

FOR LEASE

# MOUNTAIN PARK PLAZA

NWC BASELINE ROAD & 7TH STREET, PHOENIX, ARIZONA 85042

RETAIL

## PROPERTY INFO

- + Busy Fry's-anchored center with other great tenants including Melrose Family Fashions, Subway, Nationwide Vision, and Yes Beauty Supply
- + Densely populated area with over 96,000 people in a three mile radius *Source: ESRI 2019*
- + Two ±900 square foot spaces available which could be combined
- + Zoning C-1
- + Traffic Counts: Baseline Road - 41,858 VPD  
7th Street - 18,177 VPD  
*Source: CoStar 2017*



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	17,381	96,042	184,394
2023 Population	18,590	103,343	197,176
Daytime Population	14,717	83,646	257,559
Avg. Home Value	\$171,872	\$184,887	\$238,971
Avg. HH Income	\$54,921	\$61,382	\$69,695

*Source: ESRI 2019*

## CONTACT US

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Traffic Counts Source: CoStar  
Site Plan Not to Scale

510-610 EAST BASELINE ROAD, PHOENIX, ARIZONA 85042

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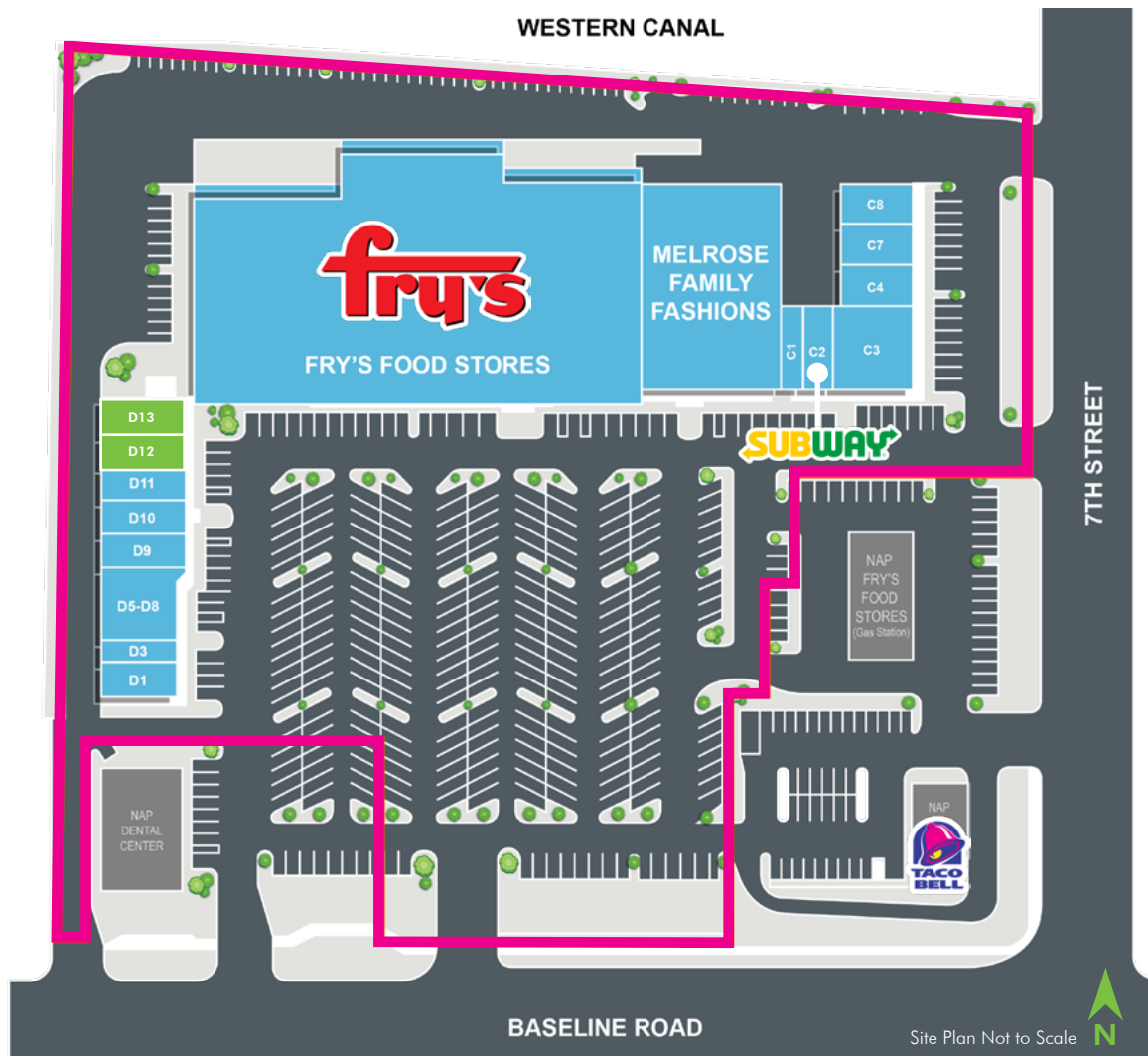
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## SITE PLAN



