

FOR SALE



East of SWC 7th St. & Palo Verde Dr.

Steve Fisher
Brian Fisher
602-522-9100
Fisher Commercial
2415 E. Camelback Rd.
Suite #700

- 11,253 SF Approximate Building Area
- 32,400 SF Approximate Land Area
- 2 Parcels:
 711 E. Palo Verde (C-2) 9,590 SF Bldg; 16,800 SF Land
 713 E. Palo Verde (R-3) 1,663 SF Bldg; 15,600 SF Land
- Great Demographics/Strong Central Phx Neighborhood
- 1 Block South of Bethany Home Rd. / Close to SR-51
- In the heart of the Booming “7th St Restaurant Row” Dining Establishments Neary: The Womak, Culinary Dropout, Little Cleo’s, Barrio Urbano, Farm & Craft, Pure Sushi, Stock & Stable, Casa Anejo, Wildflower, Phoenix Ale Brewing Central Kitchen & Joe’s Midnight Run

Traffic Counts:
 7th Street..... 16,652 vpd
 Bethany Home.....15,868 vpd
 Missouri.....10,519 vpd
 Camelback22,970 vpd

Incomes:
 1 mile.....\$70,100
 3 mile.....\$67,850
 5 mile.....\$60,500

Population:
 1 mile.....16,100
 3 mile....156,300
 5 mile....409,400



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East of SWC 7th St & Palo Verde Rds.

711 E. Palo Verde / 9,590 SF Bldg, 16,800 SF Land

Parcel 1



713 E. Palo Verde / 1,663 SF Bldg, 15,600 SF Land

Parcel 2

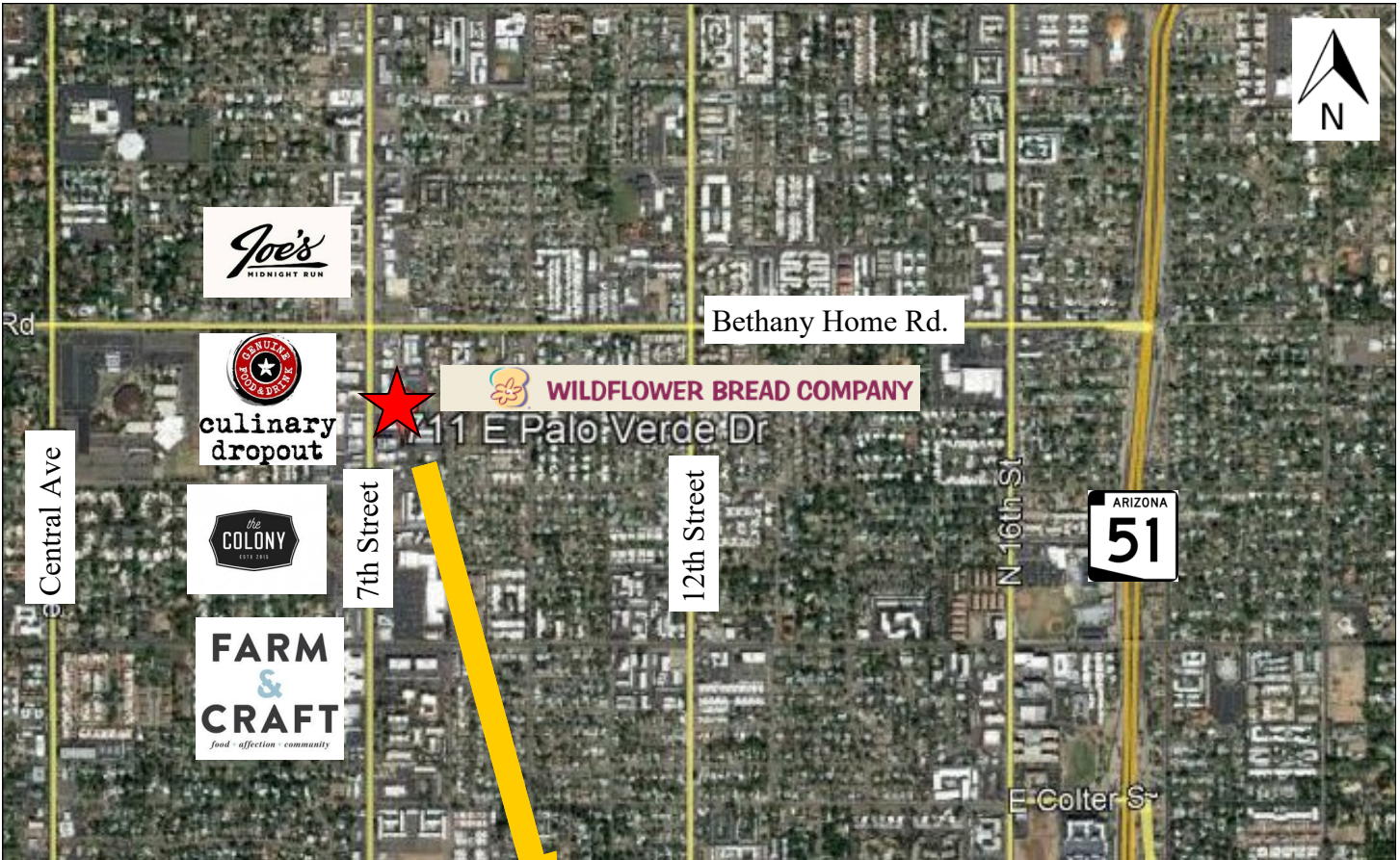


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