

# FOR LEASE

3508 N 7TH ST, PHOENIX, AZ 85014

## MERCURY BUILDING



### PROPERTY HIGHLIGHTS

- Densely Populated Trade Area
- Excellent Visibility Along 7th St
- High Traffic area with ±32k VPD
- Historic Mid Century Architecture featuring Quonset Ceilings

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,350 - 4,588 SF
Lot Size:	41,275 SF
Zoning:	C-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,629	82,688	166,815
Total Population	19,850	178,466	414,255
Average HH Income	\$86,742	\$92,661	\$90,872



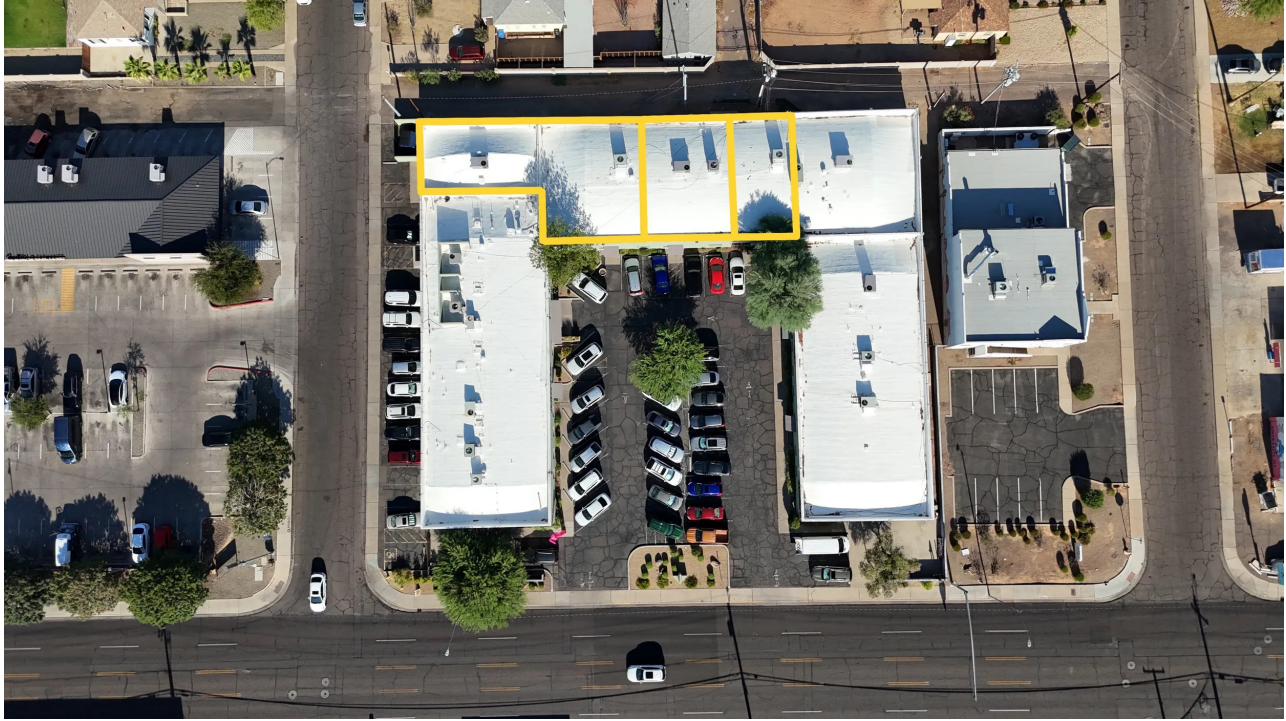
**MPB Realty Services, Inc**  
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# MERCURY CENTER

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## LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	1,350 - 4,588 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
In-Line Space	Available	1,738 - 4,588 SF	Modified Net	Negotiable	-
In-Line Space	Available	1,350 SF	Modified Net	Negotiable	-
In-Line Space	Available	1,500 SF	Modified Net	Negotiable	-



