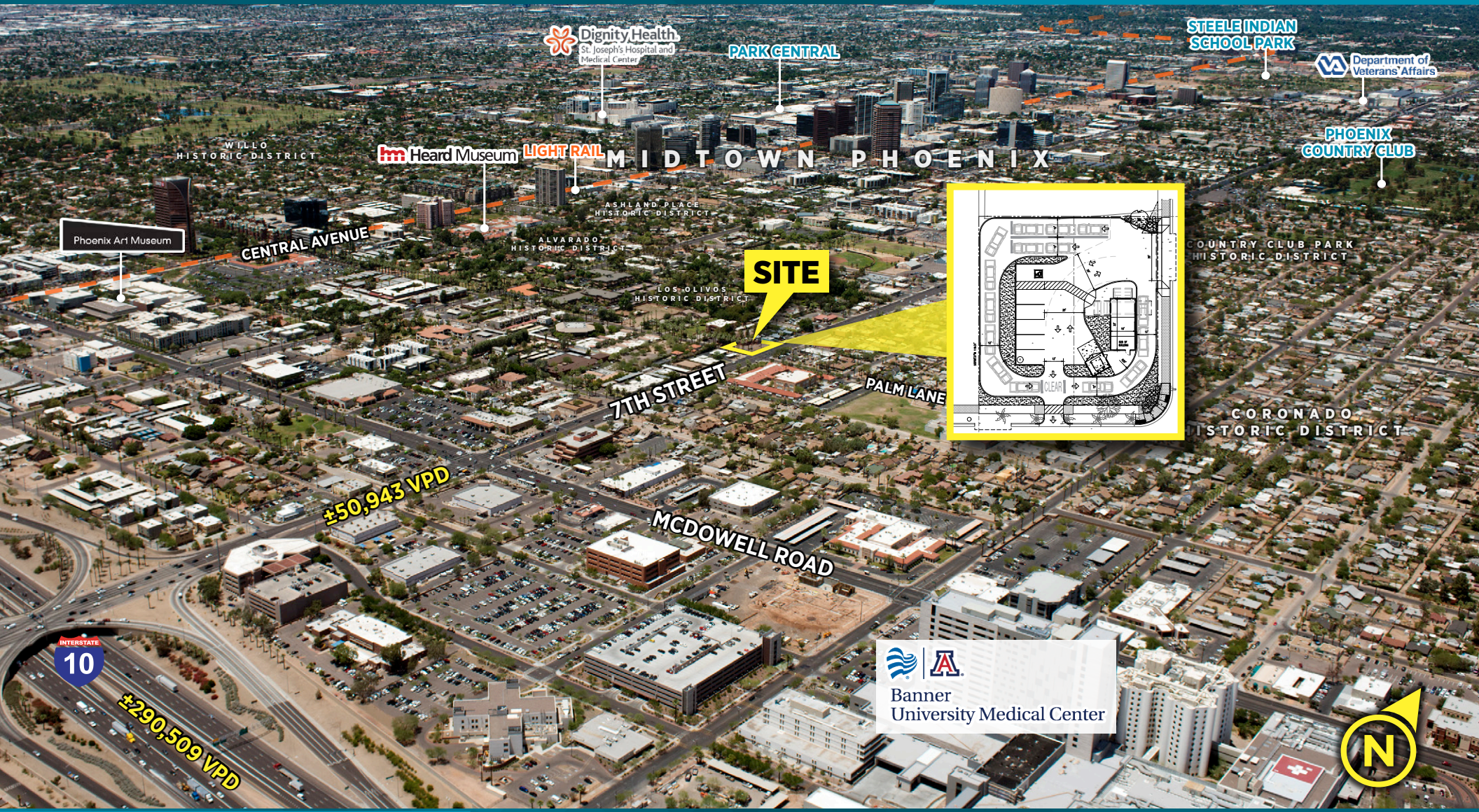


NWC 7TH STREET & PALM LANE

PHOENIX, ARIZONA

**PRIME HARD-CORNER
RETAIL OPPORTUNITY**



DignityHealth
St. Joseph's Hospital and
Medical Center

PARKCENTRAL

**STEELE INDIAN
SCHOOL PARK**

**Department of
Veterans Affairs**

WILLO
HISTORIC DISTRICT

Heard Museum

LIGHT RAIL

M I D T O W N P H O E N I X

**PHOENIX
COUNTRY CLUB**

Phoenix Art Museum

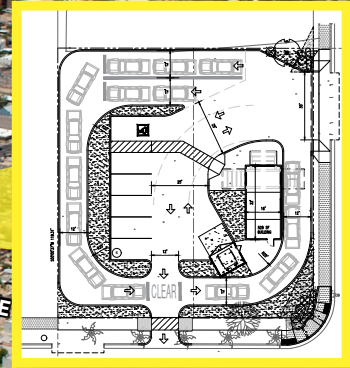
CENTRAL AVENUE

ASHLAND PLACE
HISTORIC DISTRICT

ALVARADO
HISTORIC DISTRICT

LOS OLIVOS
HISTORIC DISTRICT

SITE



COUNTRY CLUB PARK
HISTORIC DISTRICT

7TH STREET

PALM LANE

CORONADO
HISTORIC DISTRICT

±50,943 VPD

MCDOWELL ROAD

INTERSTATE
10

±290,509 VPD

**Banner
University Medical Center**



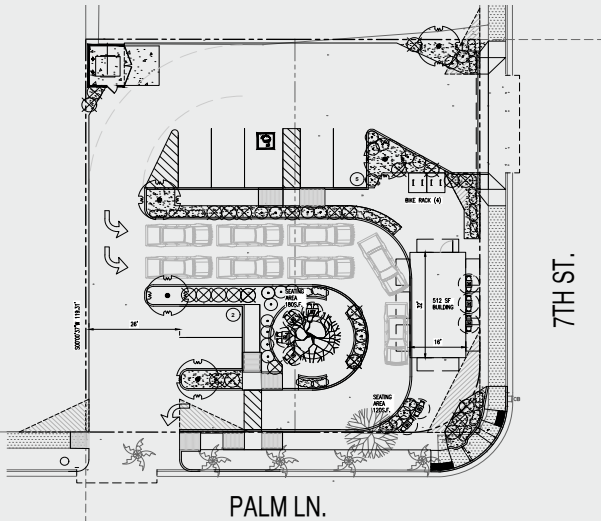
