

FOR SALE OR LEASE

# SWC 35th Avenue & Southern Avenue

RETAIL



## PROPERTY INFO

- + ±18,100 SF available
- + Co-tenant: **Walmart** \*
- + Traffic counts\*:
  - 35th Avenue: ±17,951 VPD
  - Southern Avenue: ±25,721 VPD

## Demographics\*\*

	1 Mile	3 Miles	5 Miles
2019 Population	16,126	79,400	191,611
2024 Population	17,433	86,354	205,624
2019-2024 Annual Population Growth Rate	1.57%	1.69%	1.42%
2019 Average Household Income	\$72,187	\$80,157	\$66,446
2019 Average Home Value	\$210,016	\$224,148	\$205,924

\*Sources: ADOT 2018, \*\*Esri

6310 S. 35TH AVENUE, PHOENIX, AZ 85041

[www.cbre.us](http://www.cbre.us)

**CBRE**

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\*Source: ADOT 2018

## CONTACT US

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