

DO NOT DISTURB TENANT

Laveen Automotive Building

SSEC Southern Ave & 35th Ave, Phoenix, AZ 85041

Daniel Ortega | Principal

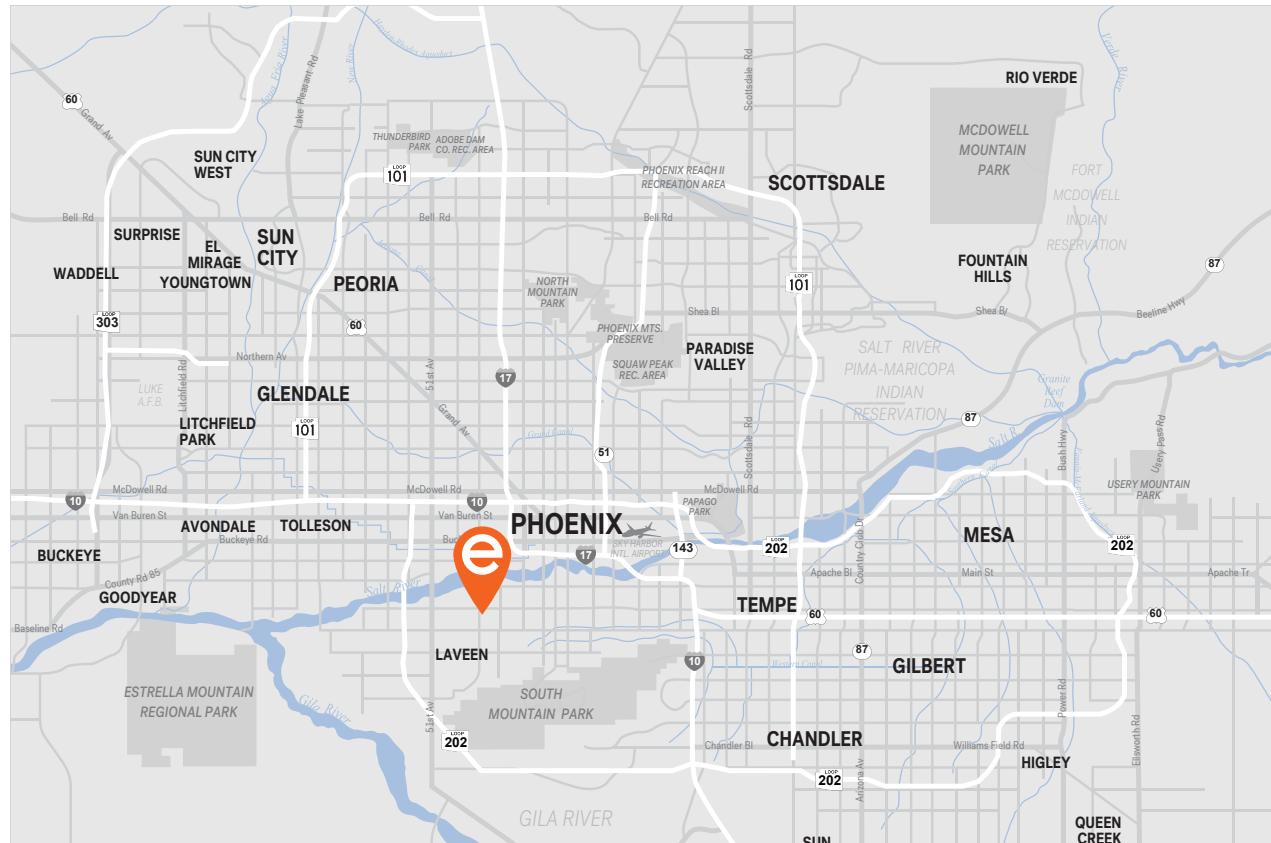
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Southwest Edge

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2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	19,602	95,790	217,706
DAYTIME POPULATION	13,217	75,623	214,560
MED HH INCOME	\$74,681	\$83,148	\$67,110

AREA RETAILERS

Walmart, SkyZone Trampoline Park, Uptown Jungle, Planet Fitness, Tractor Supply, Goodwill, Autozone, Walgreens, Dollar Tree, McDonald's, Jack in the Box, Starbucks, Angry Crab Shack, US Bank, Ono Hawaiian BBQ, Bosa Donuts, Filiberto's, Sherwin Williams

LOCATION

**6161 S 35th Ave
Phoenix, AZ 85041**



SIZE

**±3,948 sf - Building
±.59 ac - Parcel Size**



ZONING

C-2 (Phoenix)



TRAFFIC COUNTS

31,194 CPD

Southern Ave

20,193 CPD

35th Ave



PROPERTY INFORMATION

- Flexible opportunity for purchase or lease
- Freestanding building with excellent visibility from 35th Avenue
- 6 bays ideal for automotive or service operations
- Across from Walmart with strong retail co-tenancy
- Modern construction built in 2019

