



End-Cap Available For Lease



Former Subway Available

4840 N 83RD AVE, PHOENIX, AZ 85033

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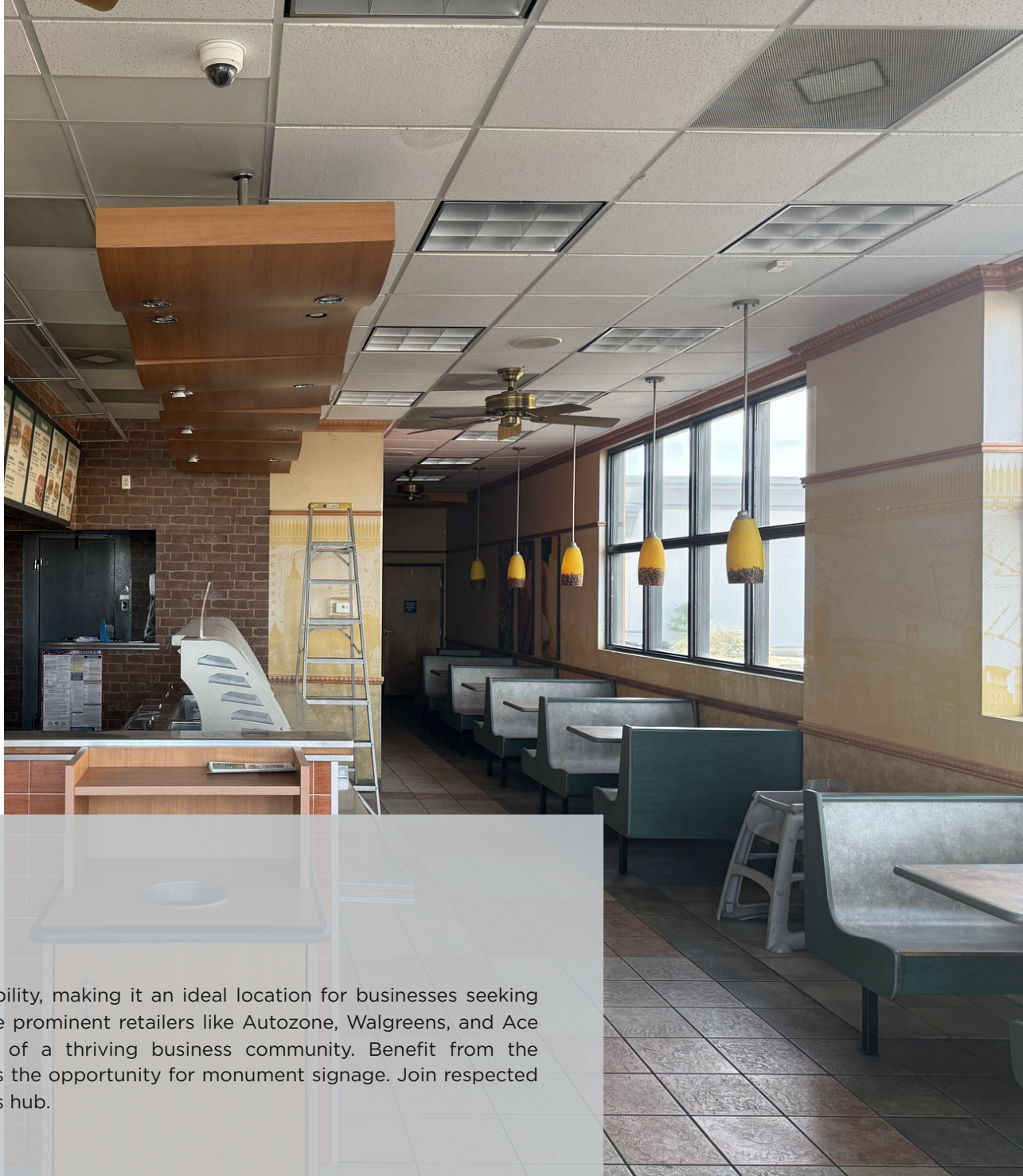
PROPERTY SUMMARY

END-CAP AVAILABLE FOR LEASE

4840 N 83RD AVE
PHOENIX, AZ 85033

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$27.00 SF/yr (NNN) |
| BUILDING SIZE: | 6,500 SF |
| AVAILABLE SF: | 1,307 SF |
| LOT SIZE: | 0.63 Acres |



PROPERTY SUMMARY

This Retail PAD building offers exceptional frontage and visibility, making it an ideal location for businesses seeking maximum exposure. Situated opposite Safeway and alongside prominent retailers like Autozone, Walgreens, and Ace Hardware, this space provides an opportunity to be part of a thriving business community. Benefit from the convenience of close proximity to Loop 101 and I-10, as well as the opportunity for monument signage. Join respected brands like MetroPCS and Papa John's in this dynamic business hub.

