

1379 E Northern Ave, Phoenix, AZ 85020



GROUND LEASE OR BUILD-TO-SUIT

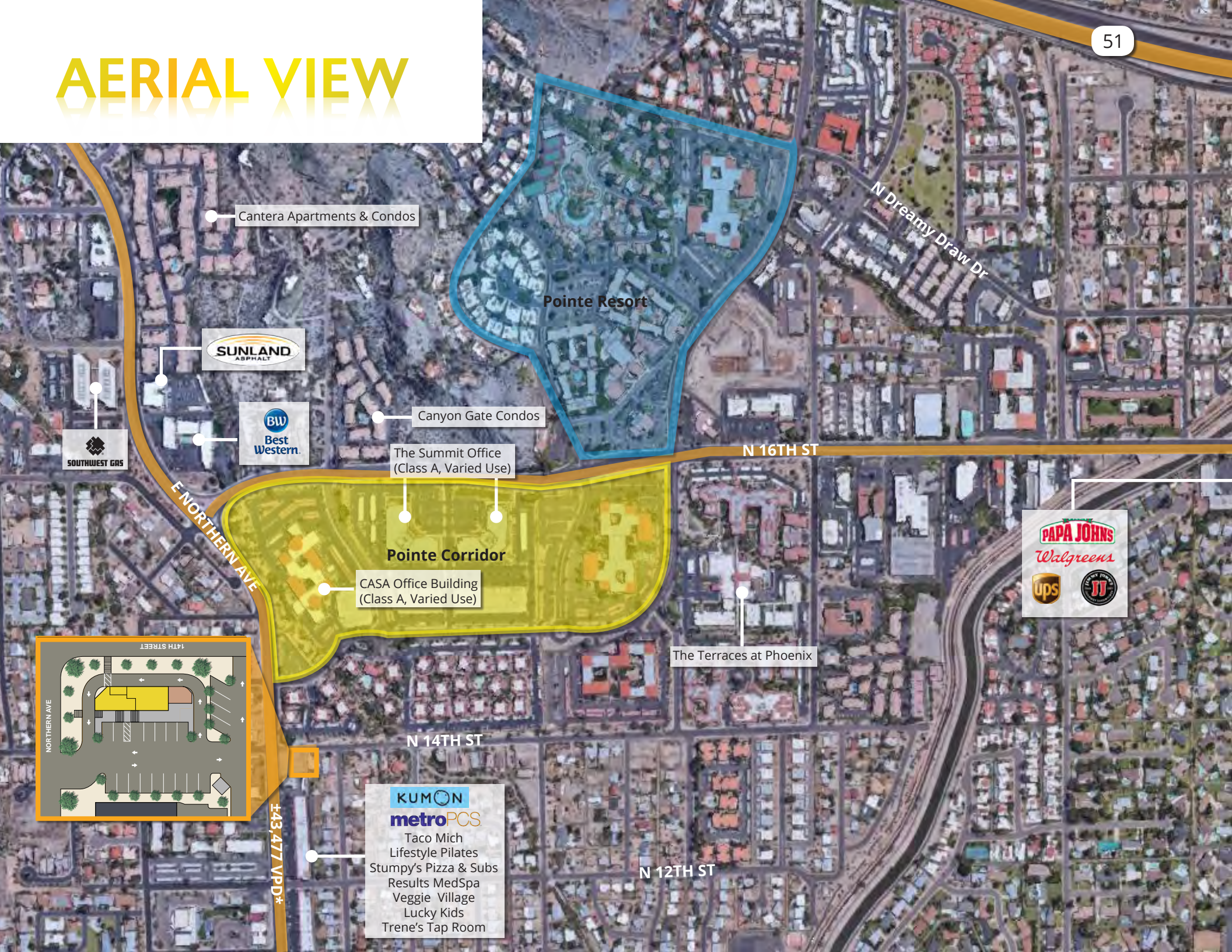
PAD AVAILABLE

CBRE

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AERIAL VIEW



Cantera Apartments & Condos

Pointe Resort



Canyon Gate Condos



The Summit Office
(Class A, Varied Use)

N 16TH ST

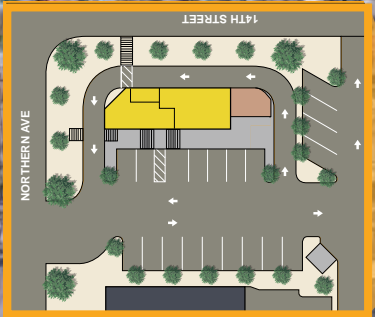
Pointe Corridor

CASA Office Building
(Class A, Varied Use)



