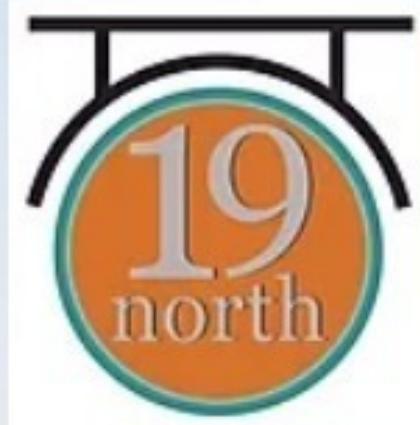




FOR LEASE | RETAIL SPACE

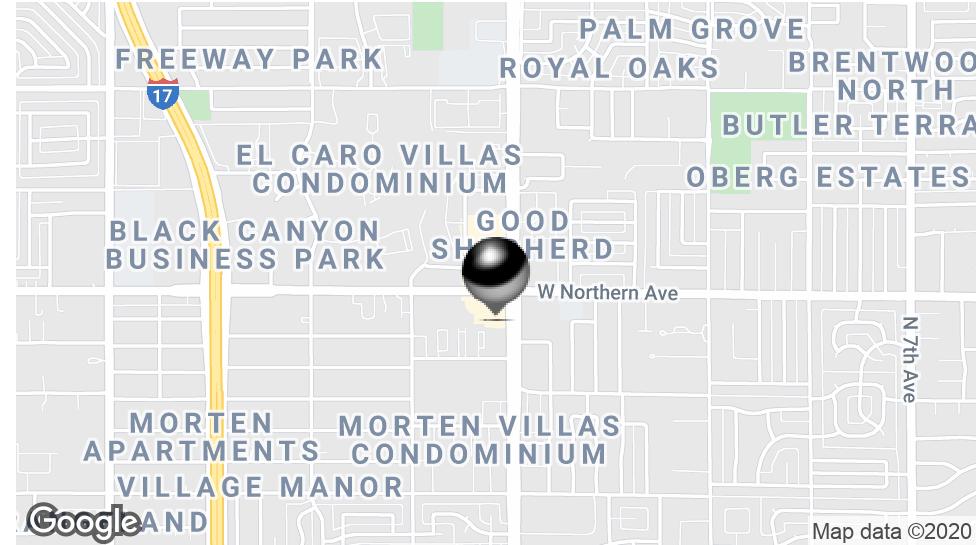
CHERYL PLAZA

7828 N 19th Ave, Phoenix, AZ 85021



PHOENIX WEST
commercial LLC

CHERYL PLAZA



OFFERING SUMMARY

Lease Rate:	Withheld
Building Size:	17,834 SF
Available SF:	736 - 4,337 SF
Lot Size:	1.3 Acres
Year Built:	1981
Zoning:	C-1, Phoenix
Market:	Phoenix
Submarket:	N Phoenix/I-17 Corridor

PROPERTY OVERVIEW

New ownership! Now leasing multiple suites in busy strip center in the heart of the I-17 retail corridor. The center is in the middle of the 19 North revitalization district and is booming with activity. Neighboring tenants include restaurants, salon, barbershop, shoe repair, security store, and income tax professional.

PROPERTY HIGHLIGHTS

- Directly across from lightrail station
- Excellent monument signage opportunities available on 19th Ave
- ±36,000 VPD traffic counts
- Less than 1 mile from I-17
- Kitty-corner to Alberton's
- Surrounded by an abundance of residential
- In revitalization area of Phoenix

125 SOUTH AVONDALE BLVD, SUITE 100
AVONDALE, AZ 85323
PHXWC.COM

JENNIFER GABRYCH
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623.208.7438
JGABRYCH@PHXWC.COM

ROBERT GABRYCH
ASSOCIATE
623.738.0394
RGABRYCH@PHXWC.COM

CHERYL PLAZA



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	736 - 4,337 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 9	Available	736 SF	NNN	Negotiable
Suite 12	Available	1,790 - 4,337 SF	NNN	Negotiable
Suite 13	Available	822 - 4,337 SF	NNN	Negotiable
Suite 14	Available	825 - 4,337 SF	NNN	Negotiable
Suite 15	Available	900 - 4,337 SF	NNN	Negotiable

