



**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



NORTHERN AVENUE

35TH AVENUE

NOT TO SCALE  
ALL DIMENSIONS ARE APPROXIMATE

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

Traffic: City of Phoenix  
Site Outline Not to Scale

35th Avenue

31st Avenue

27th Avenue

Interstate 17

29,562 VPD

39,152 VPD

Northern Avenue

SUBWAY

FAMILY DOLLAR

CHUCK E CHEESE'S

DOLLAR GENERAL

QT

CHASE

Mobil

PIZZA PAPA JOHN'S

DQ

1-800 flowers

Filiberto's MEXICAN FOOD

JB's

Jack in the box

CheckSmart  
Life Happens. Checksmart Helps.

H&R BLOCK

metroPCS

STREETS OF New York

# PARK NORTHERN

NEC NORTHERN AVE & 35TH AVE PHOENIX, AZ

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# CBRE

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