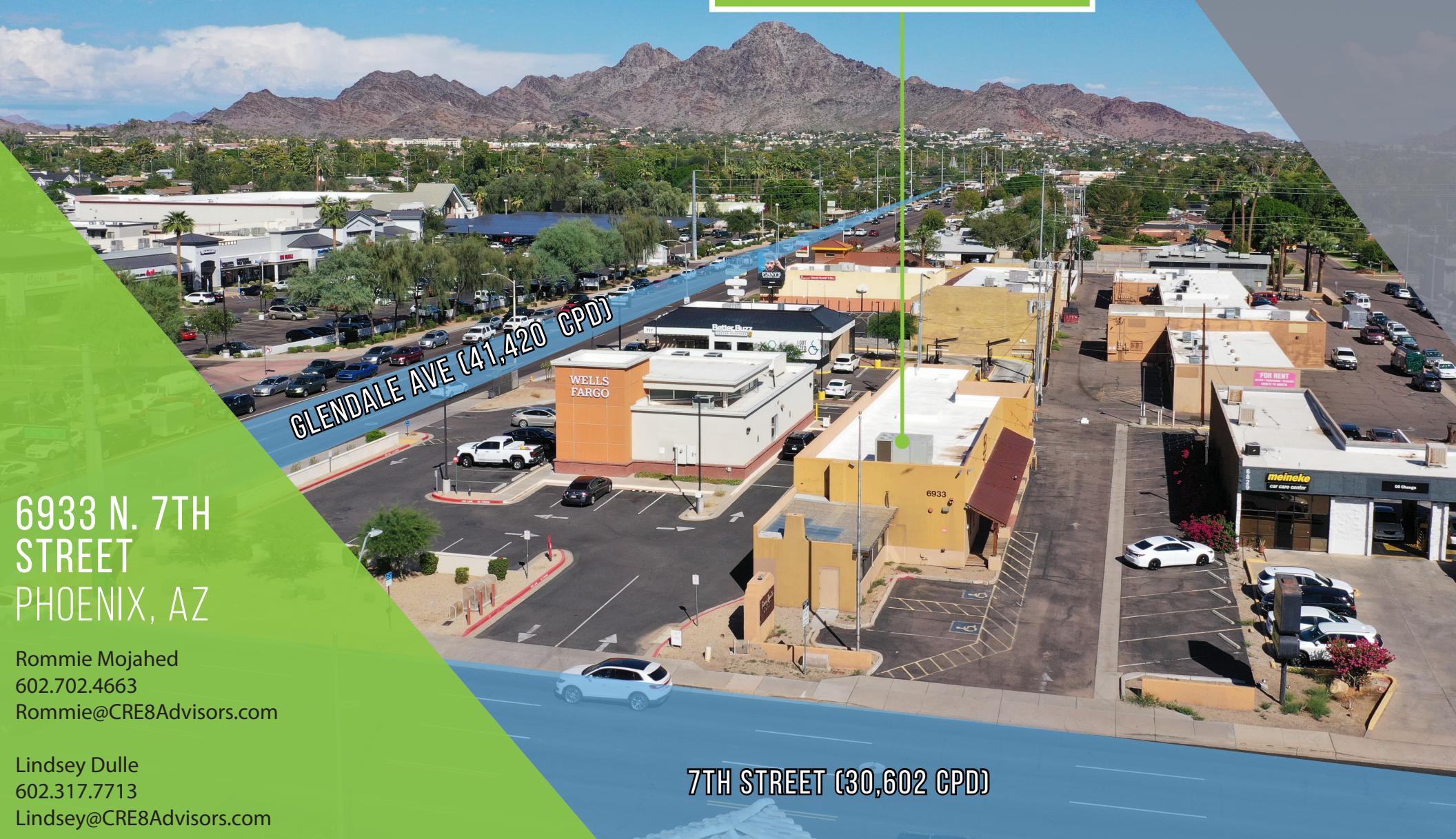


FREESTANDING RETAIL PAD FOR SALE!

CRE8
ADVISORS

SUBJECT PROPERTY



6933 N. 7TH
STREET
PHOENIX, AZ

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com

PROPERTY SUMMARY

6933 N. 7TH STREET
PHOENIX, AZ



PROPERTY OVERVIEW

- Freestanding Retail Pad Building For Sale!
- Located just off the hard corner at 7th Street & Glendale Avenue in Phoenix
- High visibility on 7th Street
- Enormous Monument Sign in front of the building
- Located in high traffic corridor with over 65,000 CPD
- One of the rare buildings with a basement in the City of Phoenix
- The building is in vanilla shell condition with a brand new roof
- 22 Parking Spots

PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 Population:	15,876	150,977	405,248
2029 Population:	17,212	164,221	438,882
2024 Total Households:	7,038	68,475	166,423
Average Household Income:	\$129,254	\$92,532	\$87,578

PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
TOTAL AREA:	7,667 SF (4,113 SF + 3,554 SF Basement)
LAND AREA:	.32 Acres
APN:	161-04-086H
ZONING:	C-2

IMMEDIATE TRADE AREA

6933 N. 7TH STREET
PHOENIX, AZ



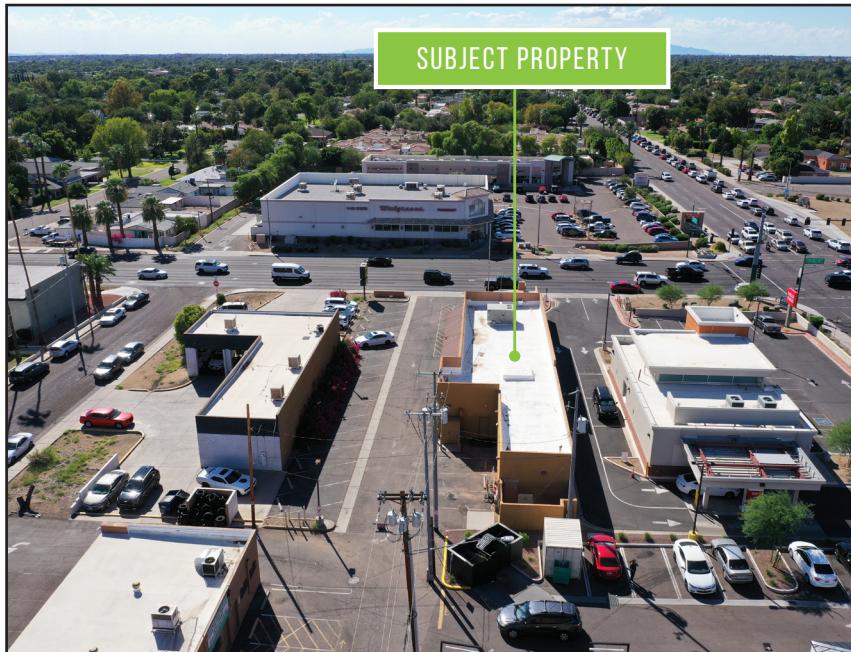
AREA OVERVIEW

6933 N. 7TH STREET
PHOENIX, AZ



SITE OVERVIEW

6933 N. 7TH STREET
PHOENIX, AZ





CRE8 ADVISORS

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com