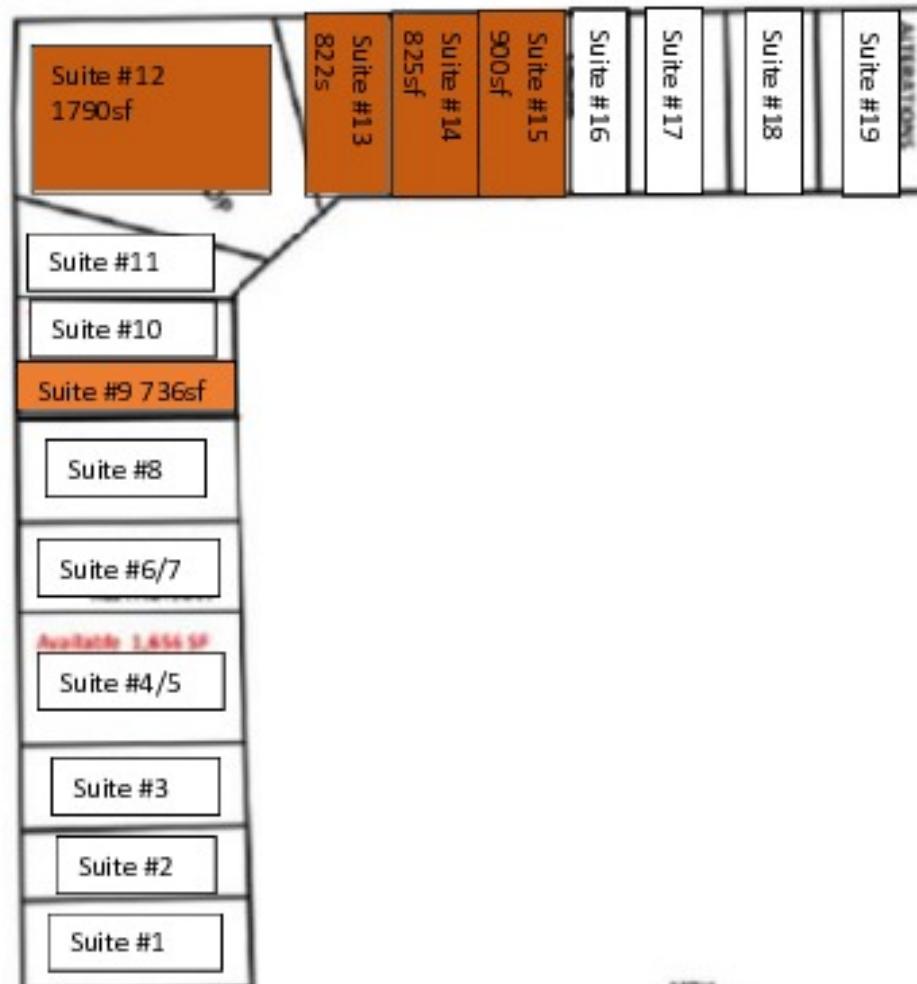
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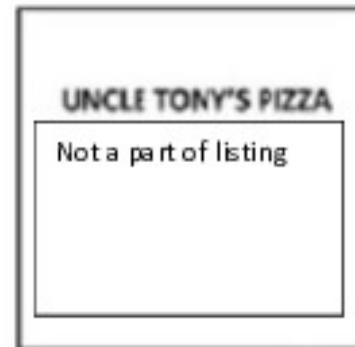
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SITE PLAN



Suite #1 Subway
 Suite #2 Income Tax
 Suite #3 Hair Salon
 Suite #4/5 European Deli
 Suite #6/7 Honduran Restaurant
 Suite #8 Pending
 Suite #9 Vacant (736sf)
 Suite #10 Pending
 Suite #11 Krav Maga
 Suite #12 Vacant (1790sf)
 Suite #13 Vacant (822sf)
 Suite #14 Vacant (825sf)
 Suite #15 Vacant (900sf)
 Suite #16 Barbershop
 Suite #17 Pet Grooming
 Suite #18 Church
 Suite #19 Shoe Repair/Alterations



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19 NORTH RETAIL CORRIDOR

19 North is an emerging, multigenerational community who pride themselves on their place-based community development where every business thrives, every student succeeds and every neighborhood is safe.

10 Minute Drive

- 26% of residents are under the age of 18
- The average age of residents is 37
- The average household income is \$66,270
- 2019 Population: 238,642
- 2024 Projection: 250,637

Light Rail Capital Investment

19 North is poised for **GROWTH**

NORTHWEST EXTENSION PHASE I
CAPITAL INVESTMENT 2016 TO PRESENT:
\$71 MILLION

CAPITAL INVESTMENT OF AREA PROJECTS IN PRE-DEVELOPMENT OR UNDER CONSTRUCTION
\$138 MILLION

Boasting a diverse housing mix, ranging from affordable studio apartments to large lot estate homes, this transit-oriented development retail corridor is truly a place your business can call home.

