



35th Avenue
VPD 31,184

Northern Avenue
VPD 44,610

REDEVELOPED BY



JOIN DOLLAR TREE
AND VASA FITNESS

PARK NORTHERN

NEC NORTHERN AVE & 35TH AVE
PHOENIX, AZ

CBRE



PROPERTY HIGHLIGHTS

- Dense population with a three-mile population in excess of 198,874*
- Planned re-development
- Located at a signalized intersection with good access and excellent visibility
- Easy access from Interstate 17



AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	25,564	208,975	509,838
Daytime Population	17,020	181,813	464,222
2023 Households	8,218	71,704	181,927
Med. Home Value	\$264,234	\$266,455	\$292,469

*Source: Esri



TRAFFIC COUNTS

Northern Ave	44,610 VPD
35th Ave	31,184 VPD

Source: ADOT



TENANTS

SUITE	TENANT	± SIZE (SF)
A1	Water & Ice	983
A2	AVAILABLE	766
A3	Advanced Chiropractic	988
A4	1st Acceptance Ins.	738
A5	AVAILABLE	1,039
A6	Barber Shop	926
A7	Choko Loco	1,492
B2	Dollar Tree	8,480
B3	LaPatrona Fashion	745
C1	AVAILABLE	1,186
C2	AVAILABLE	909
C3	H&R Block	1,343
C4	AVAILABLE	3,759
D1-5	CASA Academy	4,575
D8	CASA Academy	3,780
D10	Armed Forces Career Center	2,092
E1-2	CASA Academy	17,962
H1	Vasa Fitness	60,000
J1	LoanMax	2,440



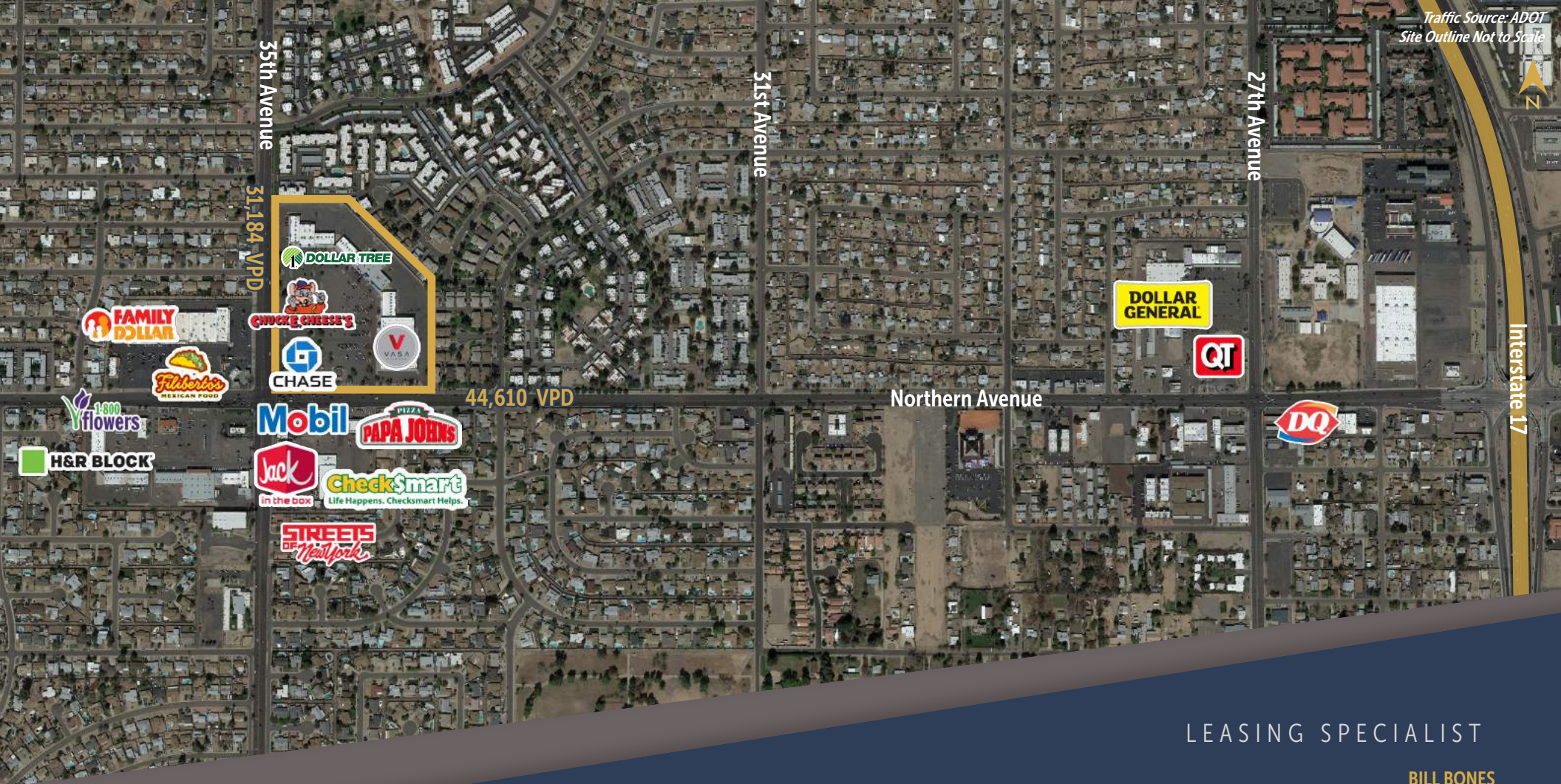
NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE

35TH AVENUE

NORTHERN AVENUE

AVAILABLE

Traffic Source: ADOT
Site Outline Not to Scale



LEASING SPECIALIST

BILL BONES

First Vice President

480 930 8859

bill.bones@cbre.com



PARK NORTHERN

NEC NORTHERN AVE & 35TH AVE PHOENIX, AZ

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