



Southwest District Office Complex

7840 N 31st Ave
Phoenix, Arizona 85015

EXCLUSIVELY LISTED BY:

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CHIROPRACTOR DR. TANNER
SOUND HEARING GROUP

TRIMARK HOMES LLC AMERITAX LLC

NOW HIRING 602-944-1111

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The Property

Building Size	3,736 SF
Building Class	C
Multi-Tenant	Yes
Zoning	C-2
Year Built	1988
Cross Streets	Northern & 31st Ave
Total Space Available	600 SF
Lease Rate	\$15.00/SF, NNN

Property Amenities & Highlights

- 600 SF available for lease
- Property management on-site
- Monument signage available
- Covered parking available
- Aggressive ownership
- Owner/used maintained
- Great building in the Northern Avenue sub-market
- Easy access to I-17



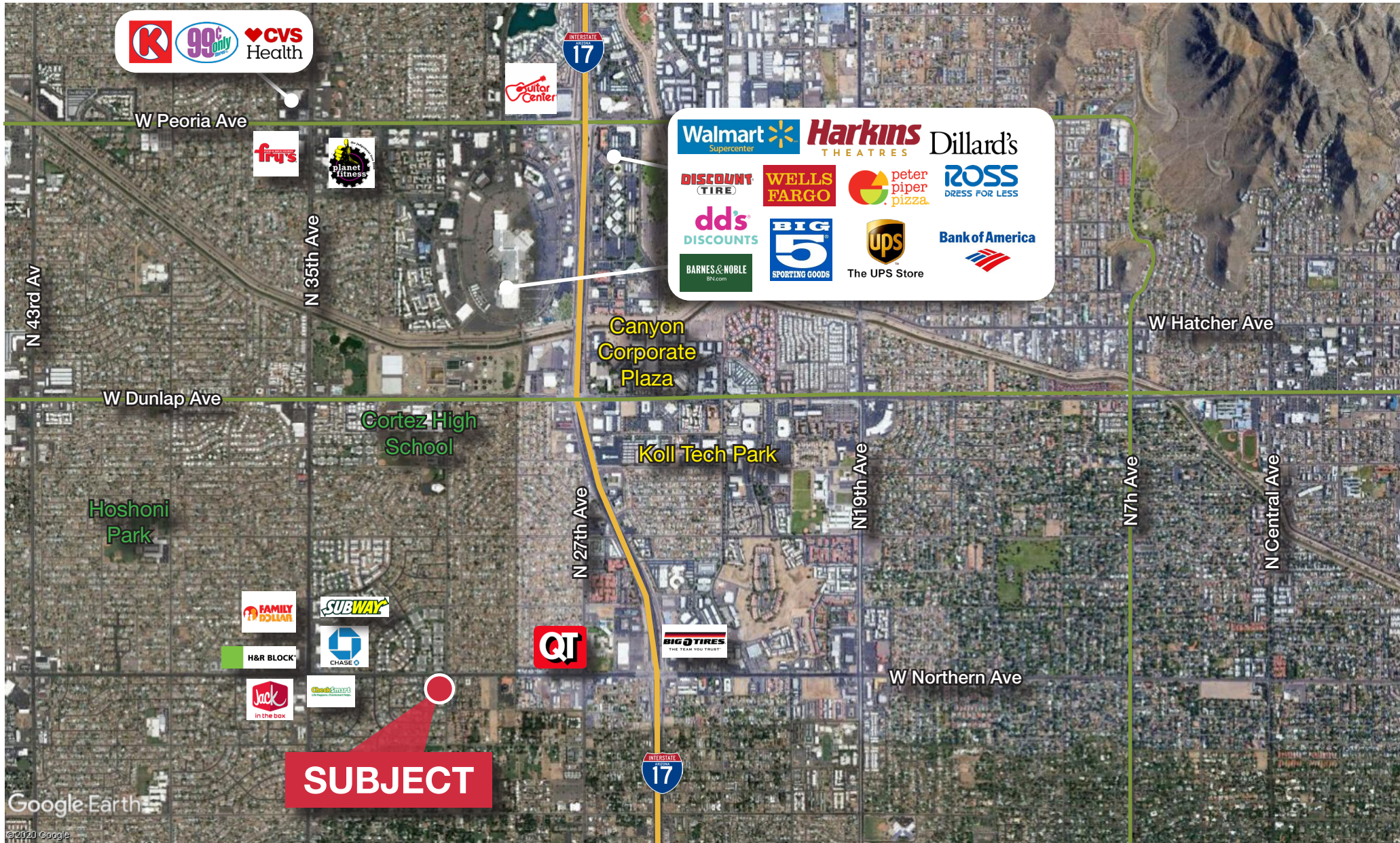
Property Photos



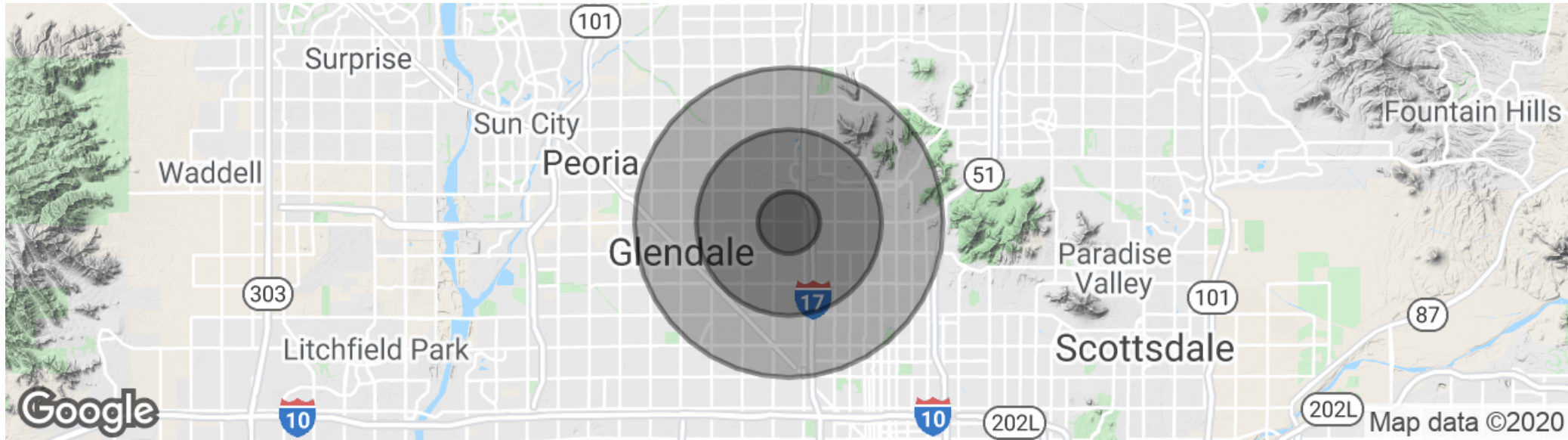
Property Photos



Property **Aerial**



Property Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	22,491	188,324	462,300
Average age	32.7	32.2	32.4
Average age (Male)	31.9	31.1	31.4
Average age (Female)	33.8	33.1	33.5
HOUSEHOLDS & INCOME			
Total households	7,854	68,596	164,986
# of persons per HH	2.9	2.7	2.8
Average HH income	\$50,337	\$50,270	\$54,222
Average house value	\$196,603	\$213,951	\$247,616

* Demographic data derived from 2010 US Census

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For Lease

For More Information Contact:

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