



773 SF AVAILABLE IN FRY'S GROCERY ANCHORED CENTER

SWC OF 35TH AVE & PEORIA AVE | PHOENIX, AZ

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PROPERTY HIGHLIGHTS

- Fry's Grocery anchored shopping center
- Last suite available in multi-tenant building
- Former insurance office
- Co-tenants include Bosa Donuts, Phoenix Nail Salon, Steak Taco, Buddy's Home Furnishings, AM/PM and Taco Bell and My Dr. Now is under construction
- Other retailers at this intersection include Salad & Go, Panda Express, McDonald's, Planet Fitness, Eyeglass World, Boost Mobile, and Circle K
- 1 mile west of I-17 Freeway
- Excellent visibility and easy access with monument signage available

2023 DEMOS (3-MILE RADIUS)

TOTAL POPULATION **183,201**

DAYTIME POPULATION **153,890**

TRAFFIC COUNTS

PEORIA AVE **51,480 VPD**

(ADOT '22)

35TH AVE **35,267 VPD**

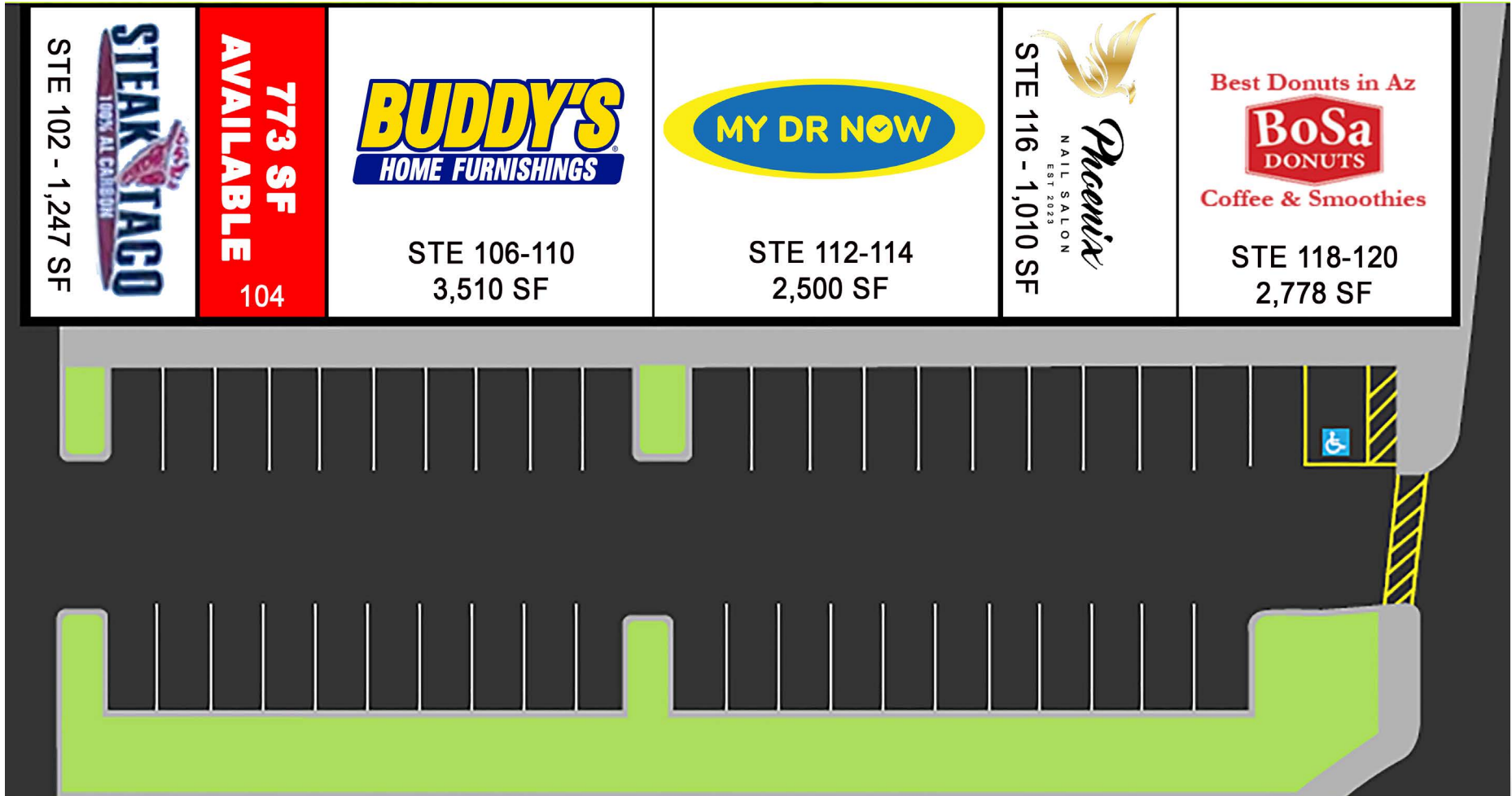
(ADOT '22)

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SITE PLAN



35TH AVE **35,267 VPD** (ADOT '22)



