

**2 FREESTANDING RETAIL BUILDINGS WITH A COMBINED +/- 15,000 SF ON 30,600 SF LOT**

**SSWC 7TH STREET & BETHANY HOME | PHOENIX, AZ**

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# PROPERTY HIGHLIGHTS

- High Profile Uptown Address – Premier Visibility
- 7th Street Corridor with Prominent Signage
- High Traffic Volumes, Strong Employment Base
- 3 Curb Cuts, 200' of 7th Street Frontage
- 2 Buildings:  
Northern Building with Mezzanine  
Southern Building 2 – Story
- Fenced Lot, Roll Up Doors
- Across from: The Womack and New 259-Unit Broadstone on 7th (open 2024)
- Minutes from: Culinary Dropout, The Yard, Wildflower Cold Beers & Cheeseburgers, Mora Italian, Pubblico Italian Eatery, Spinato's, Brophy College Prep, and Xavier College Prep

**2023 DEMOS** (5-MILE RADIUS)

TOTAL POPULATION **419,501**

DAYTIME POPULATION **522,027**

## TRAFFIC COUNTS

7TH ST **38,577 VPD**

(ADOT '22)

BETHANY HOME RD **33,045 VPD**

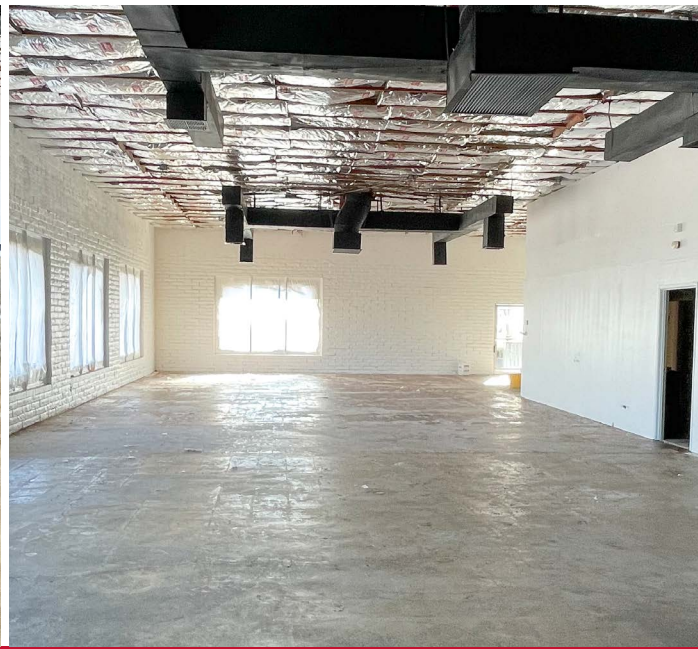
(ADOT '22)

