

# 737 S 7TH STREET

## BELLA VISTA, PHILADELPHIA 19147



## CORNER RETAIL SPACE IN BELLA VISTA

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# 737 S 7TH STREET

Bella Vista, Philadelphia 19147



## CORNER RETAIL SPACE IN BELLA VISTA

### \$2,150 Gross

- » Prime historic corner retail opportunity on “South Philly Bankers Row”
- » Former Banca d’Bozzelli building, originally constructed in 1892
- » 575 ± SF corner retail space
- » 47 ± FT of wraparound corner frontage
- » Excellent visibility with strong signage potential
- » Ideal for boutique retail, café, or specialty users
- » Zoning: CMX-2
- » Bella Vista is a premier neighborhood retail market characterized by strong residential density, steady pedestrian activity, and a well-established mix of local retail and dining concepts. Anchored by the historic Italian Market and supported by surrounding commercial corridors, the area benefits from consistent daytime and evening traffic. The neighborhood offers excellent walkability and convenient access to SEPTA bus routes and nearby Broad Street Line stations, providing seamless connectivity to Center City and the broader Philadelphia region.



Walk Score®

Walk Score **88**

Transit Score **80**

Bike Score **87**

DEMOGRAPHICS (1 mile)	
Residents	87,271
Average household income	\$130,734
Est. Daytime population	101,603

NEIGHBORS INCLUDE:



*Fitzwater Café*



**RALLY COFFEE CO.**



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## Property Photos



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## Retail Map



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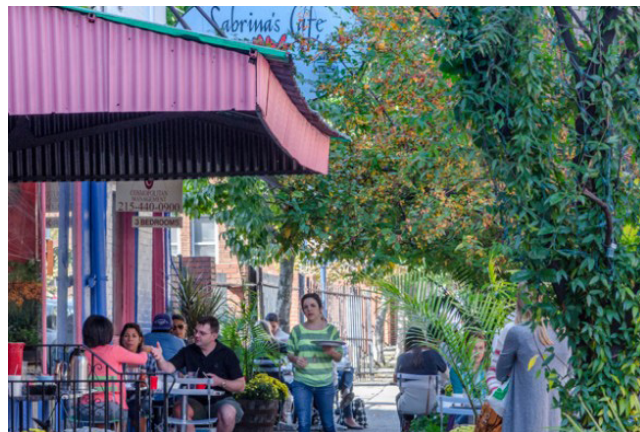
Bella Vista, Philadelphia 19147

## About the Neighborhood: Bella Vista



Bella Vista is a premier neighborhood retail market located just south of Center City, bounded by 6th Street to the east, 11th Street to the west, South Street to the north, and Washington Avenue to the south. The neighborhood benefits from strong residential density, consistent pedestrian activity, and a well-established mix of local retail and dining concepts. Anchored by the historic Italian Market and supported by surrounding commercial corridors, Bella Vista offers excellent walkability and convenient access to SEPTA bus routes and nearby Broad Street Line stations, providing seamless connectivity to Center City and the greater Philadelphia region.

Rich in history, Bella Vista—meaning “beautiful view” in Italian—originated as an Italian immigrant enclave in the late 19th and early 20th centuries. This heritage remains a defining characteristic of the neighborhood, most notably through the Italian Market, one of the oldest and largest open-air markets in the country. Today, Bella Vista has evolved into a diverse and vibrant community, with strong representation from Mexican, Vietnamese, and other cultural groups, contributing to a dynamic mix of restaurants, cafes, bakeries, and specialty shops, as well as year-round cultural events and festivals.



Bella Vista is known for its strong sense of community, walkable tree-lined streets, and a blend of historic rowhomes and modern residential developments. Local attractions such as Bardascino Park and Cianfrani Park serve as neighborhood gathering spaces, hosting events and community activities, while the area’s extensive murals—part of the Mural Arts Program—add a distinctive artistic presence. With its lively atmosphere, active civic associations, and reputation as a premier culinary destination, Bella Vista continues to be one of Philadelphia’s most desirable neighborhoods for both residents and businesses.

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