

REPRESENTATION ONLY
PROPOSED VASA FITNESS

REDEVELOPED BY



PARK NORTHERN

NEC NORTHERN AVE & 35TH AVE
PHOENIX, AZ

CBRE



PROPERTY HIGHLIGHTS

- Dense population with a three-mile population in excess of 198,874
- Planned re-development
- Located at a signalized intersection with good access and excellent visibility
- Easy access from Interstate 17



AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 Population	24,684	198,874	507,165
2023 Projected	26,100	210,375	538,628
'18-'23 Pop. Growth	1.12%	1.13%	1.21%
Med. Home Value	\$138,251	\$155,576	\$166,198

Source: Esri



TRAFFIC COUNTS

Northern Ave 45,024 VPD
 35th Ave 33,015 VPD

Source: ADOT



TENANTS

SUITE	TENANT	± SIZE
A1	Water & Ice	1,000
A2	AVAILABLE	750
A3	AdvancedChiropractic	1,000
A4	1st Acceptance Ins.	750
A5	AVAILABLE	1,000
A6	MetroPCS	1,000
A7	Subway	1,500
B2	AVAILABLE	11,634
B3	Dynamic Travel	735
C1	AVAILABLE	1,200
C2	AVAILABLE	900
C3	H&R Block	1,343
D1-10	AVAILABLE	1,200-12,300
E1-2	AVAILABLE	17,822
H1	Vasa Fitness	60,000
J1	LoanMax	2,440
K1	Chuck E. Cheese's	12,884

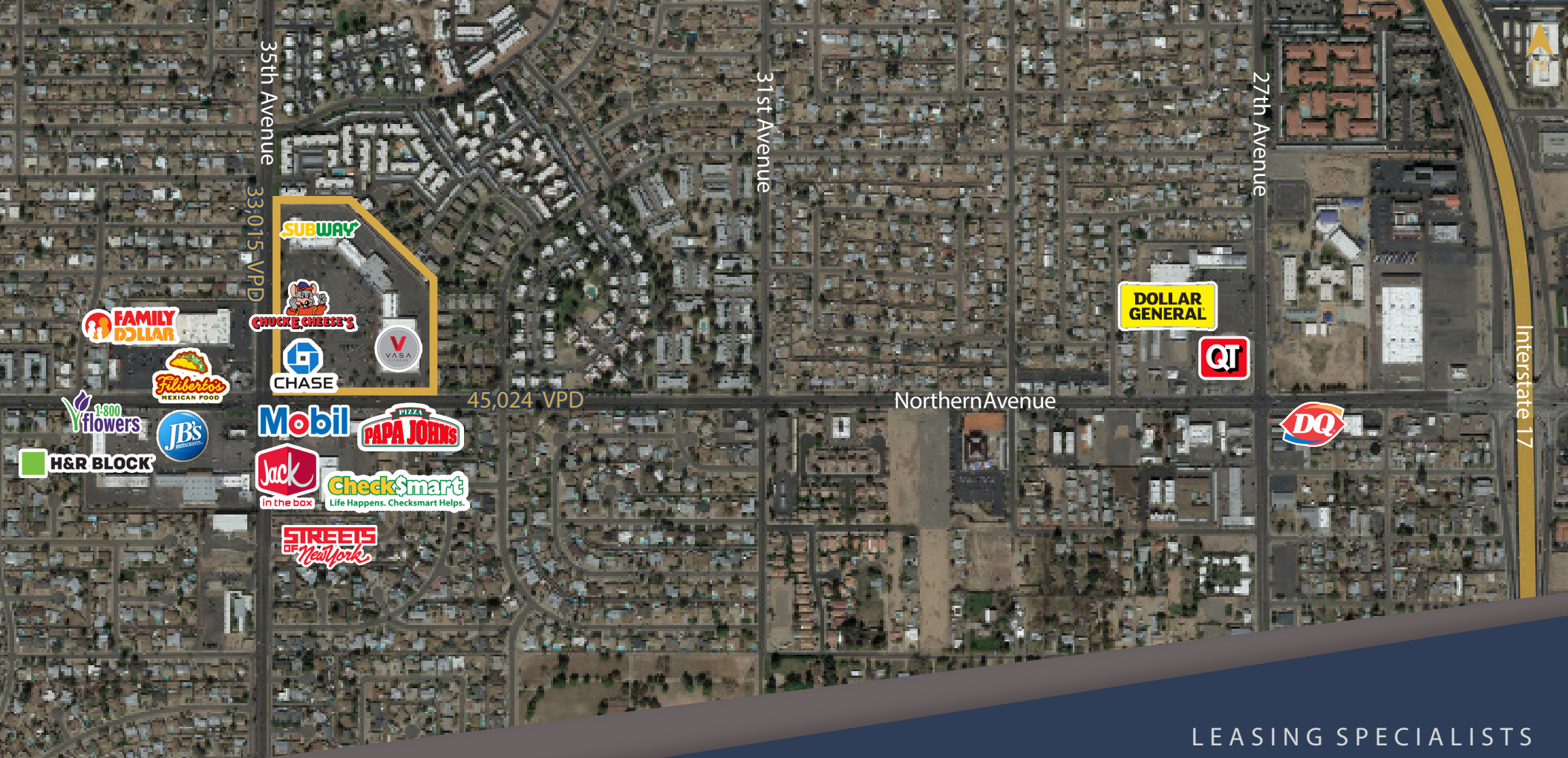


NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE

35TH AVENUE

NORTHERN AVENUE

AVAILABLE



PARK NORTHERN

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LEASING SPECIALISTS

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