



AVAILABLE SF	886 - 6,000 SF
LEASE RATE	Negotiable
BUILDING SIZE	78,100 SF
YEAR BUILT	1976 Remodeled 2016
ZONING	C-2, Phoenix
PARKING RATIO	7.77/1,000 SF
CROSS STREETS	NWC 7th Street & Thunderbird Road
TRAFFIC COUNT	±65,941 VPD (Intersection)

- Busy Safeway Anchored Center with Ample Parking
- Pads Available for Ground Lease or BTS
- Great Visibility at a High Traffic Signalized Intersection
- Affluent Neighborhood; \$135,475 HH Income in a 1 Mile Radius



MICHAEL ACHTMAN
480.887.0597 (O)
480.694.3453 (C)
michael.achtman@orionprop.com

JENNIFER EGGERT
480.565.3772 (O)
480.205.7681 (C)
jennifer.eggert@orionprop.com

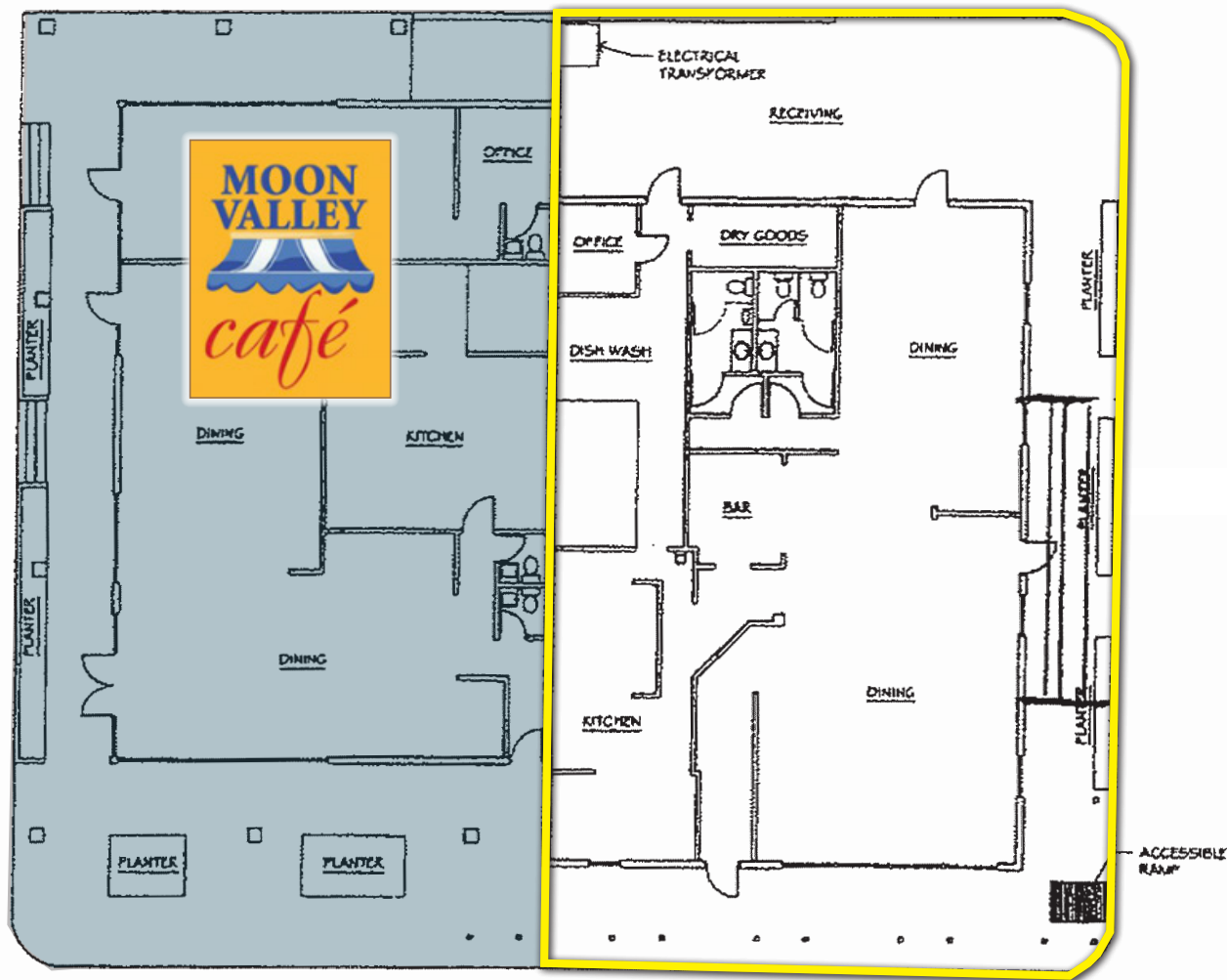


TENANT ROSTER

SUITE	SIZE	NOTES
101	4,000 SF	Sports Bar
102	1,200 SF	Terra Travel
103	1,200 SF	Call For Pricing
104	885 SF	Call For Pricing
105	1,440 SF	Nail Salon
106	1,501 SF	Call For Pricing
107	1,302 SF	Call For Pricing
108	1,646 SF	Call For Pricing
109	1,191 SF	Call For Pricing
110	1,200 SF	UPS
111	1,353 SF	Call For Pricing
112	1,400 SF	H&R Block
113	3,663 SF	Desert Financial
114	1,400 SF	Call For Pricing
115	2,625	Moon Valley Cafe
116	2,990 SF	Call For Pricing
PAD C	6,000 SF	Call For Pricing
PAD D	5,400 SF	Call For Pricing