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PROPERTY PHOTOS



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DRONE VIEW



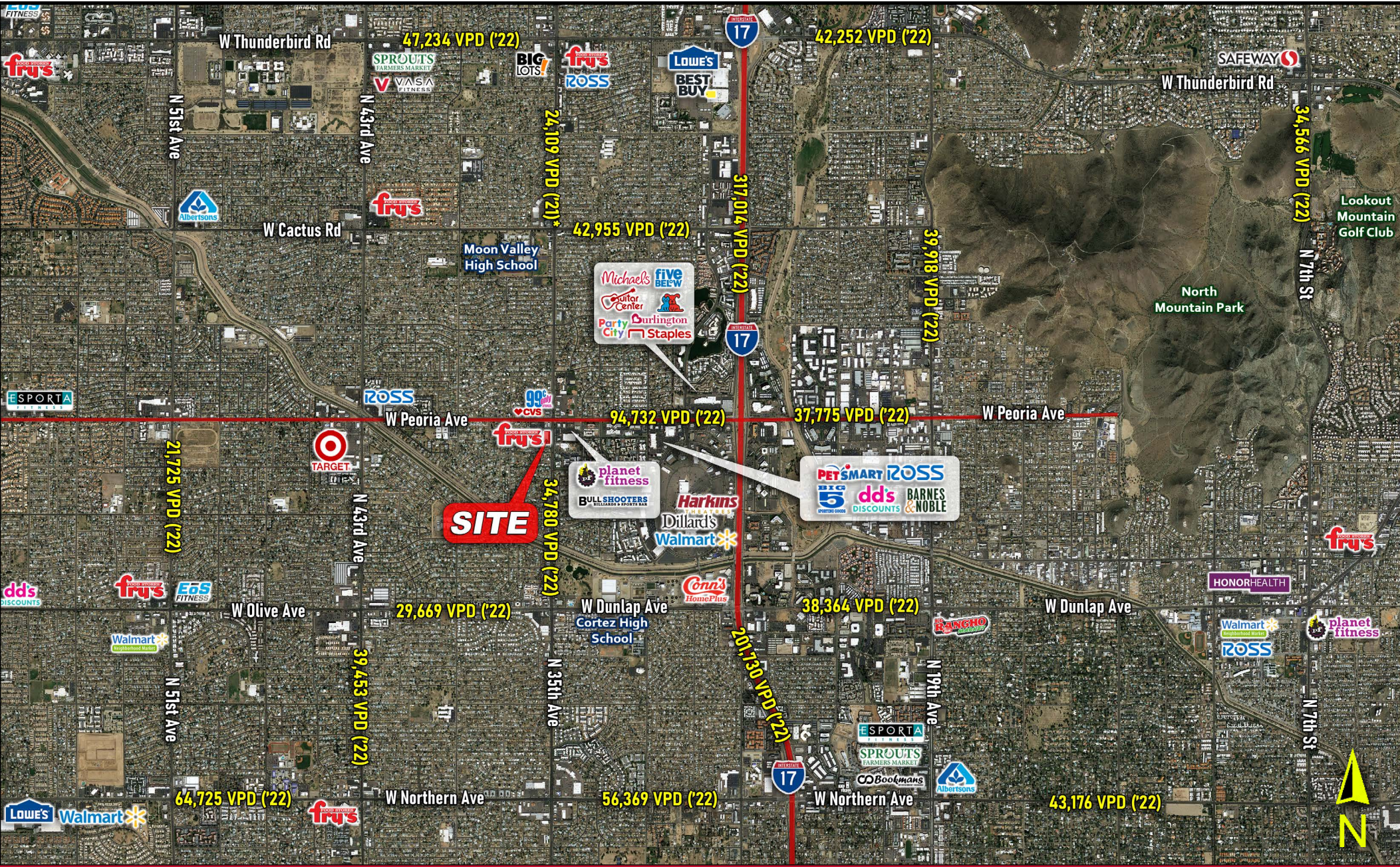
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RETAIL AERIAL



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MARKET AERIAL



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DEMOGRAPHIC SNAPSHOT



2023 Total Population

1 MILE	3 MILE	5 MILE
19,394	183,201	452,730

2028 Total Population

19,029	180,637	448,035
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Average HH Income

1 MILE	3 MILE	5 MILE
\$75,838	\$77,140	\$84,587

Median HH Income

\$57,594	\$56,222	\$69,465
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Daytime Employees

1 MILE	3 MILE	5 MILE
7,764	57,834	153,517

Daytime Residents

10,263	153,890	394,995
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2023 Households

1 MILE	3 MILE	5 MILE
7,331	66,898	164,236

2028 Households

7,226	66,508	163,958
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Owner Occupied Housing

1 MILE	3 MILE	5 MILE
48.7%	50.1%	52.3%

Renter Occupied Housing

47.0%	50.1%	52.3%
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2023 Median Age

1 MILE	3 MILE	5 MILE
36.6	35.0	35.2

2028 Median Age

37.2	35.8	35.9
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