

RETAIL SPACE AVAILABLE

NEC

43RD AVE & PEORIA AVE

10605-10653 N 43RD AVE | PHOENIX, AZ 85029

BH PROPERTIES

PCA
PHOENIX COMMERCIAL ADVISORS



property highlights

AVAILABLE ±1,243 / ±1,680 / ±2,740 / ±6,212 / ±8,240

PRICING Call for Rates

ZONING C-2

LOCATION HIGHLIGHTS

- » ±1,243 to 8,240 SF of retail space available, offering flexible options to accommodate a variety of tenant sizes and business needs.
- » Anchored by Ross, providing consistent foot traffic and a strong retail presence.
- » Located along Peoria Ave with excellent visibility and exposure to passing traffic.
- » More than 163,000 employees within a five-mile radius, supporting steady daytime traffic.

TRAFFIC COUNTS

43rd Ave

N ±33,756 VPD (NB & SB)

S ±33,290 VPD (NB & SB)

Peoria Ave

E ±40,368 VPD (EB & WB)

W ±26,501 VPD (EB & WB)

ADOT 2025



site plan



SUITE	TENANT	SIZE (±SF)
PAD	Jack in the Box	
10605	AVAILABLE	8,240
10611	AVAILABLE	1,680
10613	HRO, Inc.	1,680
10615-17	BellaZura	4,000
10619	AVAILABLE	2,740
10625	Ross	30,000
10635	AVAILABLE	1,243
10637	Barber	1,110
10639-43	ZB Food Imports	3,397
10645	AZ Wellness	2,172
10649	Cuban Foods	2,270
10653	AVAILABLE	6,212



zoom aerial



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wide aerial



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demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	15,149	4,191	10,958
3 MILE	155,845	66,297	89,548
5 MILE	401,686	163,136	238,550

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$82,279	\$97,977	\$33,825
3 MILE	\$70,048	\$89,467	\$32,602
5 MILE	\$68,235	\$89,735	\$32,484

2025 HOUSING UNITS



7,592

1 MILE

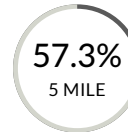
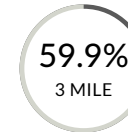
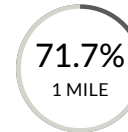
66,403

3 MILE

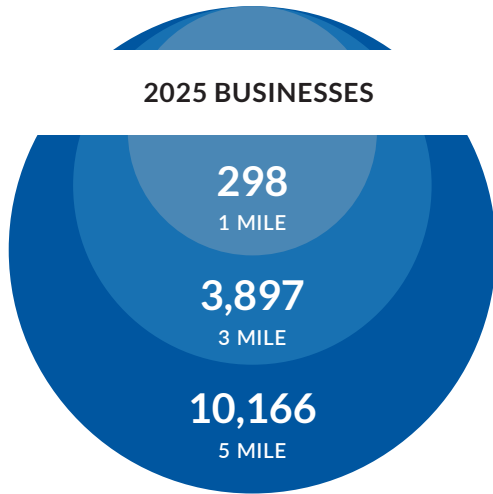
173,201

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION	21,240	175,482	456,848
2030 POPULATION	21,495	176,167	459,359



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	7,398	63,821	164,777
2030 HOUSEHOLDS	7,535	64,557	167,187



exclusively listed by

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