## CURRENT TENANTS

SUITE	TENANT	±SF
MAJOR	Fry's	50,812
MINOR	Melrose Fashion	13,800
C1	Check Into Cash	1,200
C2	Subway	1,200
C3	Nationwide Insurance	3,100
C4	City of Phoenix	2,150
C7	Hollywood Beauty	750
C8	Al's Cleaners	1,500
D1	Latin Style Barbering School	2,240
D3	Hong Kong Kitchen	1,960
D5-D8	Yes Beauty Supply	4,160
D9	Above All Insurance Agency	1,200
D10	Griselda's Beauty Salon	900
D11	Angel Nails	900
<b>D12</b>	<b>AVAILABLE</b>	<b>900</b>
<b>D13</b>	<b>AVAILABLE</b>	<b>900</b>

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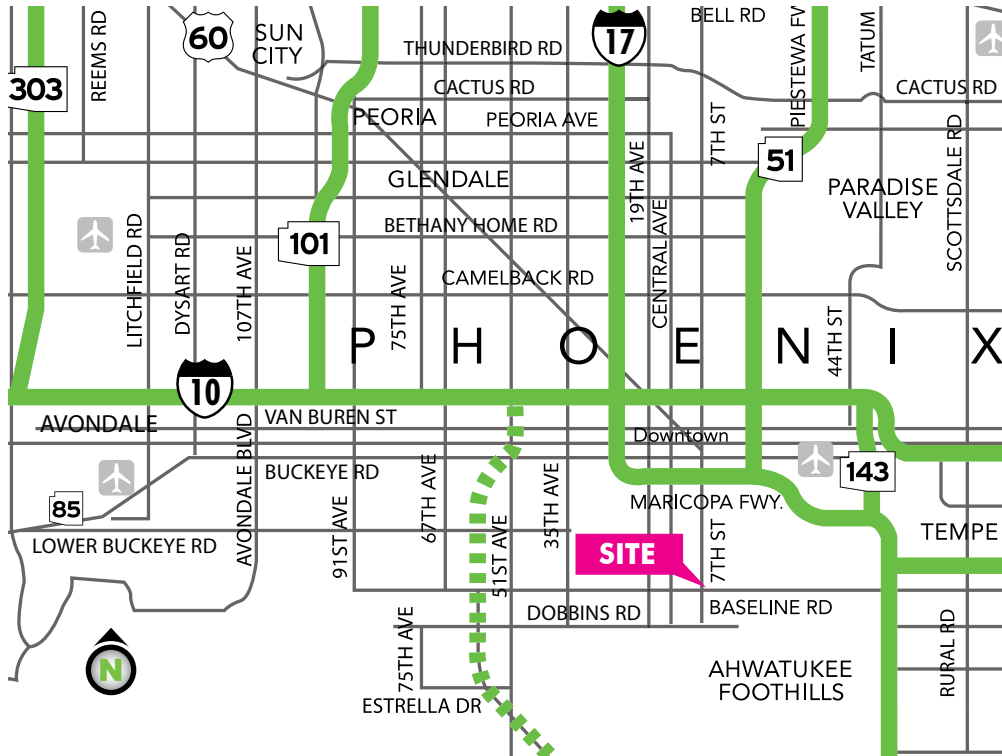
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