

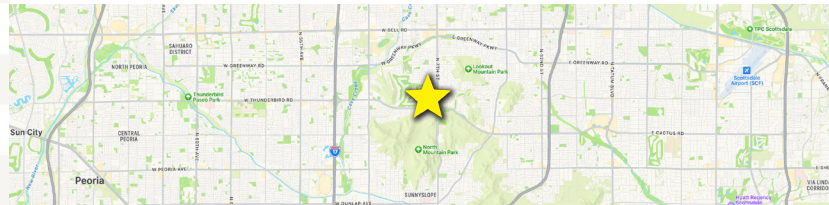
MOON VALLEY CENTER

13414-13470 North 7th Street | Phoenix, AZ 85022



AVAILABLE SF:	1,200 - 6,000 SF
LEASE RATE:	Negotiable
BUILDING SIZE:	78,100 SF
YEAR BUILT:	1976 Remodeled 2016
ZONING:	C-2, Phoenix
PARKING RATIO:	7.77/1,000 SF
CROSS STREETS:	NWC 7th Street & Thunderbird Road
TRAFFIC COUNT:	±65,941 VPD (Intersection)

- Busy Safeway Anchored Center with Ample Parking
- Pads Available for Ground Lease or BTS
- Great Visibility at a High Traffic Signalized Intersection
- Affluent Neighborhood; \$141,553 HH Income in a 1 Mile Radius



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ORION INVESTMENT REAL ESTATE

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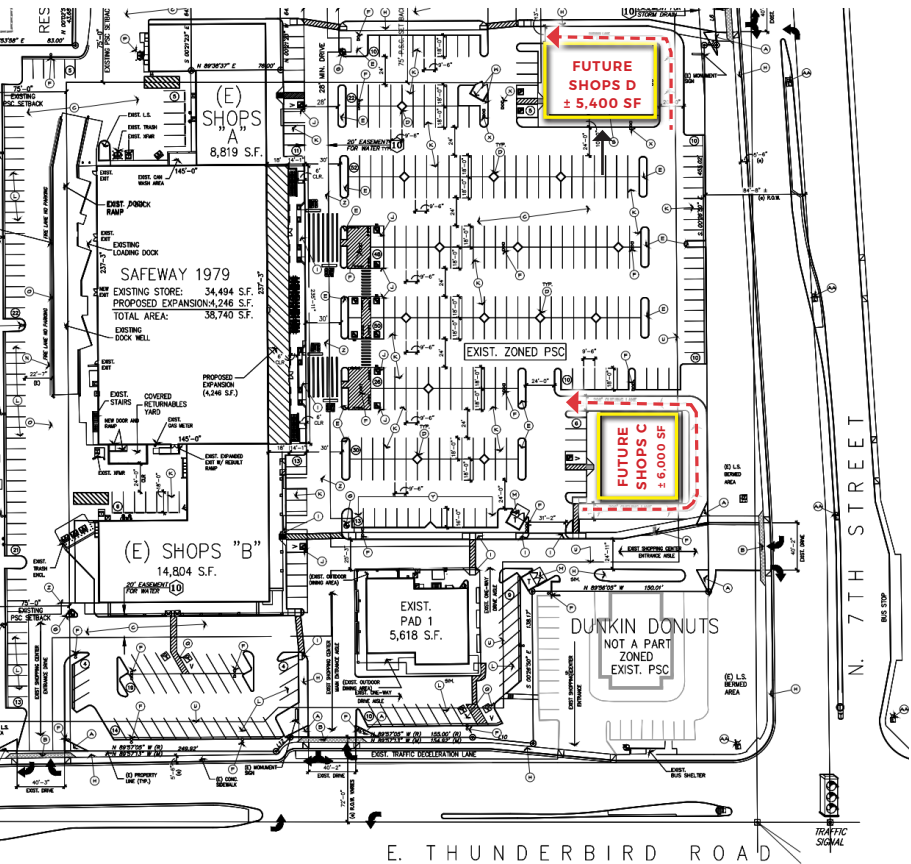
TENANT ROSTER

