



FULLY BUILT OUT  
DRIVE-THRU RESTAURANT FOR LEASE

# 420 EAST SOUTHERN AVE

W/NWC 7th St & Southern Ave | Phoenix, AZ 85040



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### AREA CO-TENANTS

**HARBOR FREIGHT**

**CARDENAS**

**FOOD CITY**

**WSS**

**H&R BLOCK**

**M**

**Jack in the box**

**peter piper pizza**

**PANDA EXPRESS CHINESE KITCHEN**

**PNC**

**SAFEWAY**

**FAMILY DOLLAR**

### PROPERTY DESCRIPTION

Introducing a fantastic opportunity to lease a brand new, fully built out drive-thru restaurant at 420 East Southern Avenue in Phoenix, AZ. This 2,083 SF space features a 196 SF covered patio area, perfect for outdoor dining. Situated in a prime location less than 1-mile south of South Mountain High School, this property offers excellent visibility and access. With its proximity to several schools and a dense residential population, this space presents an ideal environment for a thriving business. Don't miss out on this prime opportunity!

### LOCATION DESCRIPTION

Situated in bustling Phoenix, the area surrounding 420 E Southern Ave offers a vibrant backdrop for a drive-thru restaurant tenant. With nearby attractions like South Mountain High School, ASU Prep South Phoenix, and Roosevelt Elementary School, this location benefits from a steady flow of potential customers. El Reposo Park and the South Mountain Community Center provide recreational opportunities for locals, while the proximity to national retailers like McDonald's, Domino's, and CVS enhances the area's commercial appeal. Additionally, the completion of the new ±90-unit multifamily development at South 7th Village and the Light Rail South Central Extension promise increased foot traffic, making this a prime spot for your business venture.



### PROPERTY HIGHLIGHTS

- 2,083 SF Brand New Fully Built Out Drive-Thru Restaurant for Lease
- 196 SF Covered Patio Area
- ±0.79 Acres; 16 Parking Spaces; Zoned C-1
- 1,200 Gallon Grease Trap, 11 Tons of HVAC, 400 AMPS of Electrical, 10 Foot Hood, Walk-In Cooler & Drive-Thru Menu Board in place
- Parking Lot Paving & Landscaping in Progress
- Less than 1-mile south of South Mountain High School with ±2,211 students
- Within a half-mile of North of ASU Prep South Phoenix, Roosevelt Elementary School, and Advance U Elementary School
- El Reposo Park and the adjoining South Mountain Community Center are within a half mile
- Surrounded by national retailers: McDonald's, Domino's, Harbor Freight Tools, CVS, Jack in The Box, Ranch Market
- Dense demographic profile with ± 331,307 residents in a 5-mile trade area with an AHHI of ± \$93,338
- Immediately west of South 7th Village, a new ±90-unit multifamily development completed in 2020
- 1/4 mile East of the Light Rail South Central Extension

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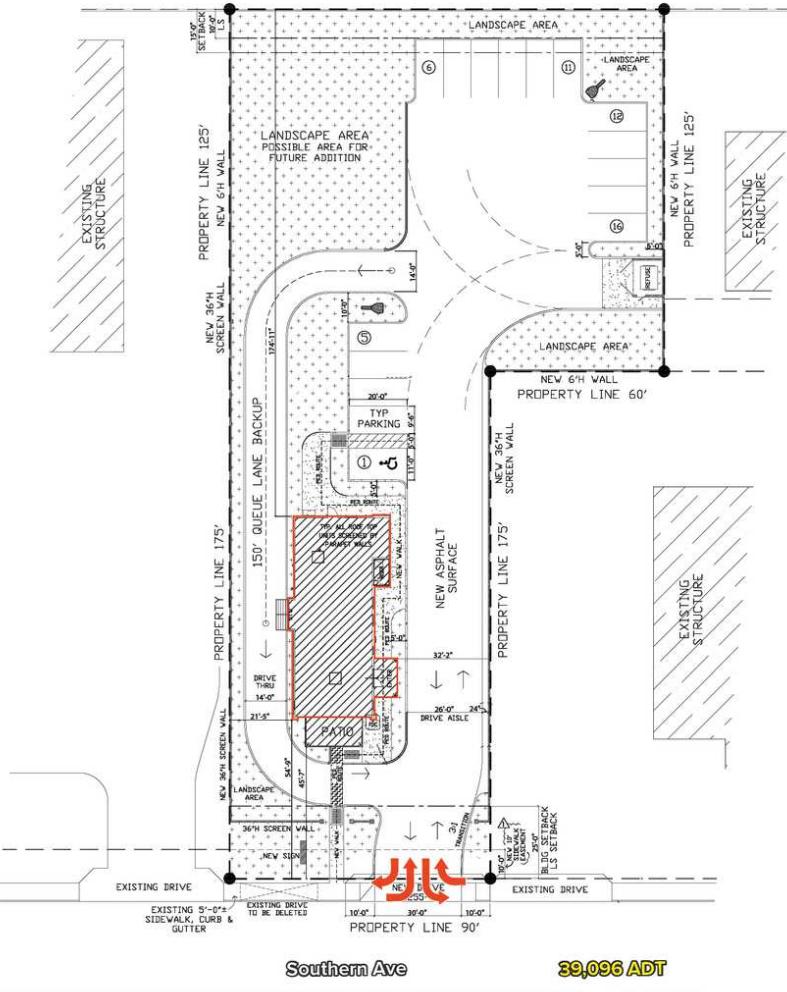