The Terraces at Phoenix

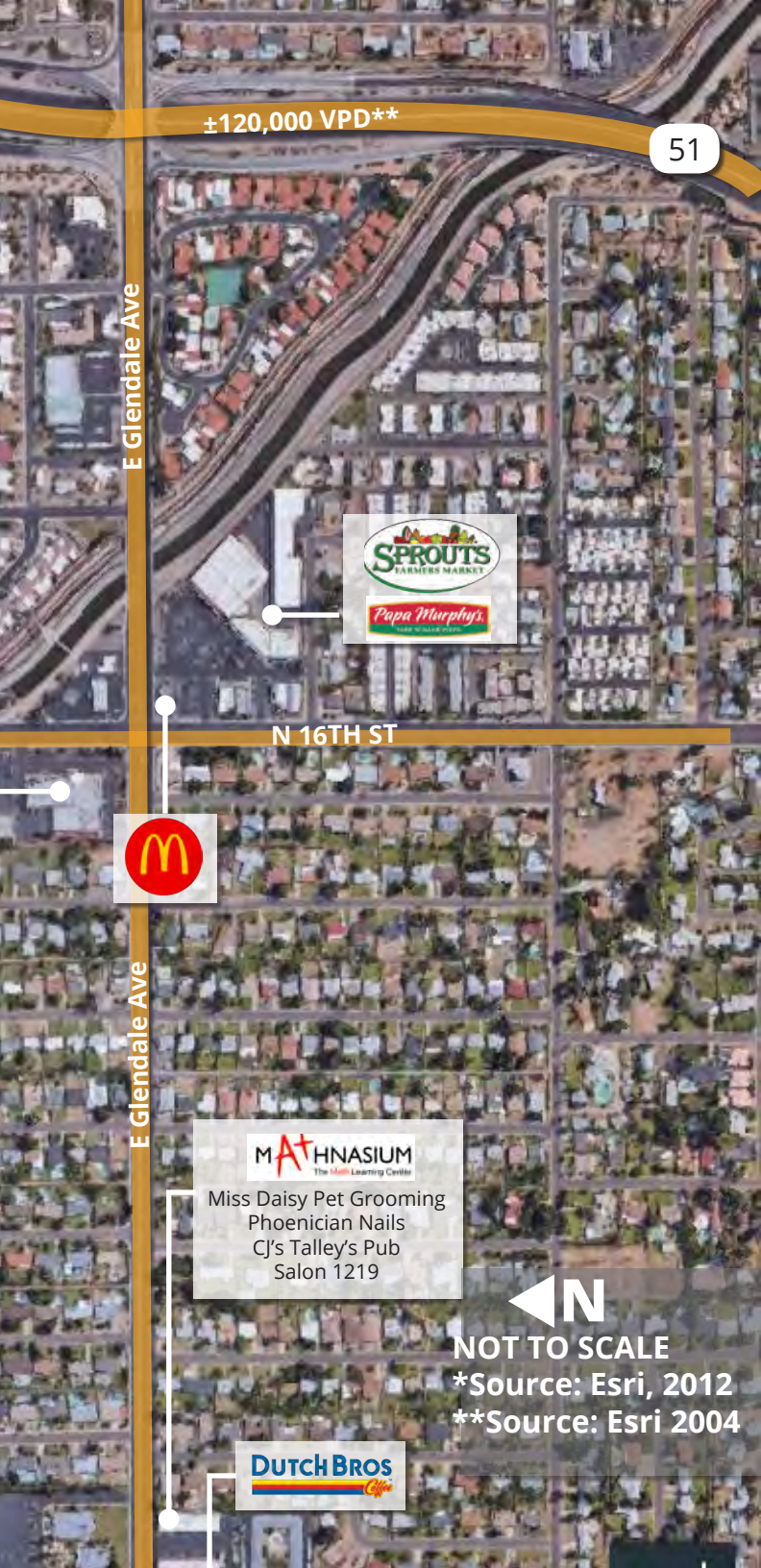
N 14TH ST



±43,477 VPD*

- KUMON
- metroPCS
- Taco Mich
- Lifestyle Pilates
- Stumpy's Pizza & Subs
- Results MedSpa
- Veggie Village
- Lucky Kids
- Trene's Tap Room

