



**1,365 SF - 20,045 SF AVAILABLE
FOR LEASE**

7TH STREET PLAZA

**710-822 E UNION HILLS DRIVE
PHOENIX, AZ 85024**



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2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 1,365 - 20,045 SF

PROPERTY HIGHLIGHTS

- ZONING: C2, City of Phoenix
- Great Proximity to SR 51, Loop 101 and I-17
- Anchored by Goodwill and Dollar Tree
- Excellent Demographics

PROPERTY DESCRIPTION

Retail - Neighborhood Center

TENANTS



TRAFFIC COUNTS

N 7th Street: 29,807 VPD

S 7th Street: 32,654 VPD

E Union Hills Drive: 20,674 VPD

W Union Hills Drive: 25,203 VPD



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SITE PLAN

Shop	Tenant	SF
A2	North Valley Bicycles	1,877
A4-8	AVAILABLE	4,125
A10-12	Eleganze Beauty Salon	1,755
A14	Water Well	1,170
A15	Mi Pueblo Mexican Restaurant	996
A18	Bosa Donuts	1,900
B1	Times Square Restaurant	5,585
C4	European Grocery	1,200
C6-8	Saffron JAK Restaurant	1,800
C10	Red Boot	900
C12	Cell Phone Repair	900
C14	Dragon Bowl	1,800
C16-24	Creative Beginnings	7,977

Shop	Tenant	SF
D2	Arizona Family Karate	1,520
D4	Dream Dinners	1,303
D6-8	Dental Office	2,252
D12	AVAILABLE	1,948
D14	Farmers Insurance	896
D16	AVAILABLE	1,365
D18	Little Caesar's Pizza	978
D20	Capri Nails	980
D22	Imagine Wellness Chiropractic	1,303
A	Goodwill	35,534
E	Desert Financial Credit Union	5,577
F	Dollar Tree Store	15,032
O	AVAILABLE	20,045



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,557	114,370	261,113
Average Age	34.2	34.7	34.8
Average Age (Male)	31.5	33.2	33.6
Average Age (Female)	37.3	36.6	36.4



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$58,872	\$67,599	\$68,076
Average House Value	\$219,505	\$254,131	\$254,107



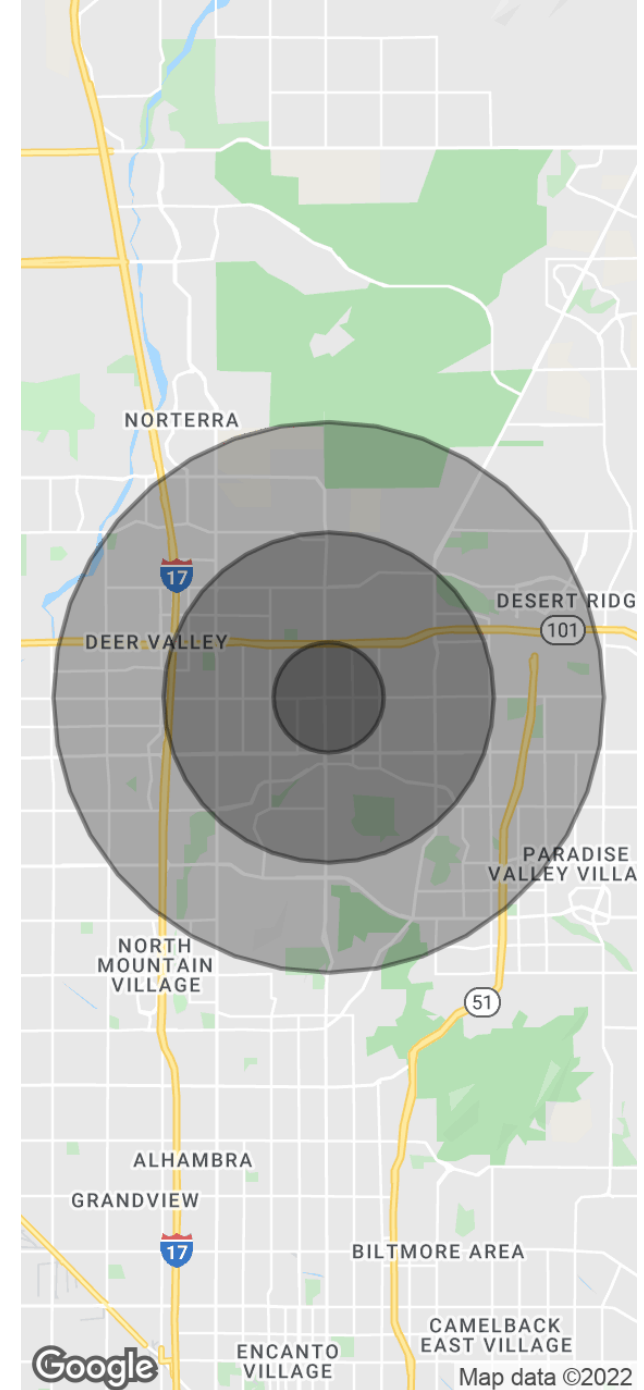
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	8,847	47,473	106,030
# of Persons per HH	2.3	2.4	2.5



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	11,423	83,947	196,748
Workers	4,821	47,125	110,217
Residents	44.4	25.0	25.4



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Households	9,963	53,311	121,225
2026 Households	10,623	55,382	126,037



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