PROPERTY HIGHLIGHTS

- Excellent frontage & visibility
- Retail PAD building across from Safeway
- Adjacent to Autozone, Walgreens, Ace Hardware
- Join MetroPCS, Papa John's, and more
- Two (2) miles from State Farm Stadium
- Close proximity to Loop 101 and I-10
- Monument signage available



**2ND GENERATION
RESTAURANT**



**GOOD
CO-TENANCY**



**STRONG
DEMOGRAPHICS**

AVAILABLE SUITES



AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|---------|-----------|----------|------|---------------|
| Suite 1 | Available | 1,307 SF | NNN | \$27.00 SF/yr |

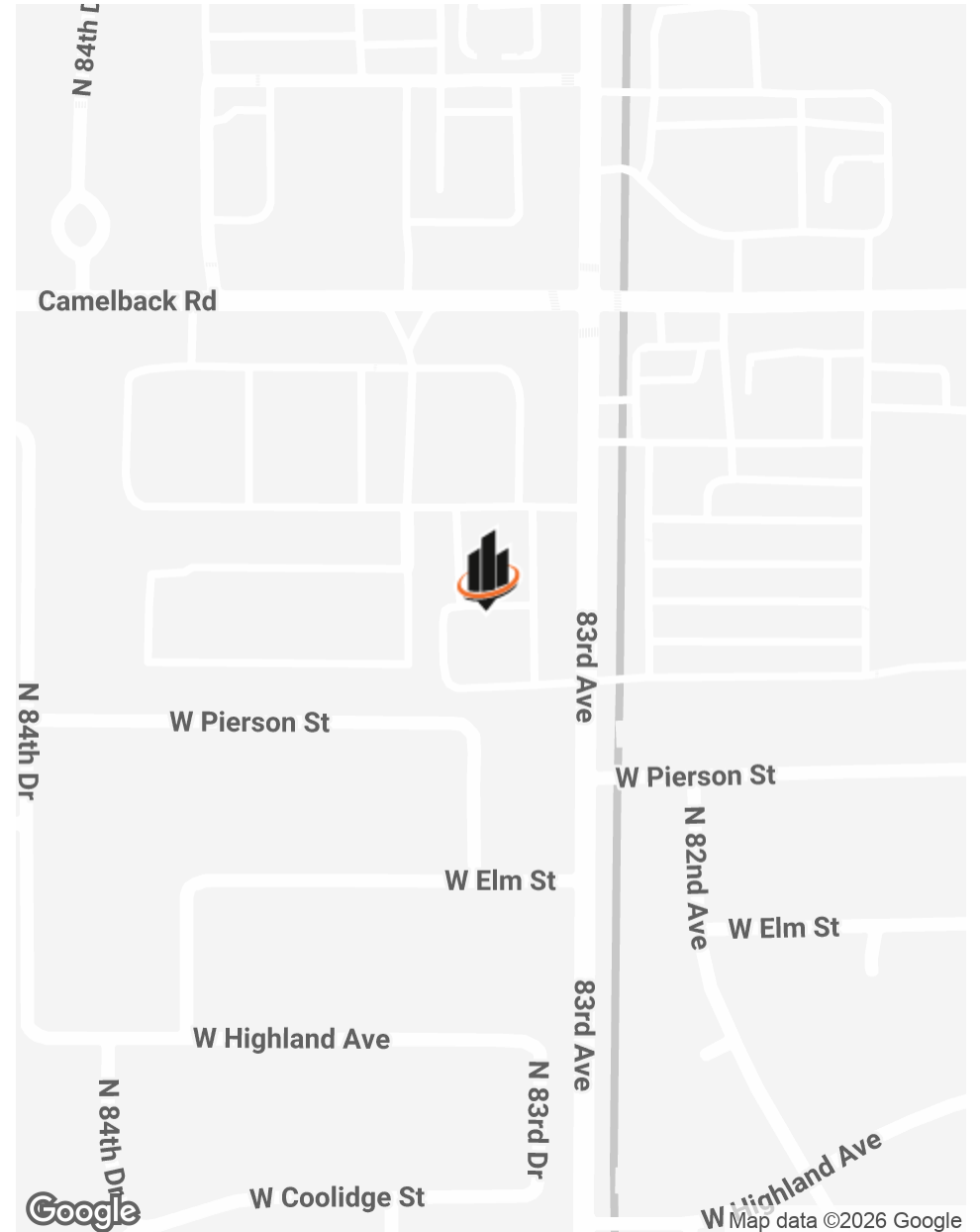
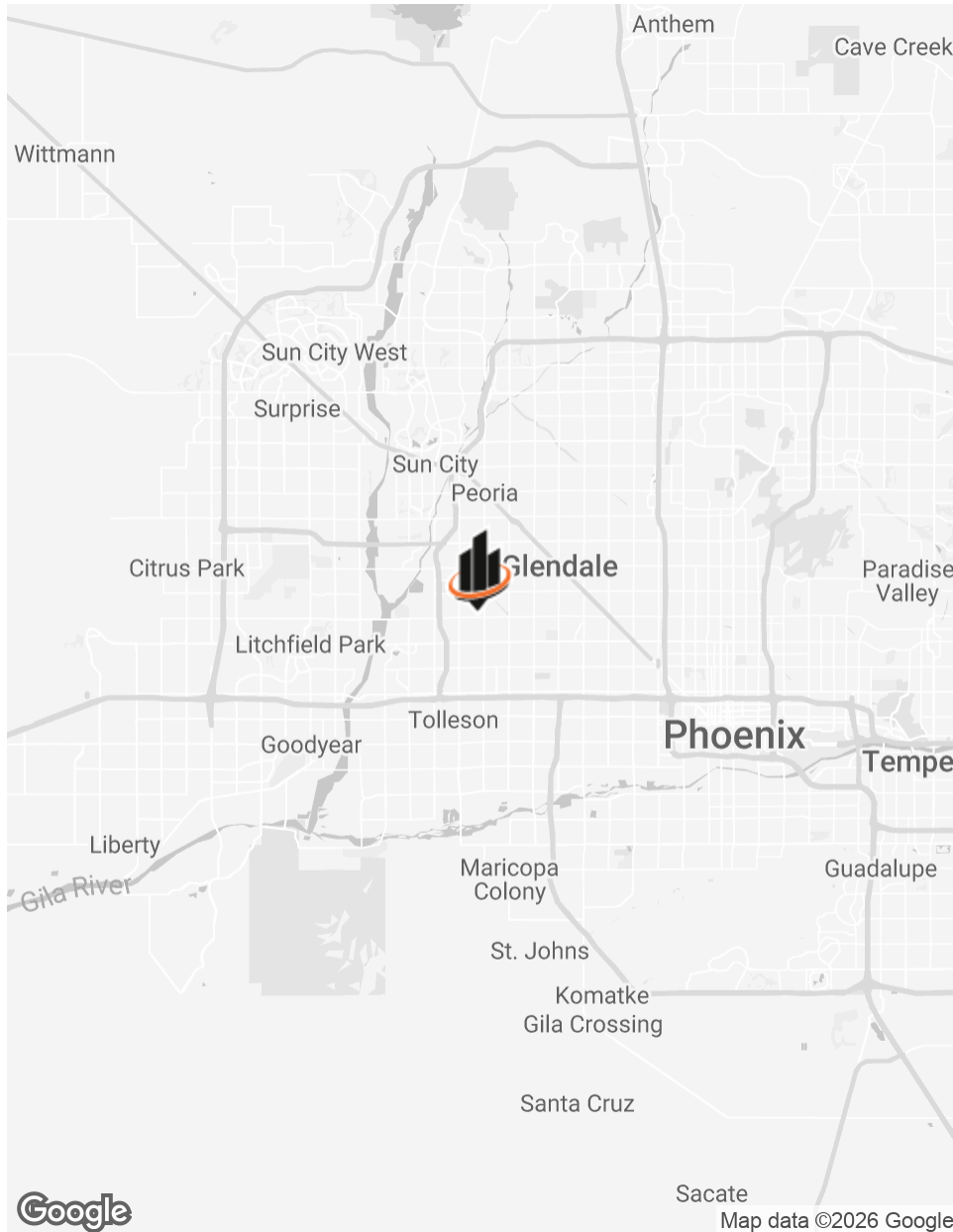
PROPERTY PHOTOS



LOCAL RETAILERS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 24,369 | 183,559 | 379,135 |
| AVERAGE AGE | 34 | 33 | 34 |
| AVERAGE AGE (MALE) | 33 | 33 | 33 |
| AVERAGE AGE (FEMALE) | 35 | 34 | 35 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,662 | 53,201 | 114,650 |
| # OF PERSONS PER HH | 3.7 | 3.5 | 3.3 |
| AVERAGE HH INCOME | \$80,421 | \$85,192 | \$81,183 |
| AVERAGE HOUSE VALUE | \$373,730 | \$336,125 | \$315,751 |

Demographics data derived from AlphaMap

