



AVAILABLE

PARK
NORTHERN

NEC NORTHERN AVE & 35TH AVE
PHOENIX, AZ

CBRE



PROPERTY HIGHLIGHTS

- Dense population with a three-mile population in excess of 198,874
- Located at a signalized intersection with good access and excellent visibility
- Easy access from Interstate 17



AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 Population	24,684	198,874	507,165
2023 Projected	26,100	210,375	538,628
'18-'23 Pop. Growth	1.12%	1.13%	1.21%
Med. Home Value	\$138,251	\$155,576	\$166,198

Source: Esri



TRAFFIC COUNTS

Northern Ave 39,152 VPD
 35th Ave 29,562 VPD

Source: City of Phx. 2015



TENANTS

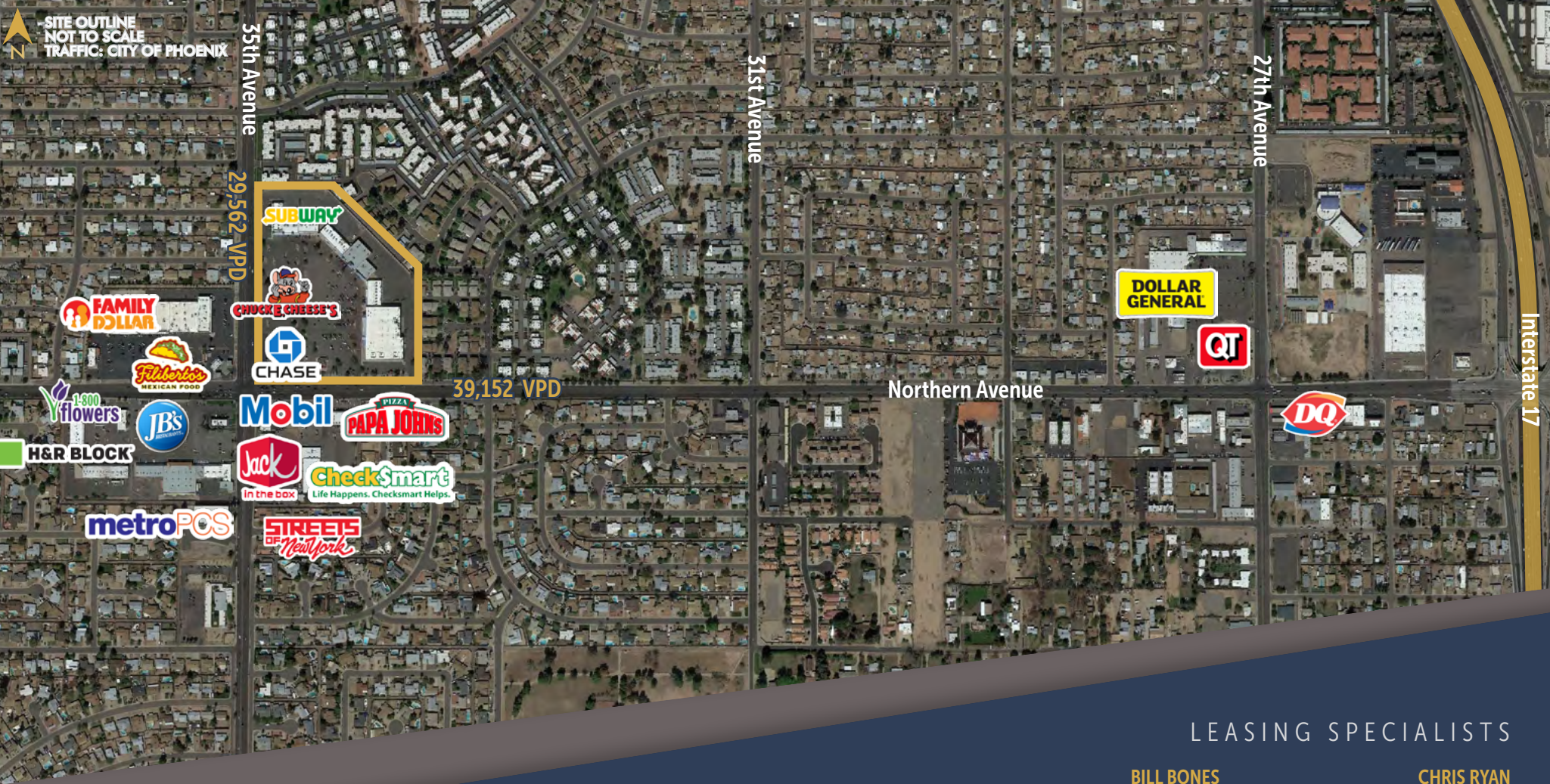
SUITE	TENANT	± SIZE
A1	Water & Ice	1,000
A2	AVAILABLE	750
A3	Advanced Chiropractic	1,000
A4	1st Acceptance Ins.	750
A5	AVAILABLE	1,000
A6	AVAILABLE	1,000
A7	Subway	1,500
B2	AVAILABLE	11,634
B3	Dynamic Travel	735
C1	AVAILABLE	1,200
C2	AVAILABLE	900
C3	H&R Block	1,343
D1-10	AVAILABLE	1,200-12,300
E1-2	BBB Fashion	17,822
G1	AVAILABLE	2,450
G2-A	AVAILABLE	1,347
G2-B	Fast Signs	1,515
G3	Cricket Wireless	2,741
G4	AVAILABLE	1,301
H1	AVAILABLE	51,511
J1	LoanMax	2,440
K1	Chuck E. Cheese's	12,884



NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE

NORTHERN AVENUE

SITE OUTLINE
NOT TO SCALE
TRAFFIC: CITY OF PHOENIX



LEASING SPECIALISTS

BILL BONES

Vice President

602.735.5215

bill.bones@cbre.com

CHRIS RYAN

Vice President

602.735.5828

chris.ryan3@cbre.com

PARK NORTHERN

NEC NORTHERN AVE & 35TH AVE PHOENIX, AZ



© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2018