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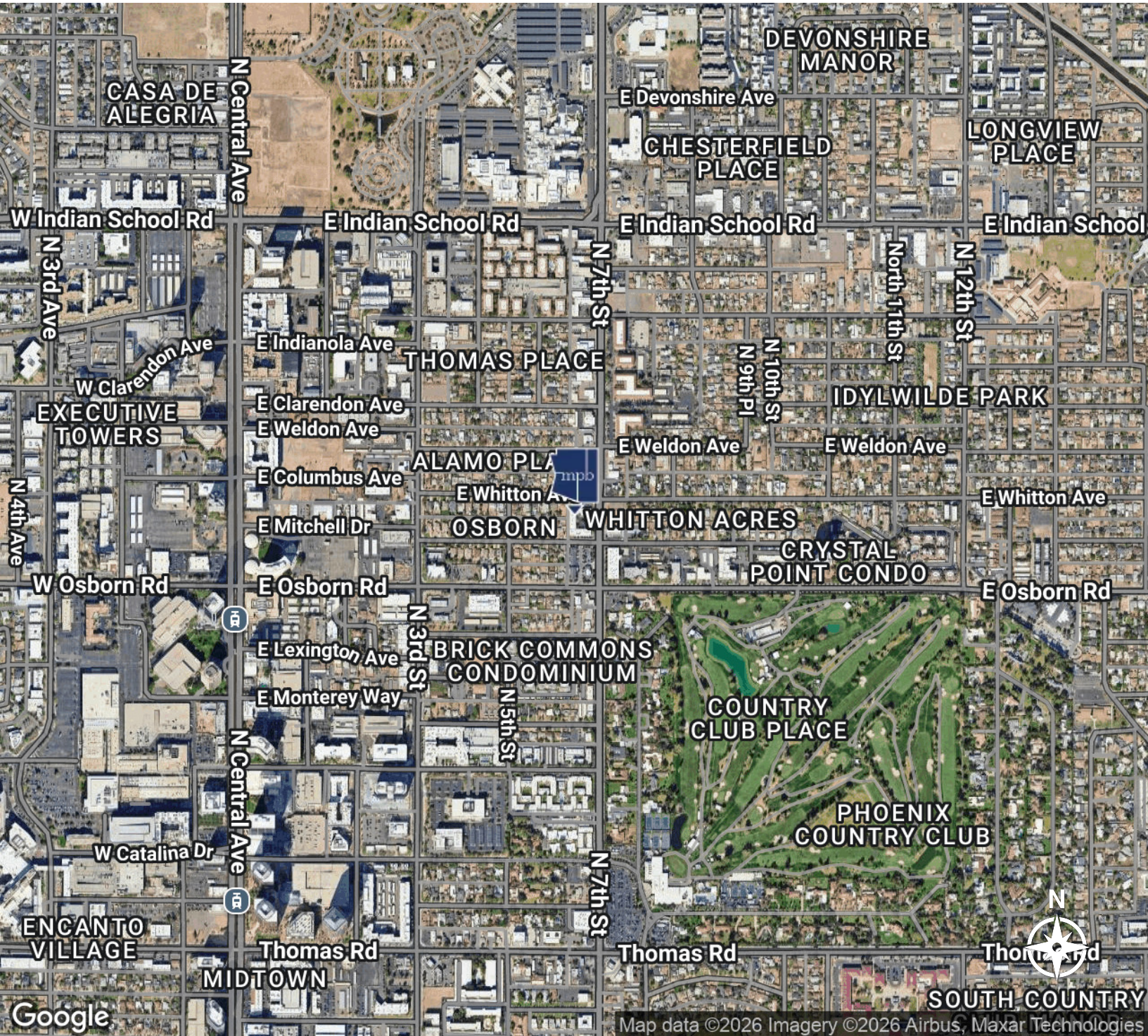
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,850	178,466	414,255
Average Age	39	38	37
Average Age (Male)	40	38	37
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,629	82,688	166,815
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$86,742	\$92,661	\$90,872
Average House Value	\$501,465	\$510,565	\$493,162

2020 American Community Survey (ACS)



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