

# FREESTANDING DRIVE THRU FOR LEASE

3575 W Northern Avenue | Phoenix, AZ 85051

NORTH 35TH AVENUE ±27,844 VPD



Baghdadi hookah & coffee shop

H&H Management Inc.

DRIVE THRU  
FREESTANDING  
BUILDING AVAILABLE  
±3,616 SF



WEST NORTHERN AVENUE ±34,257 VPD



Casablanca cafe and hookah  
البضياء

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LEVROSE  
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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**



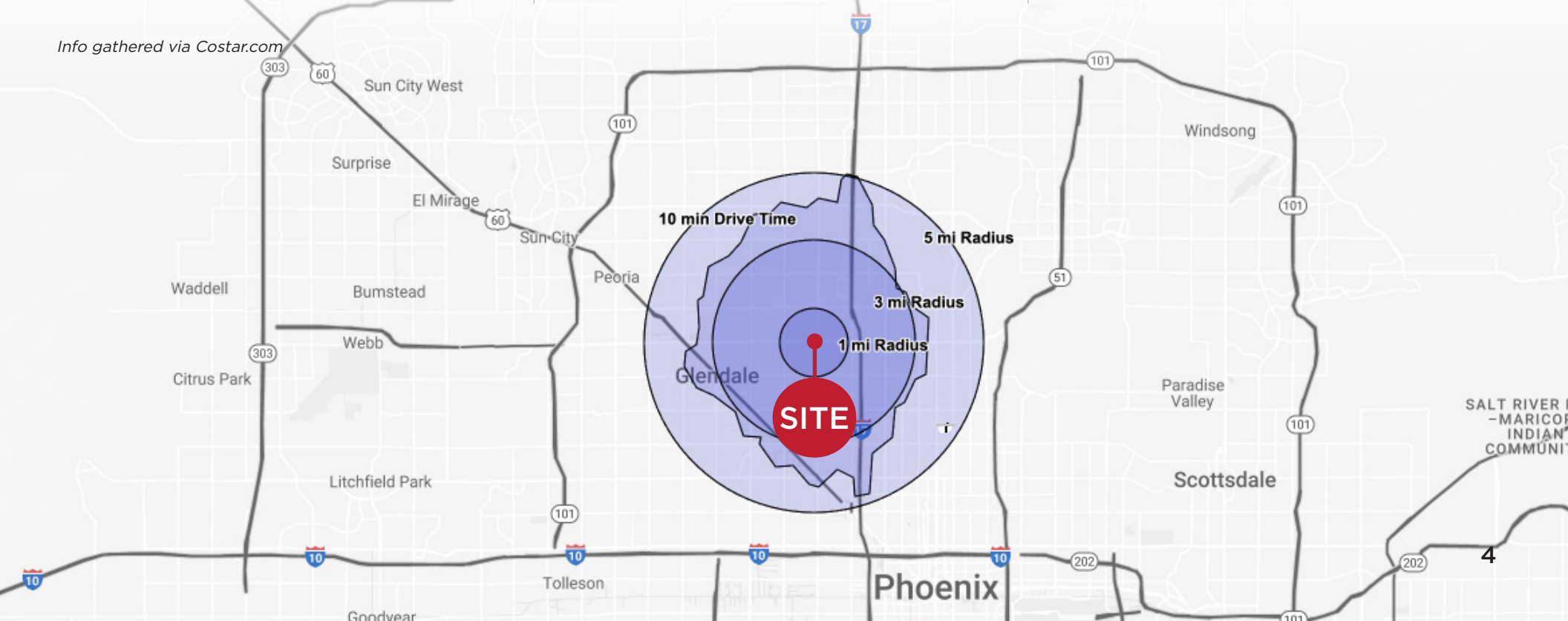


# DEMOGRAPHICS

3575 W NORTHERN AVENUE | PHOENIX, AZ 85051

											
POPULATION				HOUSEHOLDS				AVERAGE INCOME			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
2024	24,914	204,871	513,755	2024	7,960	69,319	180,687	2024	\$71,600	\$68,062	\$72,449
2029	26,699	220,236	554,119	2029	8,537	74,784	195,436				
											
EMPLOYMENT				BUSINESSES				HOME VALUE (MEDIAN)			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
2024	3,027	54,018	158,399	2024	457	6,476	18,039	2024	\$259,302	\$263,403	\$284,575

Info gathered via Costar.com





# AERIAL



Phoenix Barber School

Academy of Nail Technology  
Trade School · Nail Salon

BL

FOOD CITY

DOLLAR TREE

WELLS FARGO

Little Caesars Pizz

OLIVE BRANCH

اسواق الميراث

Baghdadi hookah & coffee shop

H&H Management Inc.

Prohibited Art

Casablanca cafe and hookah

الدار البيضاء

Jack in the box

STARBUCKS COFFEE

STARBUCKS UNDER CONSTRUCTION

SITE

1800flowers Greenrose

Phoenix, AZ | (602) 242-4744

WEST NORTHERN AVENUE ±34,257 VPD



# AERIAL

**FAMILY DOLLAR**  
my family, my family dollar.  
**cricket** **Mobil**  
**35th Ave FABRICWORLD SEW & VAC**

**1800flowers** Greenrose  
PHOENIX, AZ 85023 602-974-0148

**SITE**

**STARBUCKS**  
UNDER  
CONSTRUCTION

**Jack**  
in the box

**STARBUCKS**  
COFFEE

Casablanca cafe and hookah  
البياضاء

**OLIVE BRANCH**  
أسواق عتيق الزيتون

**Baghdadi**  
hookah & coffee shop

**Phoenix Barber School**

**Academy of Nail Technology**  
Trade School - Nail Salon

**BL**

**H&H Management Inc.**

**VASA**  
FITNESS

College Achievement, Social Responsibility, Authenticity  
**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

**O'BRIEN'S SPORTS BAR**  
7020 N. 35TH AVE. PHOENIX, AZ 85018  
602-641-3060

**Valley West Animal Hospital**



# PHOENIX CITY OVERVIEW

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**1.6M +**  
TOTAL POPULATION



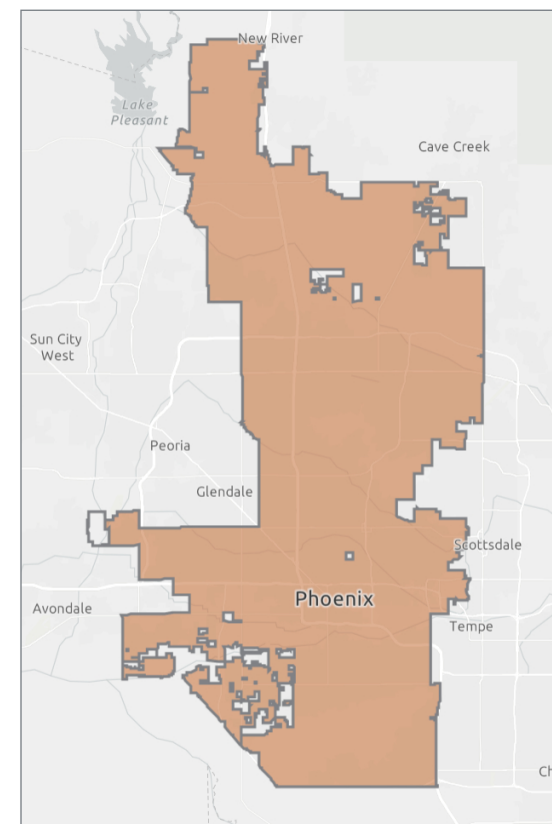
**\$70K +**  
AVG HH INCOME

## 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).



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.





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