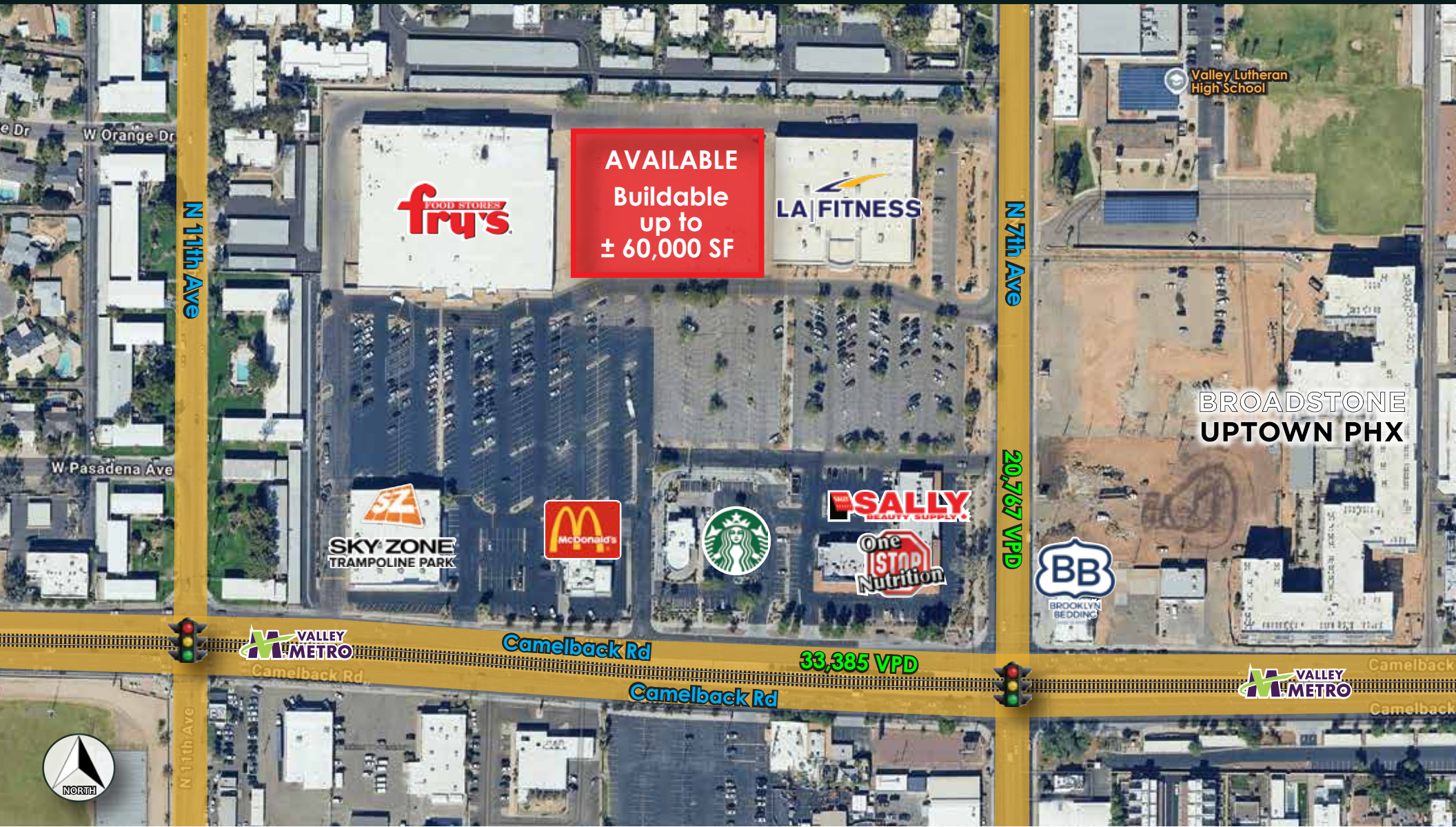


# RETAIL LAND LEASE at CAMELBACK VILLAGE SQUARE

## NWC 7th Avenue & Camelback Road | Phoenix, AZ



**AVAILABLE**  
Buildable  
up to  
± 60,000 SF

**Fry's**  
FOOD STORES

**LA FITNESS**

**SKY ZONE**  
TRAMPOLINE PARK

**McDonald's**

**Starbucks**

**SALLY**  
BEAUTY SUPPLY

**One STOP**  
Nutrition

**BB**  
BROOKLYN  
BEDDING

**BROADSTONE**  
**UPTOWN PHX**

**VALLEY METRO**

**Camelback Rd**

**33,385 VPD**

**Camelback Rd**

**VALLEY METRO**



**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

7339 E. McDonald Drive  
Scottsdale, AZ 85250  
(O) 480.947.8800  
(F) 480.947.8830  
www.dpcre.com

Contact:

