

UNDER
NEW
OWNERSHIP!

NORTH
MOUNTAIN

ARMY
NATIONAL
GUARD

North Mountain
Christian Assembly

Mountain View Rd
9,471 CPD

Chiropractor

BURGER
KING

WISDOM
KAT BAR

DRYWOODS
SPORTS DRILL

scramble

Sunnyslope
Mennonite Church

7th St
28,865 CPD

ARIZONA
DEPARTMENT OF
ECONOMIC SECURITY

MOUNTAIN VIEW PLAZA

NWC of Mountain View Rd and 7th St
Phoenix, Arizona 85020

HILLSIDE
DESIGN & PRINT



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**±3,080 SF
AVAILABLE**

◆ LAST DEMISABLE RETAIL SPACE AVAILABLE

Property Highlights

- Under new ownership with plans to improve and renovate the center, enhancing curb appeal and customer draw.
- Prime infill position at the foothills of the Phoenix Mountains Preserve, serving over 110,000 residents within 3 miles and steps from the the Hilton Phoenix Tapatio Cliffs Resort, one of the top-ranked resorts in the U.S.
- Five access points into the property, with dual monument signage fronting 7th Street, which delivers constant exposure and easy entry.
- Anchored by Scramble Breakfast & Lunch, Driftwoods Bar, nad VCA Animal Hospital consistently drawing a mix of daytime and evening crowds.
- Adjacent to one of the world’s largest urban mountain preserves—over 41,000 acres of trails and desert parks offering a genuine outdoor escape right in the city

Traffic Counts

Mountain View Rd	9,471 CPD
7th St	28,865 CPD

Total 38,336 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,927	111,029	371,570
Estimated Households	8,400	48,836	157,487
Avg Household Income	\$90,439	\$116,446	\$112,523
Daytime Population	6,051	49,759	138,736

Source: SitesUSA

BUILDING A

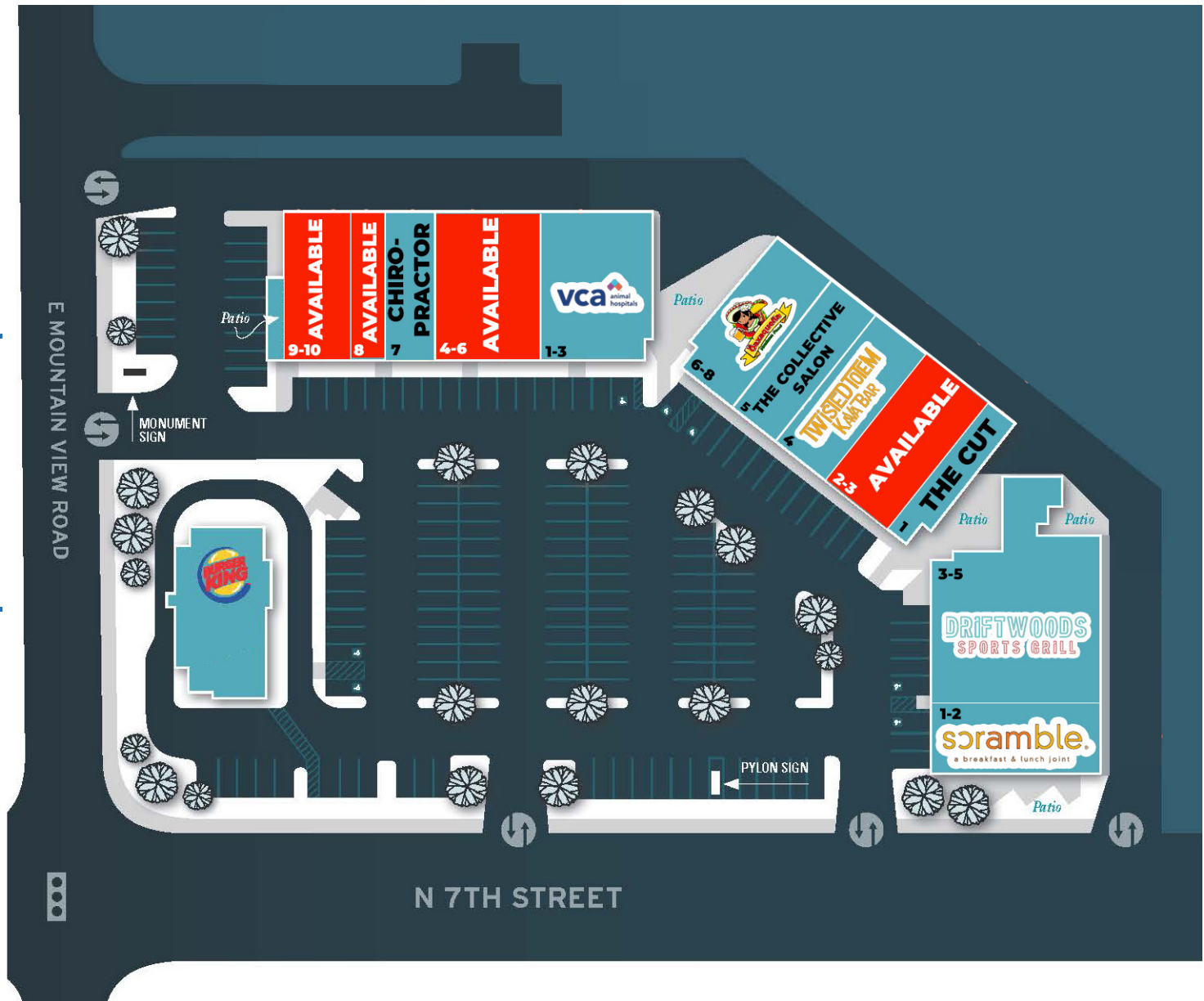
SUITE	TENANT	SQFT
9-10	AVAILABLE	1,920
8	AVAILABLE	960
7	Chiropractor	1,700
4-6	AVAILABLE	3,080
1-3	VCA Animal Hospital	3,121

BUILDING B

SUITE	TENANT	SQFT
6-8	La Oaxaquena	3,360
5	The Collective Salon	960
4	Twisted Totem	1,200
2-3	AVAILABLE	2,160
1	The Cut Barber	1,200

BUILDING C

SUITE	TENANT	SQFT
3-5	Driftwoods Sports Grill	3,465
1-2	Scramble, a Breakfast and Lunch Joint	3,052



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**±1,920 SF
AVAILABLE**

**±960 SF
AVAILABLE**

**±3,080 SF
AVAILABLE**

**±2,160 SF
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,927	111,029	371,570
	2026 TOTAL HOUSEHOLDS	8,400	48,836	157,487
	MEDIAN HOUSEHOLD INCOME	\$90,439	\$116,446	\$112,523
	2026 MEDIAN HOME VALUE	\$378,942	\$524,374	\$494,200
	2026 TOTAL EMPLOYEES	6,051	49,759	138,736
	2026 TOTAL BUSINESSES	883	6,368	19,076



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