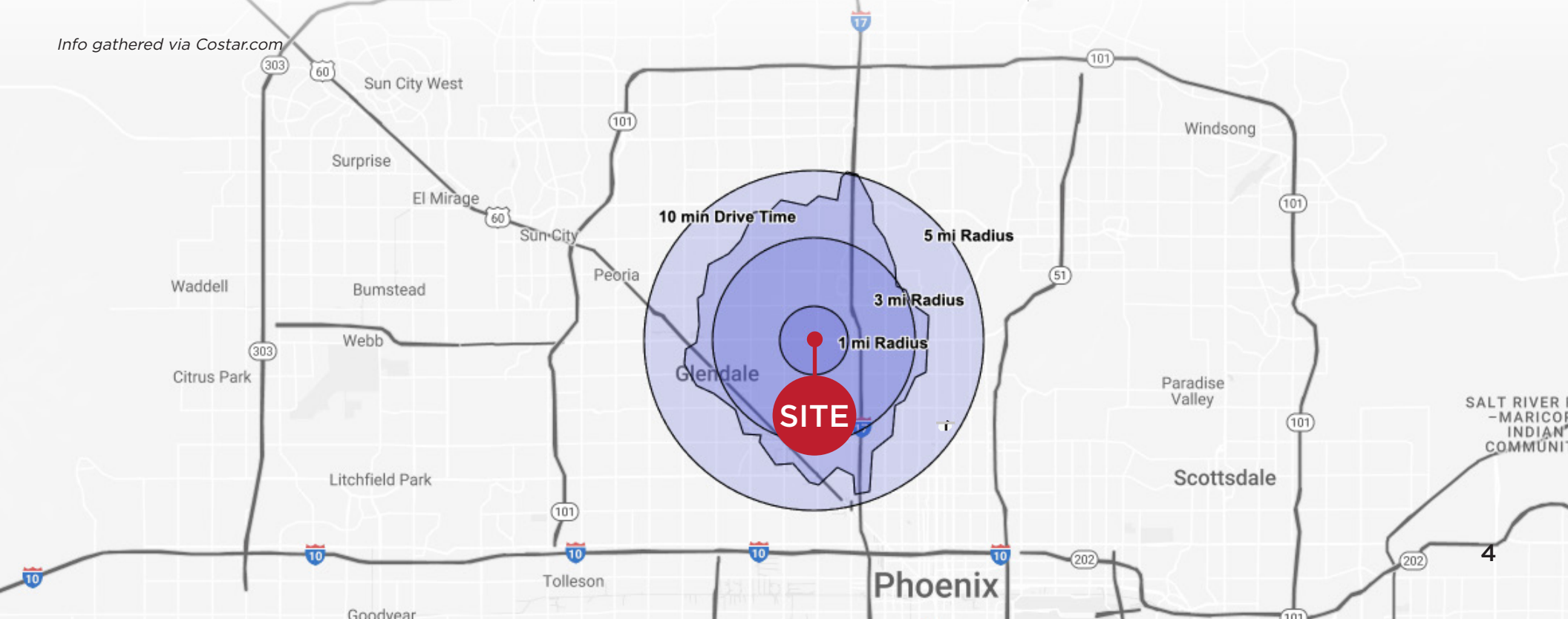
	1 MILE	3 MILES	5 MILES
2022	419	5,956	16,012



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$189,385	\$196,776	\$219,661

Info gathered via Costar.com



SALT RIVER
-MARICOP
INDIAN
COMMUNI

AERIAL

WEST NORTHERN AVENUE ±34,257 VPD

FOOD CITY
DOLLAR TREE
WELLS FARGO
Little Caesars Pizzz

Phoenix Barber School
BL
Academy of Nail Technology
Trade School · Nail Salon

OLIVE BRANCH
أسواق صنع الزيتون
Baghdadi hookah & coffee shop
H&H Management Inc.

PROHIBITED
Casablanca cafe and hookah
البيضاء

Jack
in the box

1800flowers Greenrose
Phoenix, AZ | (602) 243-4744

AERIAL

FAMILY DOLLAR
my family, my family dollar.

cricket **Mobil**

35th Ave FABRICWORLD SEW & VAC

1800flowers Greenrose
PHOENIX, AZ | (602) 442-0144



Jack in the box

Casablanca cafe and hookah
البيضاء الدار

Olive Branch
اسواق عسرة الزيتون

Baghdadi hookah & coffee shop

H&H Management Inc.