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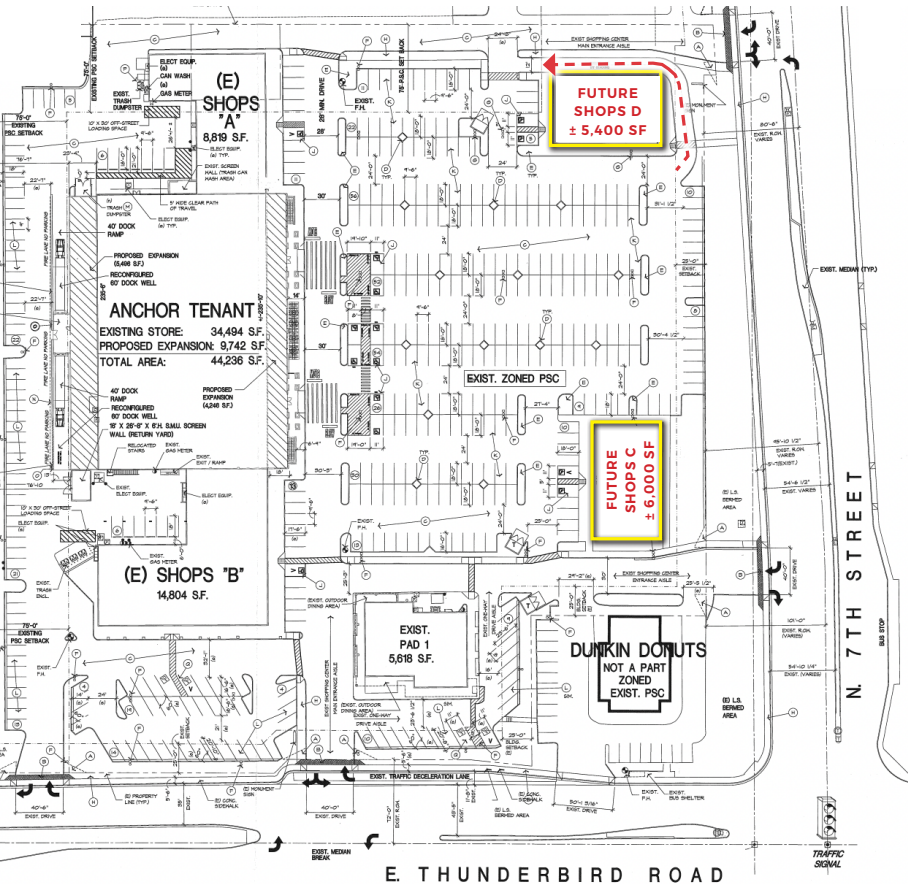


SUITE	SIZE (SF)	NOTES
101	4,000	Sports Bar
102	1,200	Dojo Martial Arts Studio
103	1,200	Call For Pricing
104	885	Barber Shop
105	1,440	Nail Salon
106	1,501	Club Pilates
107	1,302	Call For Pricing
108	1,647	Cookies and Clean
109	1,191	Data Doctors
110	1,200	UPS
111	1,353	Call For Pricing
112	1,400	H&R Block
113	3,663	Desert Financial
114	1,400	Call For Pricing
115	2,625	Moon Valley Cafe
116	2,990	Vegan & Vine
PAD C	6,000	Call For Pricing
PAD D	5,400	Call For Pricing

PROPOSED SITE PLAN (OPTION A)



PROPOSED SITE PLAN (OPTION B)



MOON VALLEY CENTER

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sam's club
WAL*MART
SUPERCENTER

PET SMART
WinCo
FOODS

TARGET
SPROUTS
FARMERS MARKET
Tuesday Morning

fray's

fray's
Marketplace

PV Paradise Valley
High School
1,947 Students

WAL*MART
SUPERCENTER

INTERSTATE
17

Greenway Road

Cave Creek
Golf Course

MOON VALLEY
COUNTRY CLUB

7th Street

MOON
VALLEY
CENTER

ARIZONA
51

Walgreens
jiffylube

INTERSTATE
17

PET SMART **ROSS**
DRESS FOR LESS
Red Robin **Panera**
BREAD
crumbl **PEI WEI**
cookies

THUNDERBIRD
High School
1,591 Students

goodwill **DOLLAR TREE**

THE HOME DEPOT **E66 FITNESS**
AutoZone

at home
The Home Decor Superstore

Burlington **IN-N-OUT**
petco **Michaels**
DOLLAR TREE **Staples**

Lookout Mountain
POINTE HILTON TAPATIO CLIFFS RESORT
EXPERIENCE TROON GOLF

John C. Lincoln
North Mountain Hospital
Honored by Experts. Honored to Serve.

fray's

Cave Creek Road

SM
Shadow Mountain
High School
1,383 Students

paradise valley mall
pv
100+ Acre
Mixed-Use
Redevelopment

METRO CENTER
\$750 Million Mixed-Use
Redevelopment
WAL*MART
SUPERCENTER **jason's deli**
Culver's **RED LOBSTER**
FRESH FISH - LIVE LOBSTER

