520-602 **W. UNION HILLS DRIVE**

PHOENIX, ARIZONA 85027

- Good Visibility
- High Traffic Counts
- Monument Signage on Union Hills Drive
- Ample Parking
- Densely Populated
- 1 Mile South of Loop 101
- Convenient North Phoenix Location
- At the Corner of 7th Ave & Union Hills Drive

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	34.2	34.1	34.7
POPULATION:	19,212	115,376	274,069
AVERAGE HH INCOME:	$61,462	$66,603	$66,952

TRAFFIC COUNTS	VPD
7TH AVENUE:	21,016
UNION HILLS DRIVE:	23,596

YEAR BUILT	2002
ZONING	C-2
APN	209-12-010Q & 209-12-010R

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2122 East Highland Avenue, Suite 225 · Phoenix, Arizona 85016 · 602.313.1000 · citywidecre.com

N 7th Ave (21,016 VPD)

W Union Hills Dr (23,596 VPD)

10	8	7	6	5	4	3	2	1
Pho Lee	Kids Dental	Chiropractor	Z Nails	1,500 SF	Bakery	Hana Sushi	Smoke Shop	ROSATI'S

106-107	105	104	103	102	101
Jiu Jitsu	Barber	mint		Tacos	RAFI LAW GROUP

Public Storage

Auto Zone

Google Earth

SUITE	AVAILABILITY	LEASE RATE	SIZE (SF)	LEASE TYPE
SUITE 5	AVAILABLE WITH NOTICE	$20.00 PSF	1,500 SF	NNN

*DO NOT DISTURB TENANT, CONTACT AGENT FOR TOUR

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Deer Valley Airport

Michael's *Where Creativity Happens*
FedEx Federal Express
7 ELEVEN
K
Starbucks
National Bank *of Arizona*
ADOT *Motor Vehicle Division*

Costco WHOLESALE
GNC
HonorHealth.

AMERICAN EXPRESS
Target
AMC THEATRES
PETSMART
Starbucks
CHIPOTLE MEXICAN GRILL
at&t
PANDA EXPRESS
Barro's Pizza
Chick-fil-A

DEER VALLEY PARK

N 19th Ave
N 7th Ave
N 7th St

goodwill

W Union Hills Dr

Fry's

101

SUBJECT

K AutoZone

BoSa DONUTS
goodwill
DQ
Fitness 1 GYM
WELLS FARGO
Firestone
TITLEMAX
DOLLAR TREE
Jack
CVS
BBVA Compass

Google Earth

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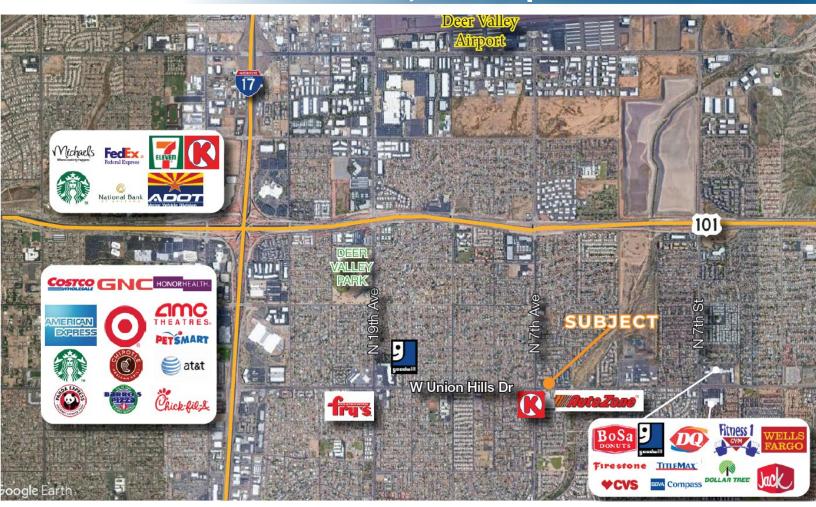602.423.3619
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