Phoenix Barber School

Academy of Nail Technology
Trade School - Nail Salon

BL

VASA FITNESS

College Achievement. Social Responsibility. Junior Achievement.
CASA ACADEMY

CHUCK E. CHEESE

Water N Ice

LoanMax
TITLE LOANS

WEST NORTHERN AVENUE ±34,257 VPD

NORTH 35TH AVENUE ±27,844 VPD

PAPA JOHN'S

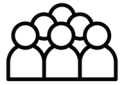
PIZZA · PASTA · SUBS
STREETS OF New York
ESTABLISHED 1976

Discount Dental
Your Family & Emergency Dentist

OBRIEN'S SPORTS BAR
7020 N. 35TH AVE. PHOENIX, AZ 85001
602-641-3060

Valley West Animal Hospital

PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



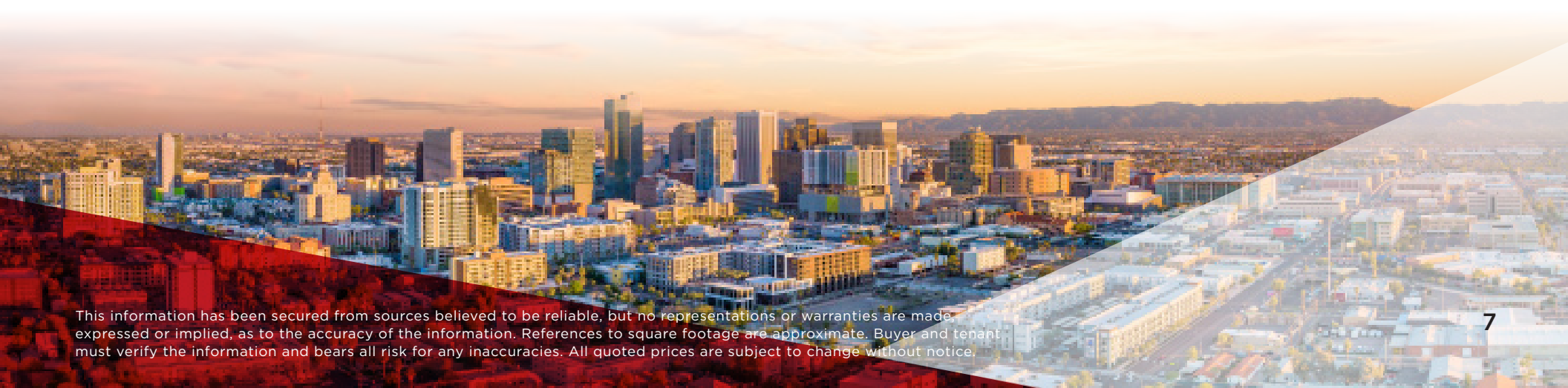
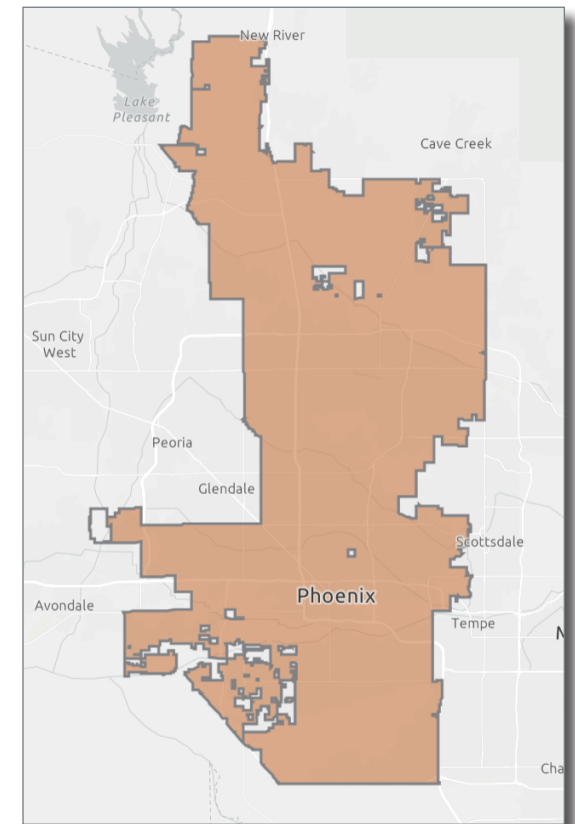
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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