

WINSOR RANCH

6801-6823 N. 35TH AVENUE, PHOENIX, ARIZONA 85009

RETAIL SPACES FOR LEASE



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PROPERTY SUMMARY

AVAILABLE ±1,572 - ±3,512 SF

- Anchored by Los Altos Ranch Market
- Great visibility with high traffic counts
- Located less than two miles from I-17 Freeway
- Tremendous demographics



TENANTS:



TRAFFIC COUNTS

N 35th Ave: 12,654 VPD

E Glendale Ave: 20,719 VPD

S 35th Ave: 12,570 VPD

W Glendale Ave: 20,414 VPD



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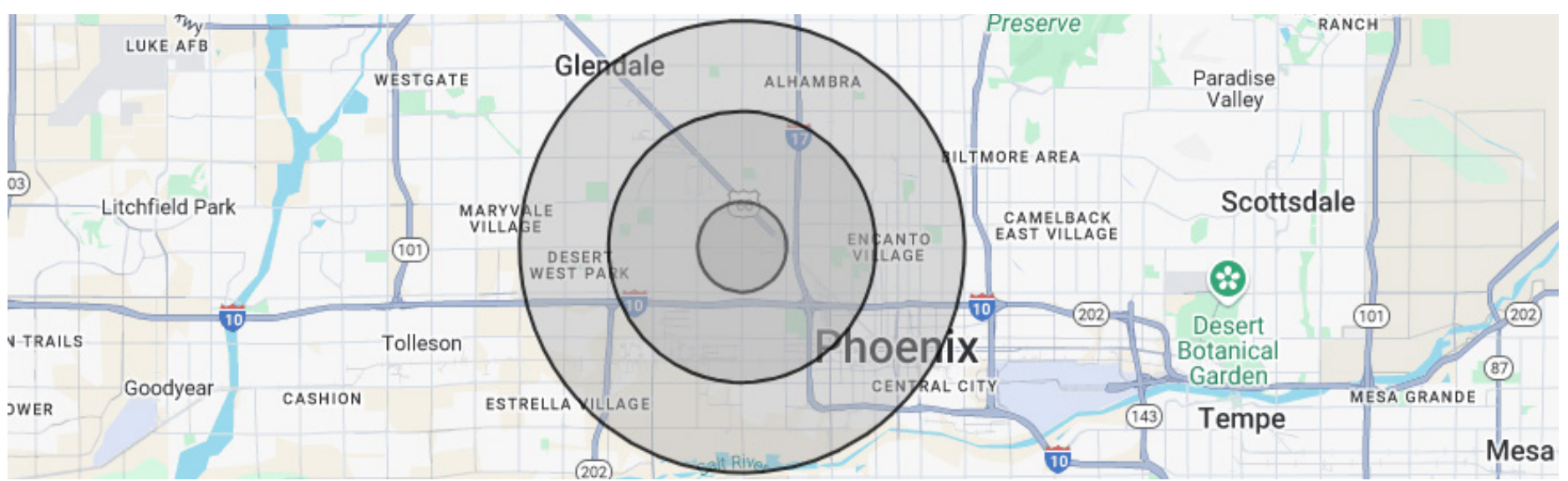
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	24,232	224,983	576,547
Current Year	22,656	209,027	534,767
2020 Population	23,663	208,066	531,343
Growth Current Year - 2029	1.4%	1.5%	1.6%
Growth 2020 - Current Year	-1.1%	0.1%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,527	75,960	202,853
Current Year	7,038	70,315	187,611
2020 Population	7,433	70,226	186,435
Growth Current Year - 2029	1.4%	1.6%	1.6%
Growth 2020-Current Year	-0.7%	0.3%	0.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$67,247	\$65,533	\$72,406
Median Household Income	\$52,832	\$48,811	\$53,344

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