**CUSHMAN &
WAKEFIELD**

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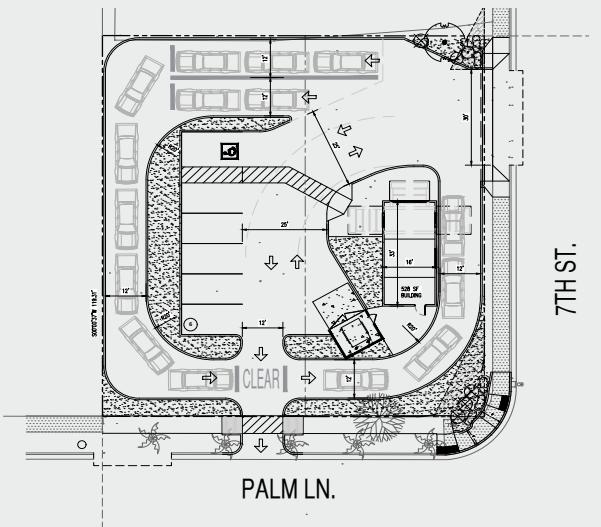
**±13,480 SF SITE
SHOP BUILDING AVAILABLE**

EXHIBIT 1



**±13,480 SF SITE
SHOP BUILDING AVAILABLE**

EXHIBIT 2



NWC 7TH STREET & PALM LANE PHOENIX, ARIZONA

PROPERTY DETAILS

SIZE ±13,480 SF
±4,000 SF BUILDABLE/2,000 SF WITH DRIVE-THRU

ZONING Zoning - C-1, City of Phoenix

PARCELS 118-53-049A & 118-53-050A

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2018 OFFICE SPACE	6,896,795	36,535,702	53,370,818
2018 NUMBER OF EMPLOYEES	31,048	243,661	423,414
2018 TOTAL POPULATION	17,142	155,063	395,981

TRAFFIC COUNTS

VEHICLES PER DAY

7TH STREET	38,696 CARS
3RD STREET	17,046 CARS
7TH AVENUE	27,343 CARS



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