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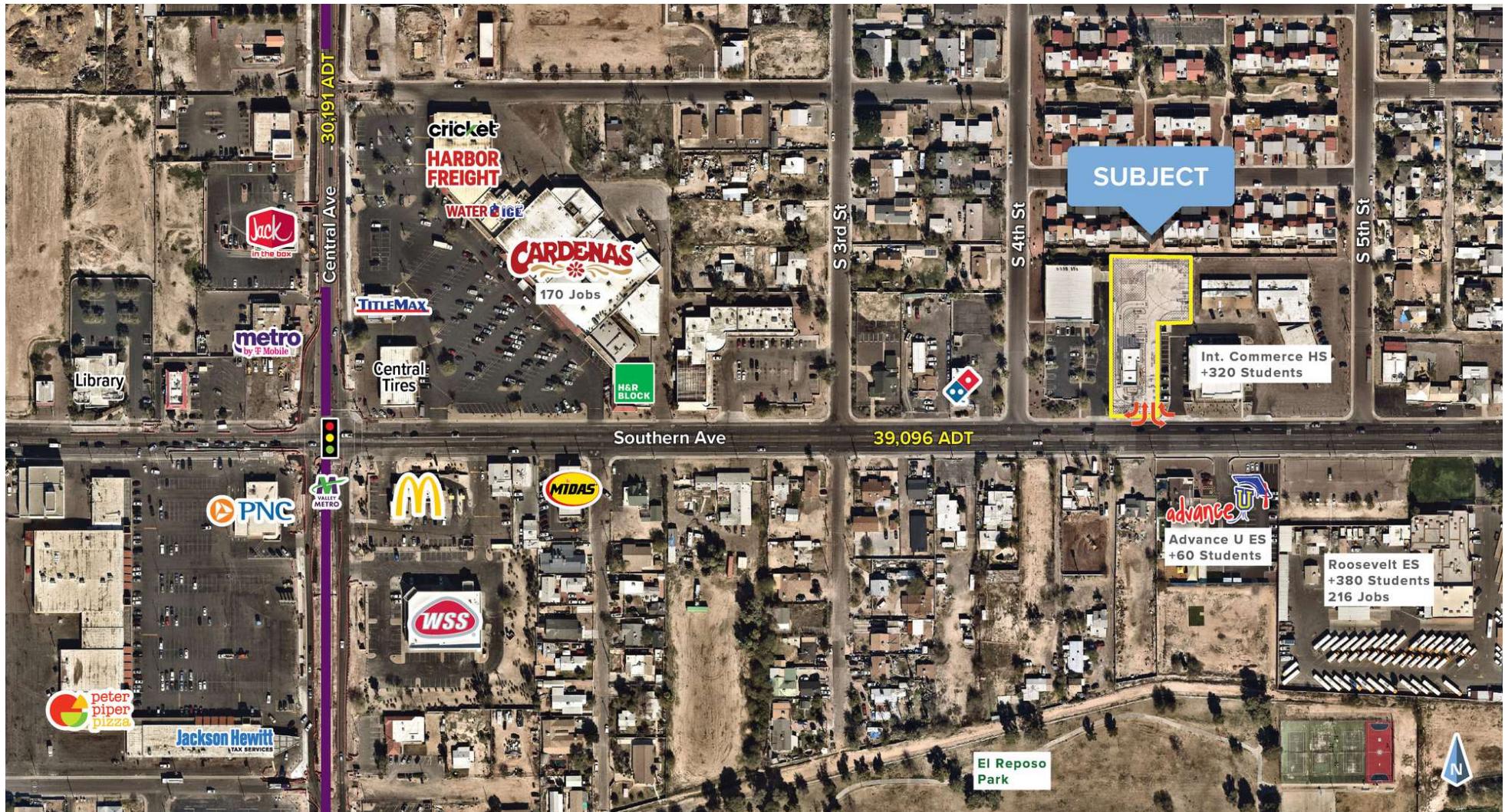


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POPULATION				HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	21,646	111,208	220,475	Median	\$57,956	\$74,796	\$70,100	Total Businesses	367	2,328	8,561
Median Age	31.7	33.6	33.3	Average	\$84,125	\$101,745	\$97,095	Employees	3,789	37,351	184,707
								Daytime Population	17,656	107,587	331,591
EDUCATION				EMPLOYMENT			HOUSEHOLD STATISTICS				
	1 MILE	3 MILES	5 MILES	White Collar	1 MILE	3 MILES	5 MILES	Households	1 MILE	3 MILES	5 MILES
Percentage with Degrees	22%	30%	32%	Services	44.03%	51.12%	53.56%	Households	6,582	34,910	73,239
				Blue Collar	29.71%	27.49%	26.04%	Median Home Value	\$342,703	\$394,767	\$398,365

\*2025 Demographic data derived from ESRI

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