

UNDER
NEW
OWNERSHIP!

NORTH
MOUNTAIN

ARMY
NATIONAL
GUARD

North Mountain
Christian Assembly

Mountain View Rd
9,471 CPD

Chiropractor

HYDROS

BURGER
KING

TWISTED
KIM

DRYWOODS
SPORTS GRILL

scramble

Sunnyslope
Mennonite Church

ARIZONA
DEPARTMENT OF
ECONOMIC SECURITY

7th St

28,865 CPD



MOUNTAIN VIEW PLAZA

NWC of Mountain View Rd and 7th St
Phoenix, Arizona 85020

HILLSIDE
— DESIGN & PRINT —

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 **VELOCITY**
RETAIL GROUP

MOUNTAIN VIEW PLAZA



◆ LAST TWO DEMISABLE RETAIL SPACES AVAILABLE

Property Highlights

- Under new ownership with plans to improve and renovate the center, enhancing curb appeal and customer draw.
- Prime infill position at the foothills of the Phoenix Mountains Preserve, serving over 110,000 residents within 3 miles and steps from the the Hilton Phoenix Tapatio Cliffs Resort, one of the top-ranked resorts in the U.S.
- Five access points into the property, with dual monument signage fronting 7th Street, which delivers constant exposure and easy entry.
- Anchored by Scramble Breakfast & Lunch, Driftwoods Bar, nad VCA Animal Hospital consistently drawing a mix of daytime and evening crowds.
- Adjacent to one of the world’s largest urban mountain preserves—over 41,000 acres of trails and desert parks offering a genuine outdoor escape right in the city

Traffic Counts

Mountain View Rd	9,471 CPD
7th St	28,865 CPD

Total	38,336 CPD
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Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,927	111,029	371,570
Estimated Households	8,400	48,836	157,487
Avg Household Income	\$90,439	\$116,446	\$112,523
Daytime Population	6,051	49,759	138,736

Source: SitesUSA

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BUILDING A

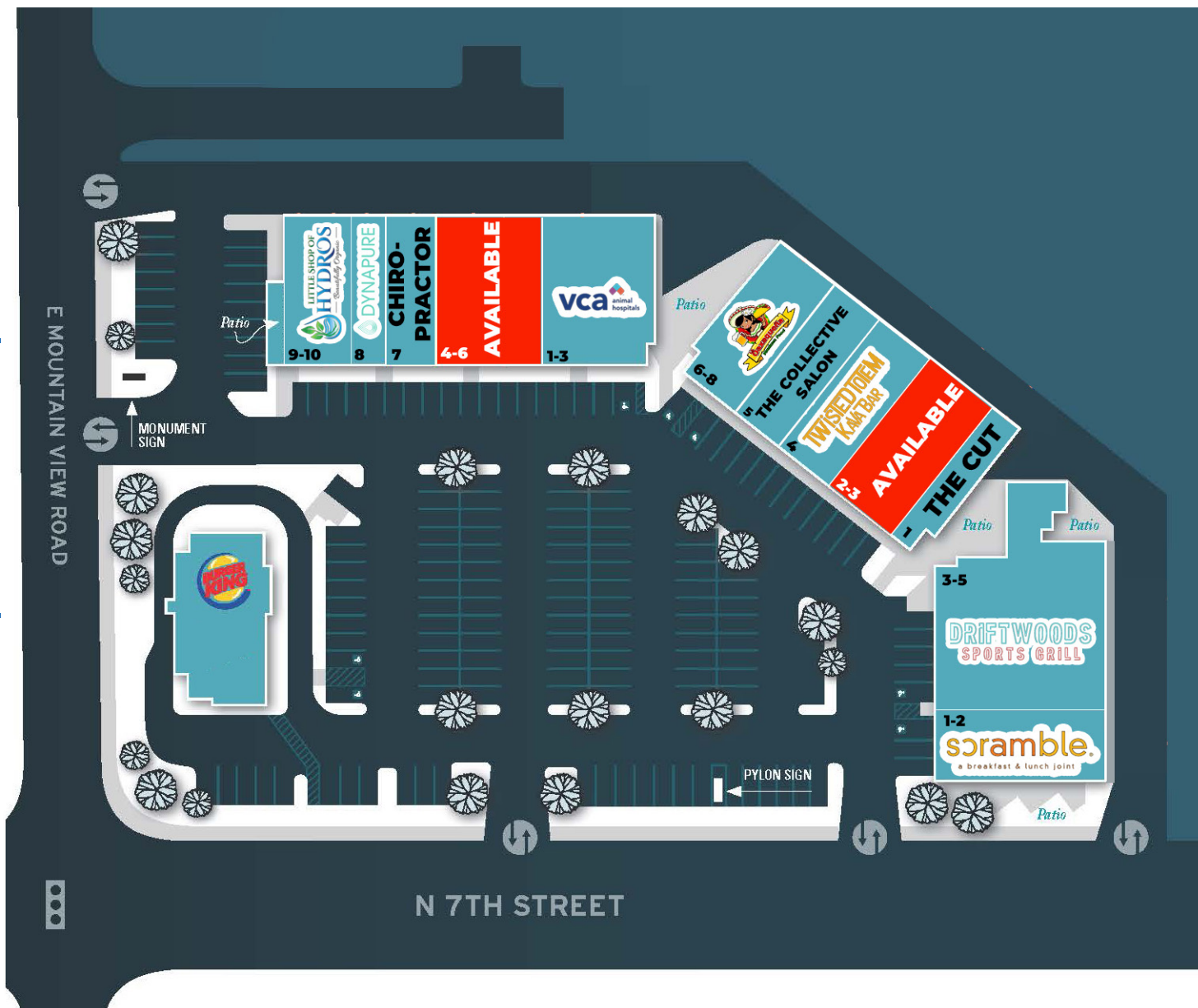
SUITE	TENANT	SQFT
9-10	Little Shop of Hydros	1,920
8	Dynapure	960
7	Chiropractor	1,700
4-6	AVAILABLE	3,080
1-3	VCA Animal Hospital	3,121

BUILDING B

SUITE	TENANT	SQFT
6-8	La Oaxaquena	3,360
5	The Collective Salon	960
4	Twisted Totem	1,200
2-3	AVAILABLE	2,160
1	The Cut Barber	1,200

BUILDING C

SUITE	TENANT	SQFT
3-5	Driftwoods Sports Grill	3,465
1-2	Scramble, a Breakfast and Lunch Joint	3,052



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DEMOGRAPHICS



2025 POPULATION

1 MILE: 17,927
3 MILES: 111,029
5 MILES: 371,570



2025 TOTAL HOUSEHOLDS

1 MILE: 8,400
3 MILES: 48,836
5 MILES: 157,487



MEDIAN HOME VALUE

1 MILE: \$378,942
3 MILES: \$524,374
5 MILES: \$494,200



MEDIAN HOUSEHOLD INCOME

1 MILE: \$90,439
3 MILES: \$116,446
5 MILES: \$112,523



TOTAL BUSINESSES

1 MILE: 883
3 MILES: 6,368
5 MILES: 19,076



NUMBER OF EMPLOYEES

1 MILE: 6,051
3 MILES: 49,759
5 MILES: 138,736

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