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# NORTHERN BUILDING

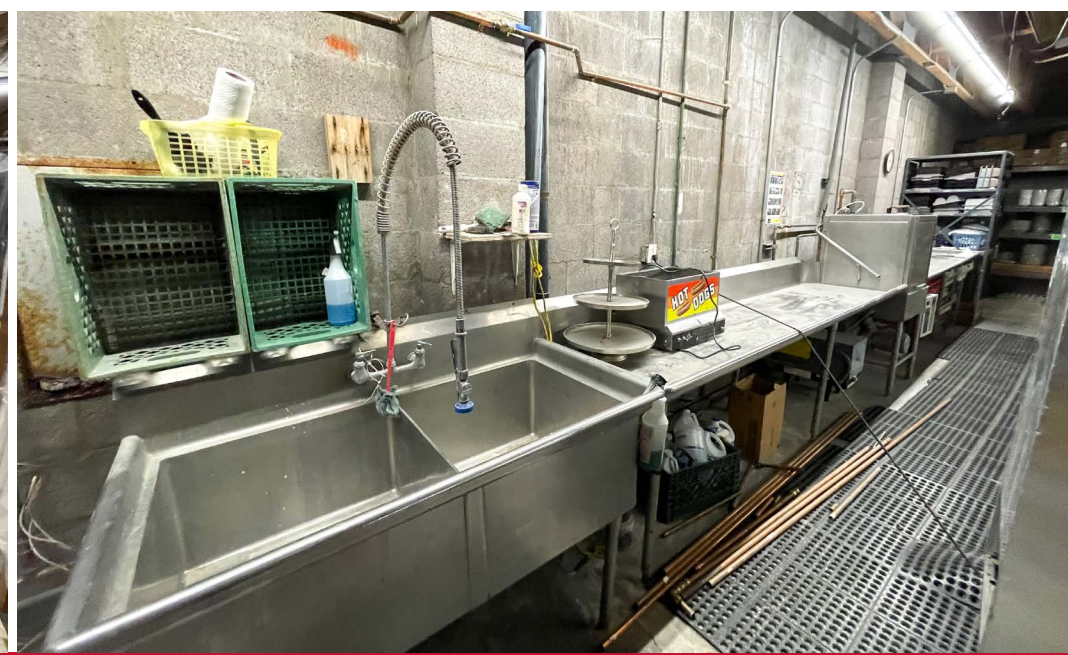


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# SOUTHERN BUILDING



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# OUTER BUILDINGS



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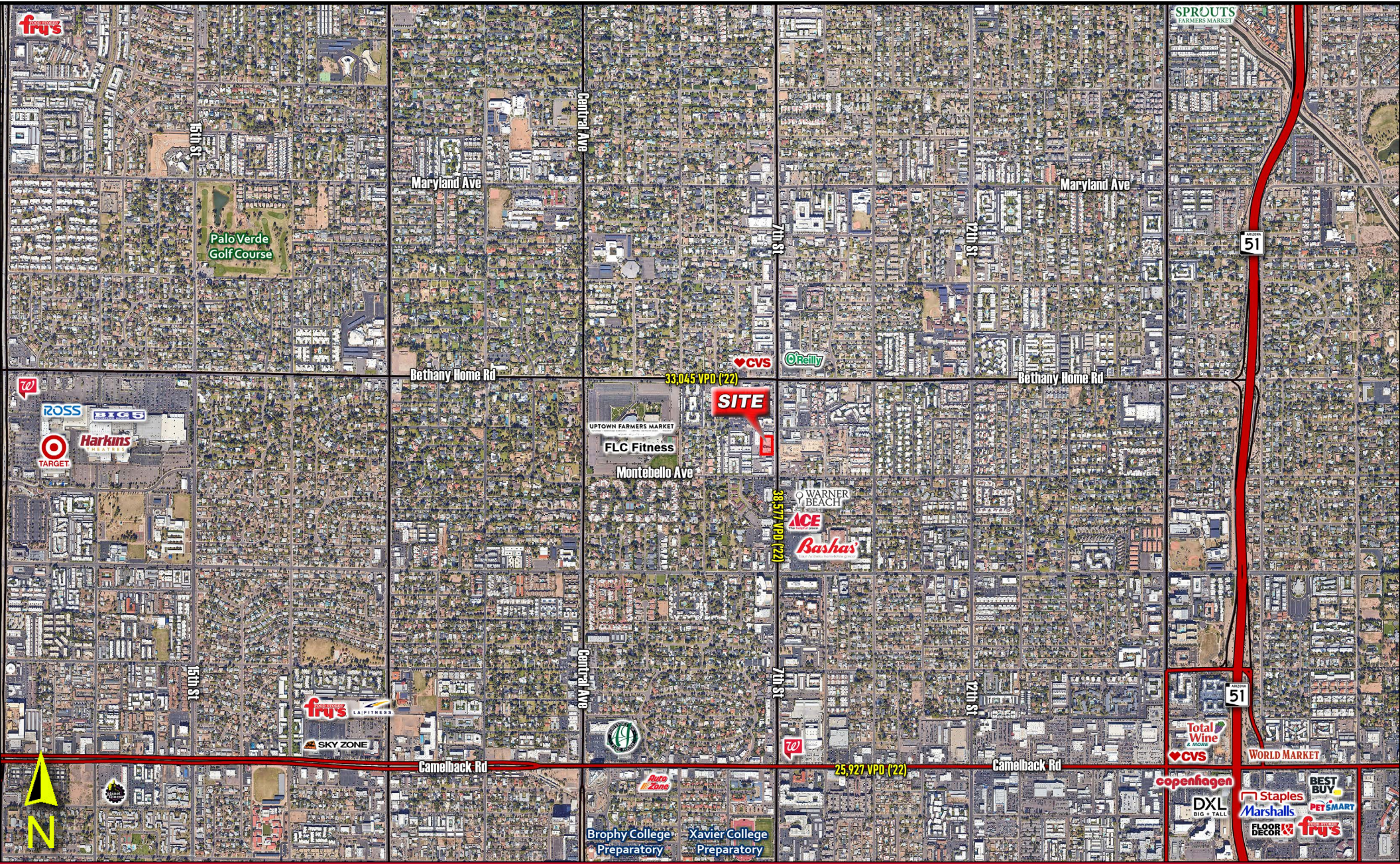
# DRONE AERIAL



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# RETAIL AERIAL



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# DEMOGRAPHIC SNAPSHOT



**2023 Total Population**

1 MILE	3 MILE	5 MILE
16,650	161,964	419,501

**2028 Total Population**

17,573	166,309	428,354
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**Average HH Income**

1 MILE	3 MILE	5 MILE
\$131,700	\$105,339	\$96,272

**Median HH Income**

\$85,072	\$67,130	\$60,684
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**Daytime Employees**

1 MILE	3 MILE	5 MILE
18,084	143,242	311,978

**Daytime Residents**

7,298	75,136	210,049
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**2023 Households**

1 MILE	3 MILE	5 MILE
8,420	75,704	173,941

**2028 Households**

9,078	78,920	181,867
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**Owner Occupied Housing**

1 MILE	3 MILE	5 MILE
47.2%	40.1%	39.9%

**Renter Occupied Housing**

43.1%	50.3%	50.4%
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**2023 Median Age**

1 MILE	3 MILE	5 MILE
44.8	38.8	35.4

**2028 Median Age**

45.0	38.9	35.8
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