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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NWC 7th Avenue & Camelback Road | Phoenix, AZ

## demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	21,687	192,273	478,175
PROJECTED POPULATION (2029)	23,262	195,197	489,281
AVERAGE HOUSEHOLD INCOME	\$109,332	\$110,982	\$104,148
DAYTIME POPULATION	12,037	158,883	402,896
MEDIAN AGE	35.5	34.2	33.6
ESTIMATED HOUSEHOLDS	10,645	81,991	193,194



traffic counts: N. 7th Ave | 20,767 VPD • W. Camelback Rd | 33,385 VPD

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## property highlights

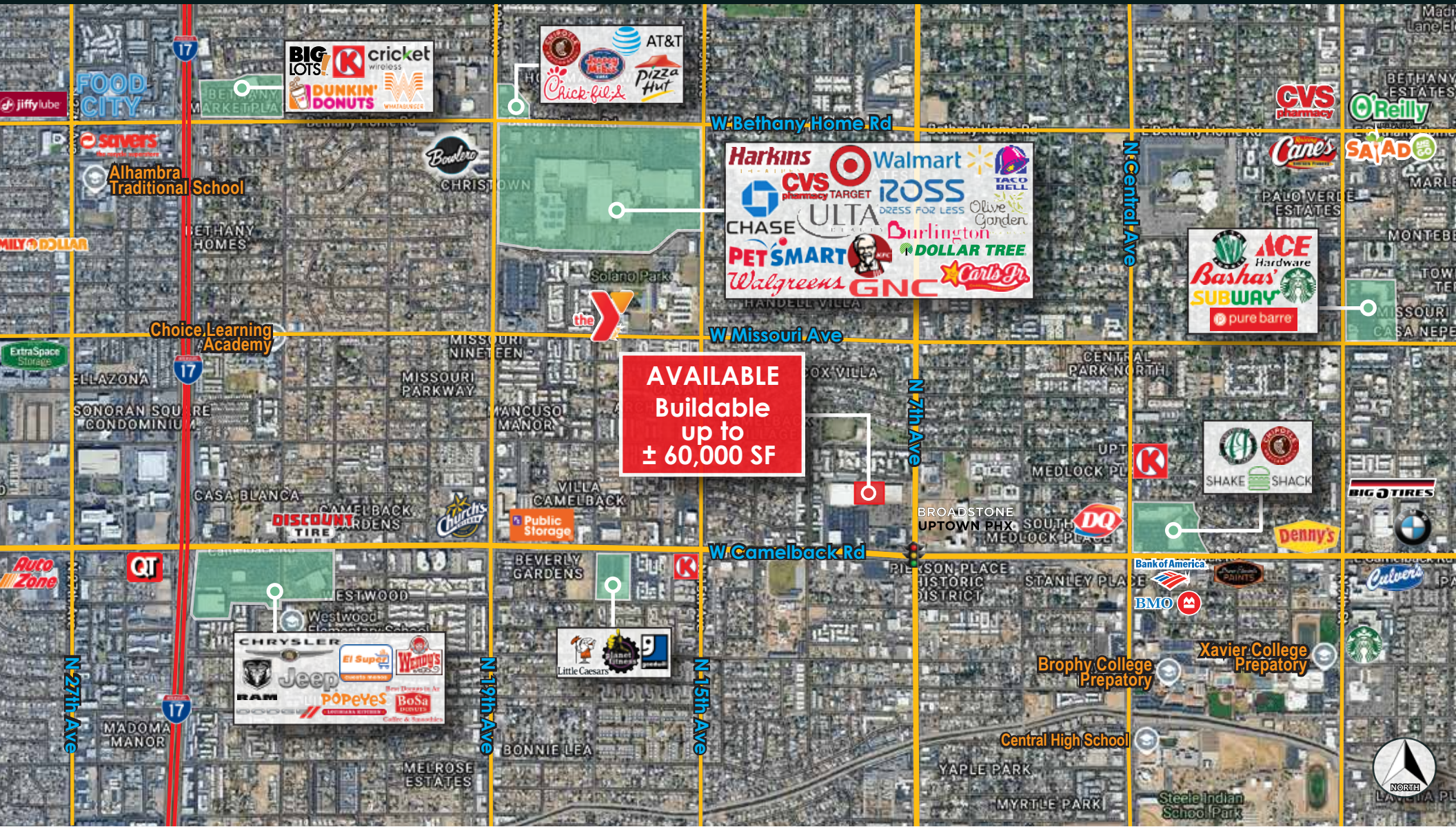
- Retail land available for lease; up to 60,000 SF buildable; C-2 zoning
- Excellent co-tenants including Fry's Food & Drug, LA Fitness, Starbucks, McDonald's & more
- Monument signage available
- 1.5 miles east of I-17 & 2 miles west of SR-51
- Extremely dense trade area with a population of 478,175 within a 5-mile radius



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