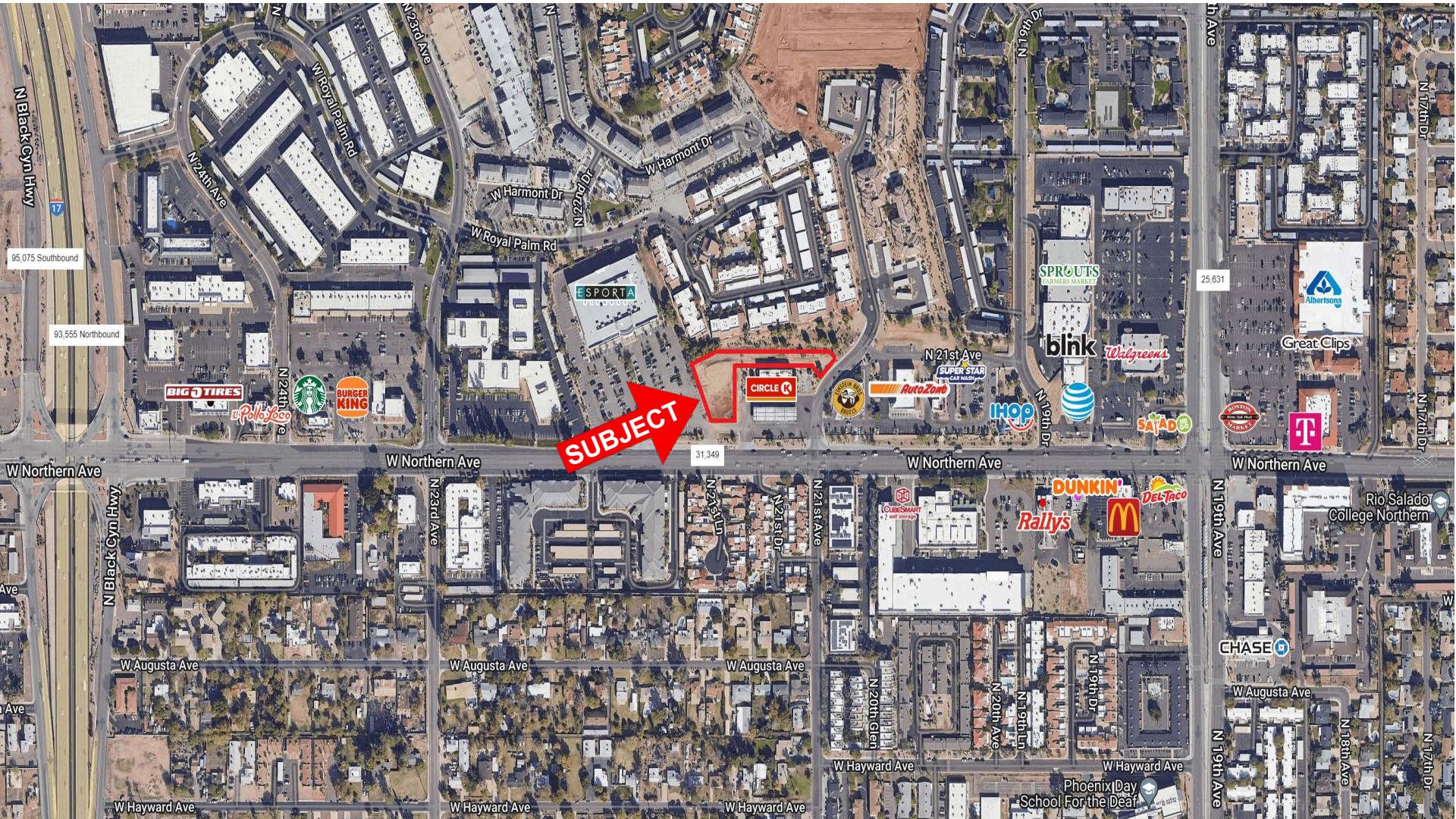




Fully-Entitled Drive-Thru Pad for Ground Lease

NWC Northern & 21st Ave - Phoenix, AZ



Catalyst Commercial Group

5450 E. High St | Suite 250 | Phoenix, AZ 85054

www.ccgretail.com

Chris Ray | 623.451.9567 | cray@ccgretail.com

Property Summary

Property Details

Address	The Property is located on the Northwest corner of Northern Avenue & 21st Avenue
Offering Price	Please Contact Broker
Size	2.087 Acres

Demographics

	1 Mile	3 Mile	5 Mile
2023 Est Population	21,389	175,417	441,219
2028 Est Population	22,079	181,484	454,923
Average HH Income	\$86,511	\$98,315	\$100,079

