

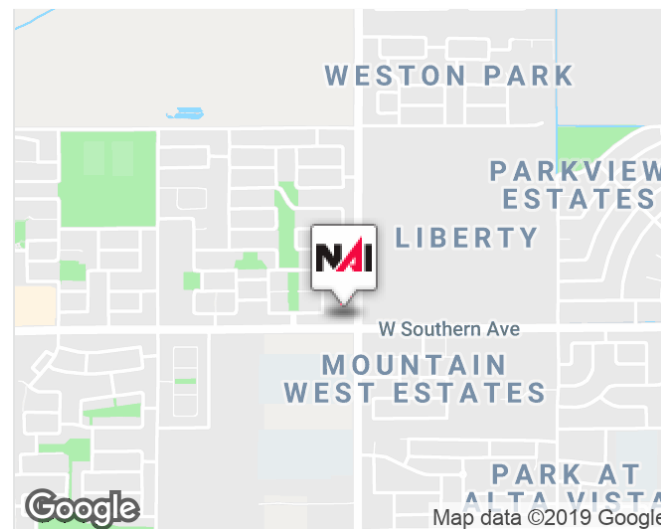


2710 W Southern Avenue

Phoenix, Arizona 85041

Property Features

- Move-in ready second generation space available
- Former flooring company & former coffee shop space
- Supported by large residential communities being built by Lennar Homes, KB, and Liberty to name a few
- High traffic count on Southern Ave
- Newer center, built 2007
- Located near Sky Harbor International Airport & I-17

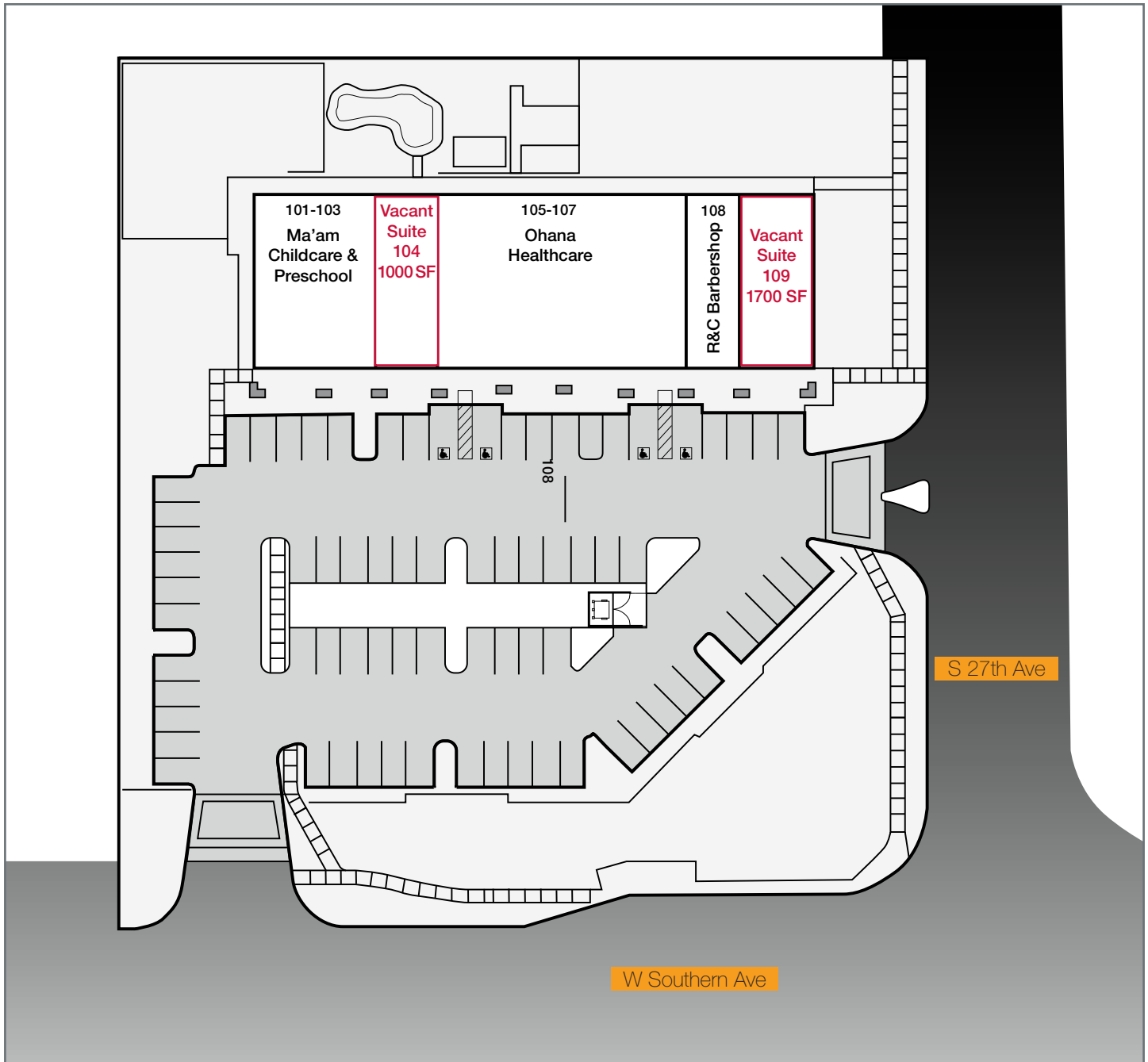


Suite 104	1,000 SF	Former coffee shop space
Suite 109	1,700 SF	Former flooring company space