N 12TH ST



PROPERTY HIGHLIGHTS

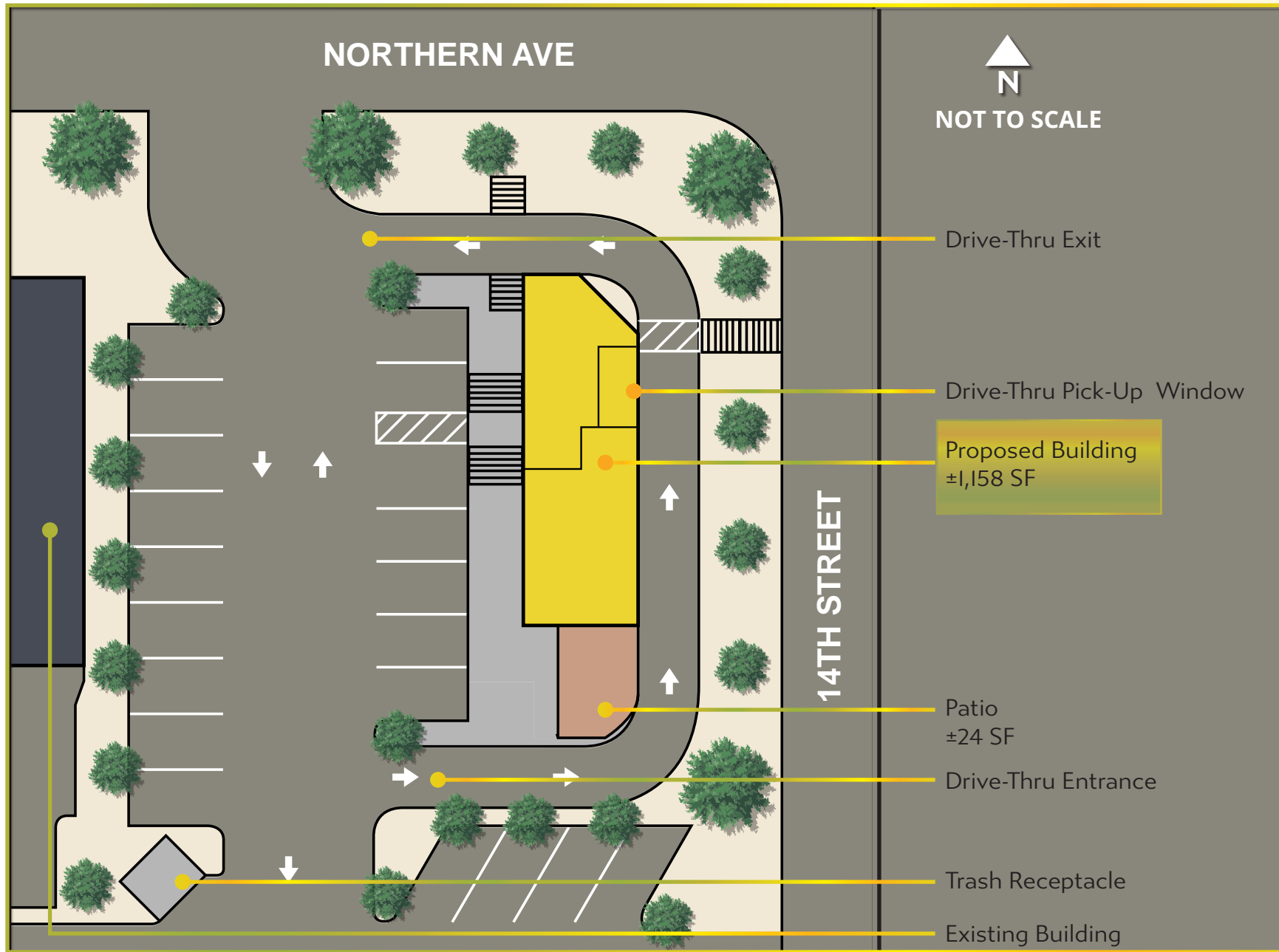
- Drive Thru Build to Suit or Ground Lease Pad
- Zoned C-1 (Neighborhood Retail)
- ±15,328 SF (0.35 Acres) Lot Size
- 21 / 1,000 SF Parking Ratio
- High Traffic Count of ±43,477 VPD Passing in Front of Property
Source: Esri, 2012

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	14,610	107,334	354,733
2024 Population	15,739	113,813	380,006
2019 Median Age	46.5	42.6	38.1
2019 Average Annual HH Income	\$91,149	\$95,834	\$82,728
2019 Average Home Value	\$392,221	\$430,603	\$393,954

Source: Esri

SITE PLAN



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PAD FOR LEASE

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