Traffic Counts

Northern Ave	31,349 VPD
19th Ave	25,631 VPD

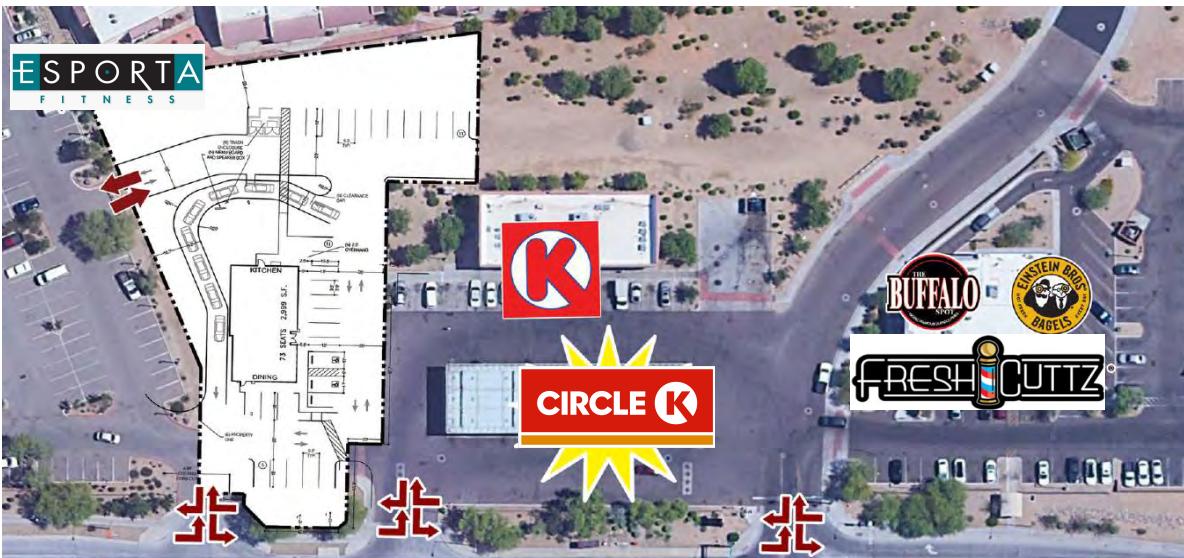
Property Highlights

- Fully Entitled for up to 4,100 square foot building w/ Drive-Thru
- Located adjacent to the third-highest performing Esporta in Arizona
- Adjacent Circle K is the third most visited in Arizona
- Located just off I-17 (195,624 ADT) and Northern (31,349 ADT)

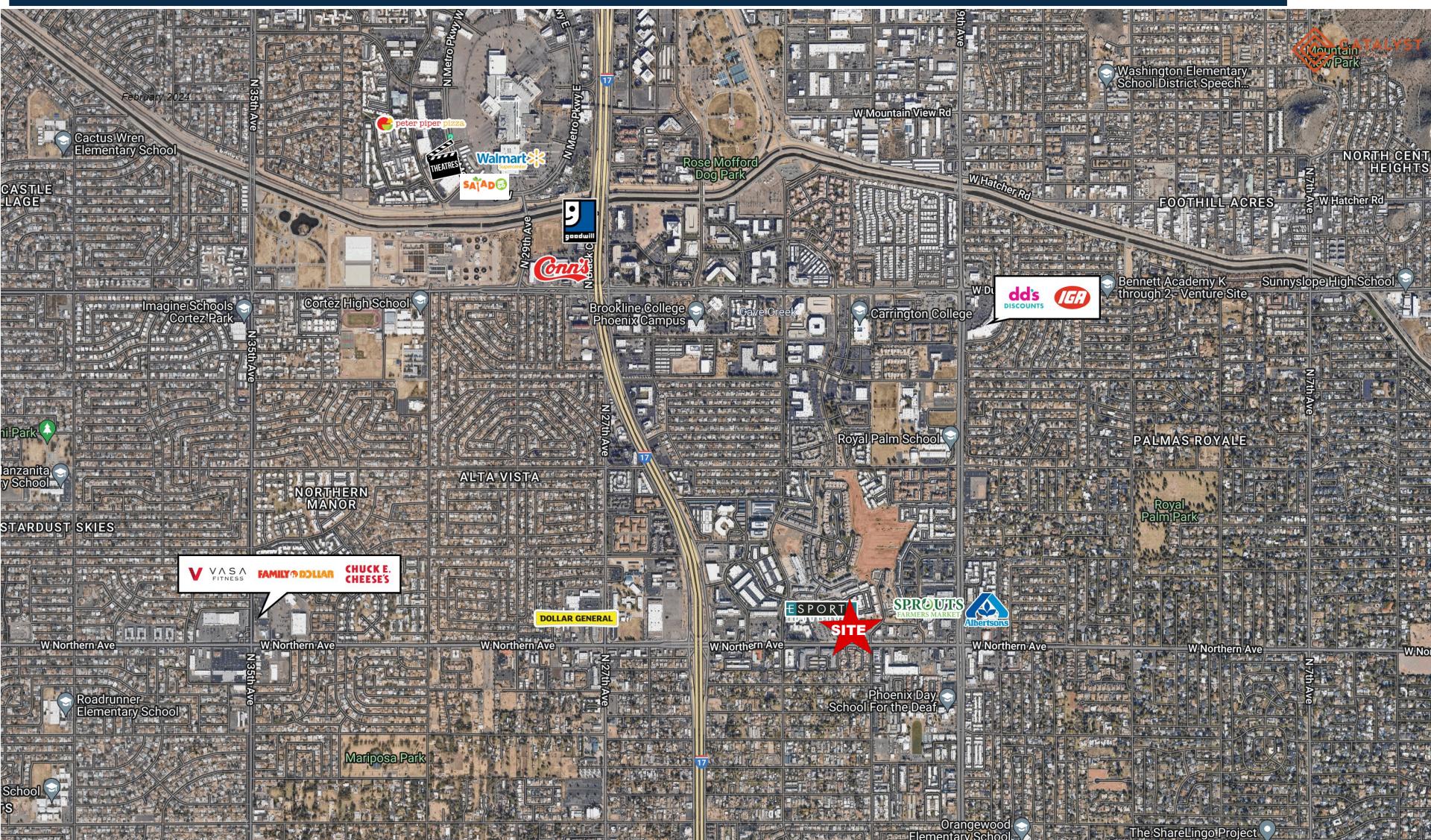
Notable tenants in trade area



Conceptual Site Plans



Trade Aerial



Chris Ray | 623.451.9567 | cray@ccgretail.com



5450 E. High St | Suite 250
Phoenix, AZ 85054
www.ccgretail.com