For Lease: \$20.00 SF + \$7.84 NNN

Site Plan

For Lease
Southern Plaza



Suite 104	1,000 SF
Suite 109	1,700 SF

Suite Photos

For Lease
Southern Plaza

Suite 104

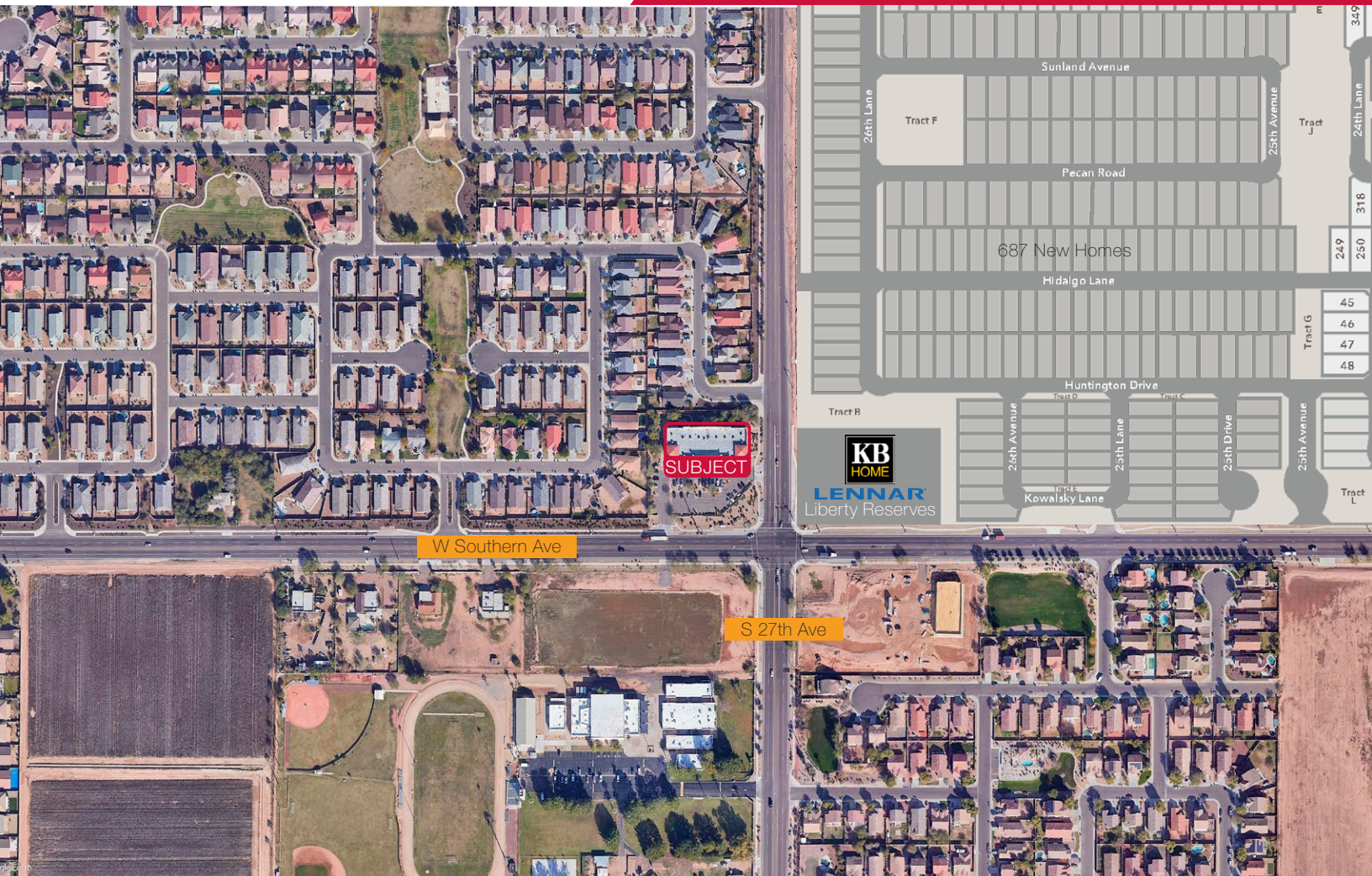


Suite 109



Site Plan

For Lease
Southern Plaza



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	31.30	32.60	33.30
Population 2021 Est:	15,749	89,366	209,908
Average HH Income	\$85,455	\$75,843	\$71,520
Daytime Emp. Pop.	932	17,331	130,914

Traffic Counts

Vehicles Per Day (VPD)

Southern Ave	28,093
S 27th Ave	5,639

Immediate Trade Area

For Lease
Southern Plaza
1,000 and 1,700 SF