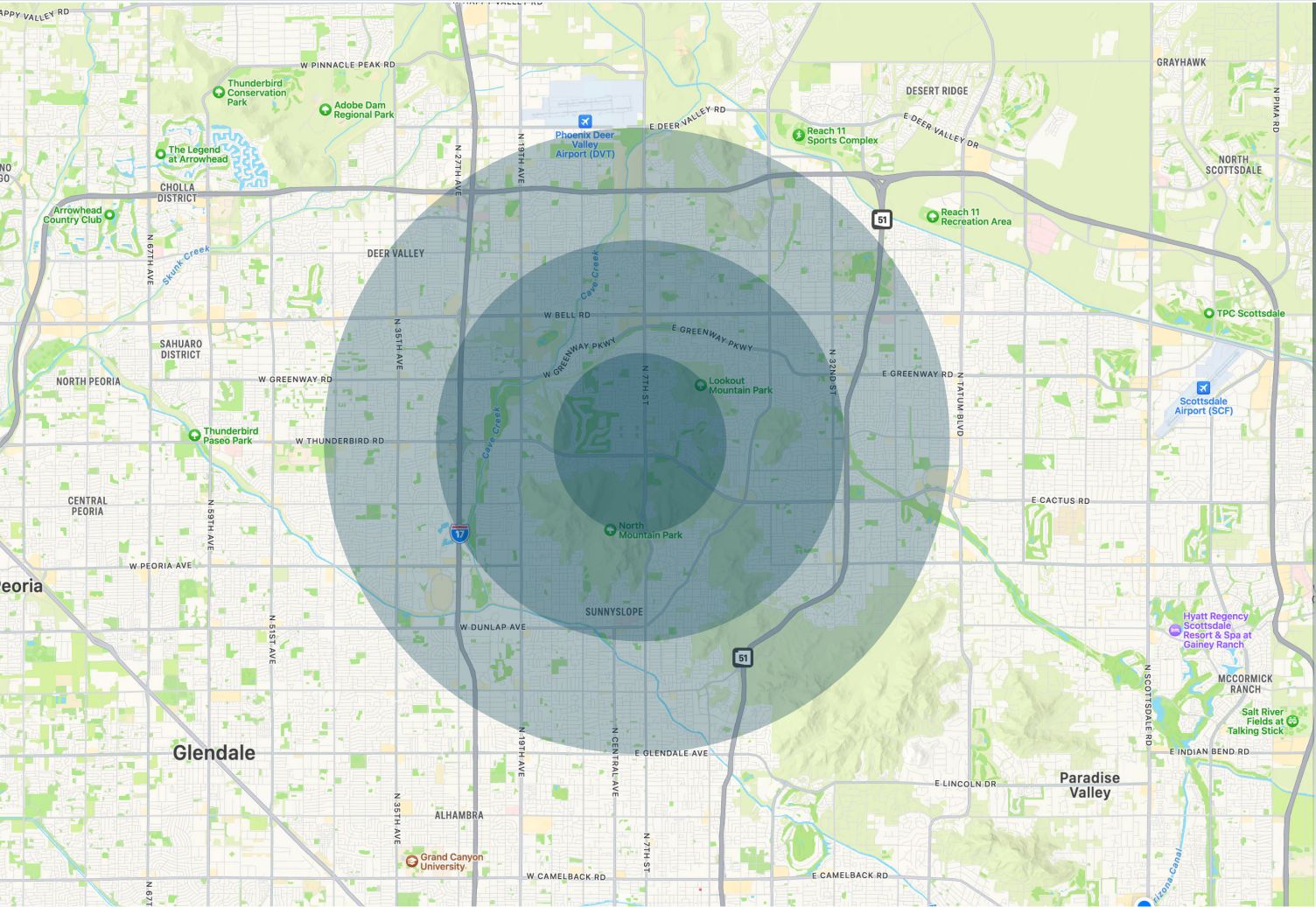
SUNNYSLOPE
High School
2,000 Students

Dunlap Road

Walmart **ROSS** **DOLLAR TREE**
Neighborhood Market DRESS FOR LESS

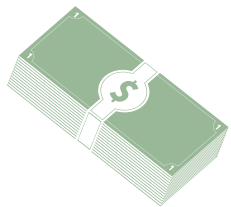
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508,536

DAYTIME POPULATION
FIVE MILE



\$168,836

AVG HOUSEHOLD INCOME
ONE MILE



37.5

MEDIAN AGE
THREE MILE

2023 SUMMARY (SOURCE: SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION:	8,575	172,611	508,536
POPULATION:	6,876	136,689	384,621
AVG HOUSEHOLD INCOME:	\$168,836	\$97,364	\$102,749
AVG HOUSEHOLD SIZE:	2.2	2.3	2.4
MEDIAN AGE:	49.6	37.5	37.8