City of Phoenix
Community and Economic Development Department
200 W. Washington St., 20th Floor
Phoenix, AZ 85003
www.phoenix.gov/econdev | 602-262-5040

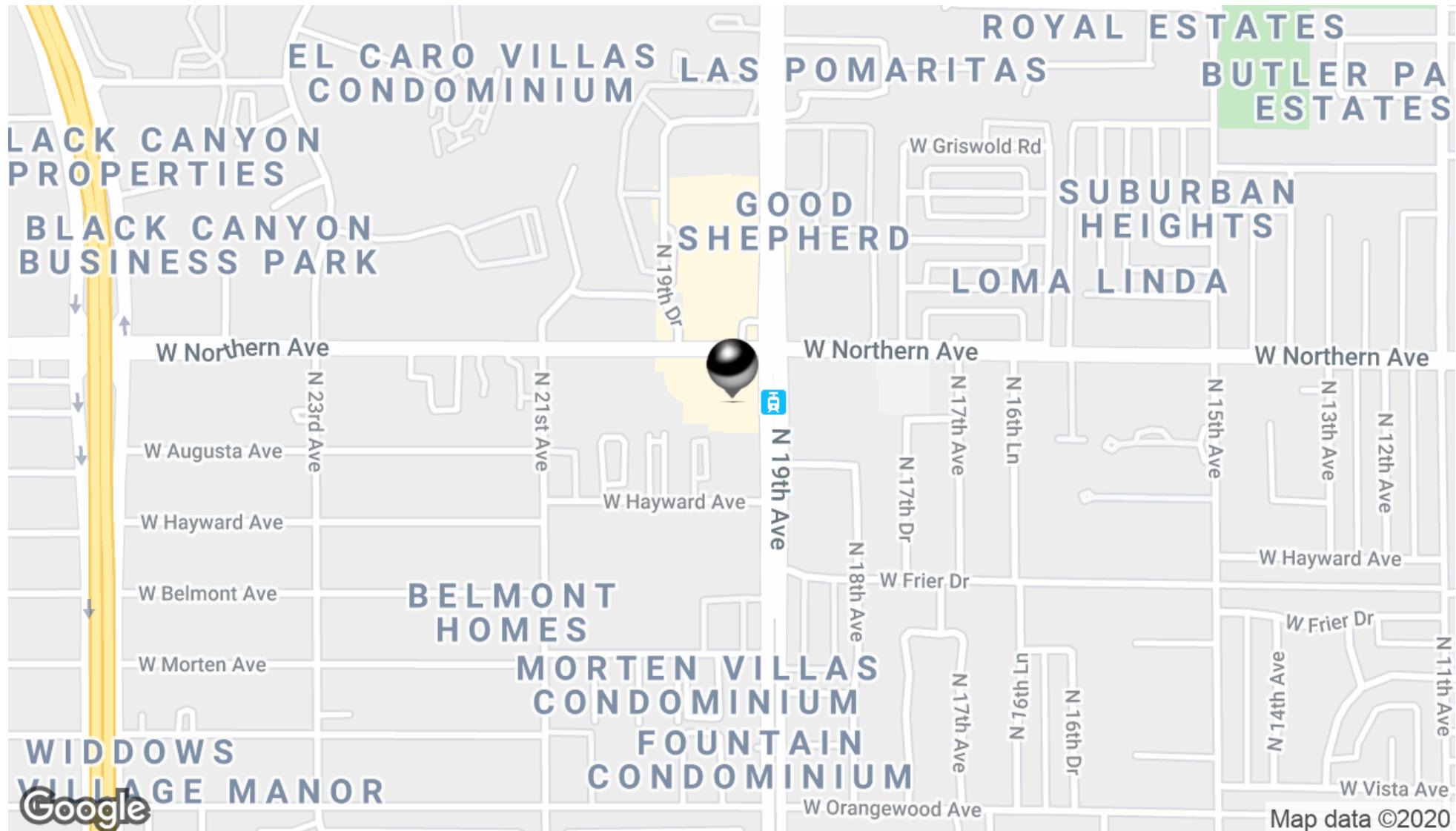



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