MICHAEL ACHTMAN
480.887.0597 (O)
480.694.3453 (C)
michael.achtman@orionprop.com

JENNIFER EGGERT
480.565.3772 (O)
480.205.7681 (C)
jennifer.eggert@orionprop.com



RESTAURANT SPACE PLAN
116: 2,990 SF

MICHAEL ACHTMAN

480.887.0597 (O)

480.694.3453 (C)

michael.achtman@orionprop.com

JENNIFER EGGERT

480.565.3772 (O)

480.205.7681 (C)

jennifer.eggert@orionprop.com



MICHAEL ACHTMAN

480.887.0597 (O)

480.694.3453 (C)

michael.achtman@orionprop.com

JENNIFER EGGERT

480.565.3772 (O)

480.205.7681 (C)

jennifer.eggert@orionprop.com



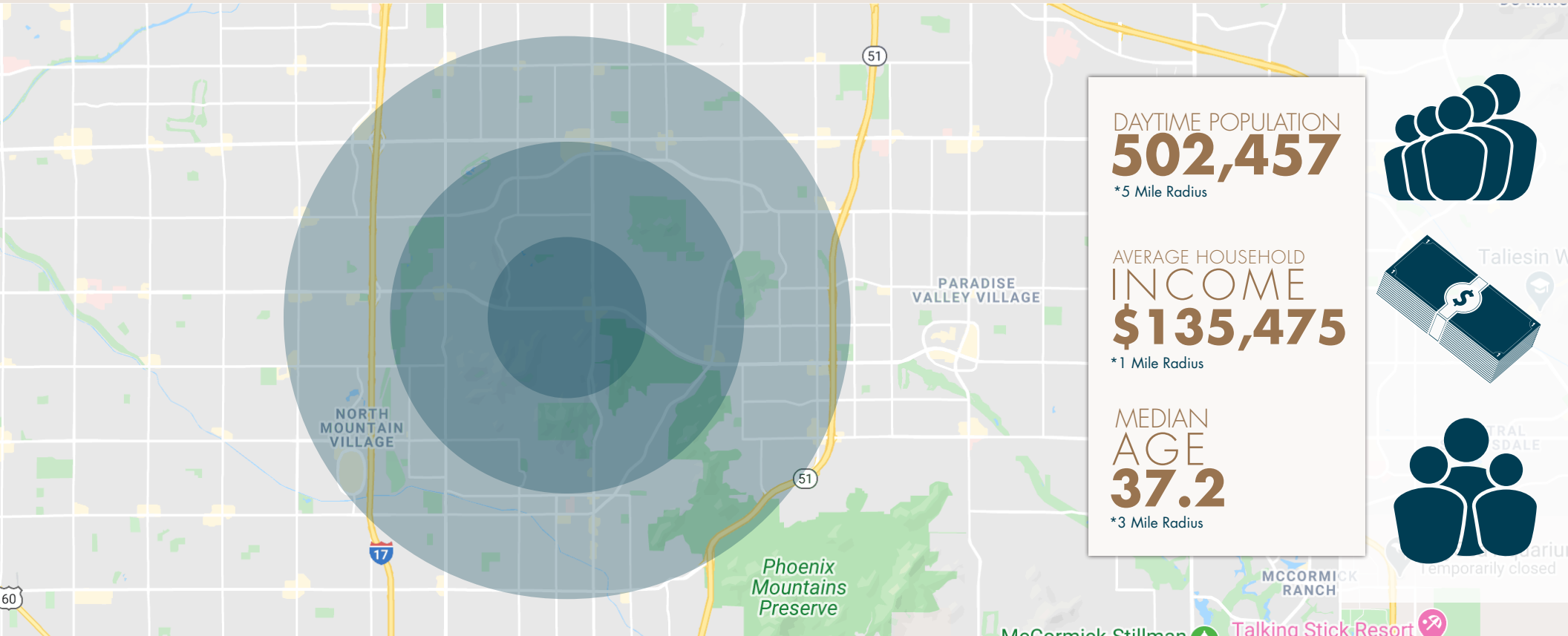
MICHAEL ACHTMAN
480.887.0597 (O)
480.694.3453 (C)
michael.achtman@orionprop.com

JENNIFER EGGERT
480.565.3772 (O)
480.205.7681 (C)
jennifer.eggert@orionprop.com



MICHAEL ACHTMAN
480.887.0597 (O)
480.694.3453 (C)
michael.achtman@orionprop.com

JENNIFER EGGERT
480.565.3772 (O)
480.205.7681 (C)
jennifer.eggert@orionprop.com



DAYTIME POPULATION
502,457
*5 Mile Radius

AVERAGE HOUSEHOLD INCOME
\$135,475
*1 Mile Radius

MEDIAN AGE
37.2
*3 Mile Radius



2019 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	7,971	167,130	502,457
POPULATION	6,611	135,244	381,796
AVG HOUSEHOLD SIZE	2.71	2.56	2.57
AVG HOUSEHOLD INCOME	\$135,475	\$76,704	\$77,424
MEDIAN AGE	54.0	37.2	37.8

MICHAEL ACHTMAN
480.887.0597 (O)
480.694.3453 (C)
michael.achtman@orionprop.com

JENNIFER EGGERT
480.565.3772 (O)
480.205.7681 (C)
jennifer.eggert@orionprop.com