

FOR LEASE OR SALE > BOX & SHOP SPACE

# Walgreens Center

8905-8911 N 7TH ST | PHOENIX, ARIZONA



## Opportunity Highlights

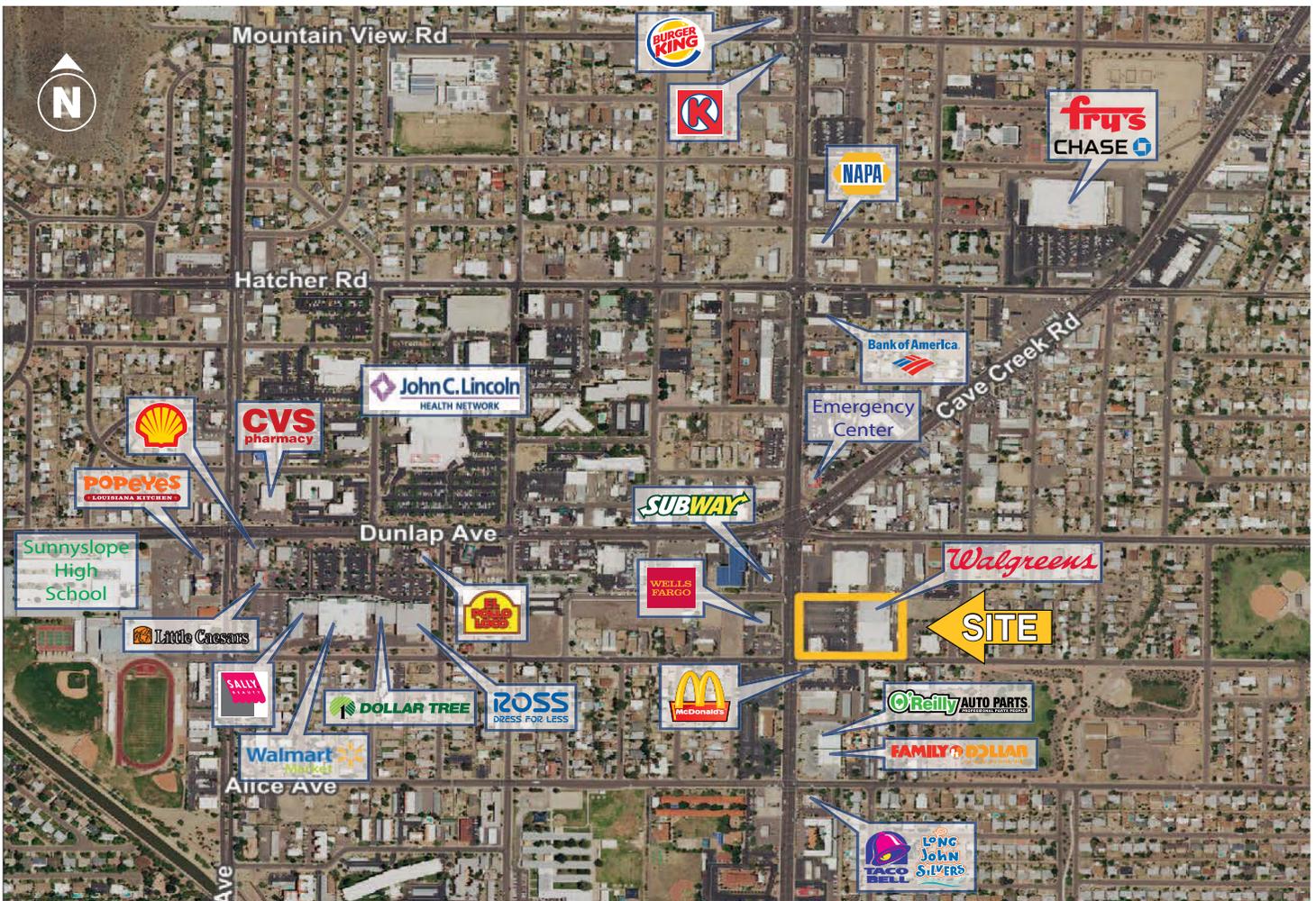
- > Available for purchase - \$3,400,000
- > Great visibility on homeward bound side of major Phoenix N/S thoroughfare
- > Spaces ranging from 950-19,750 SF available to accommodate various user types
- > Attractive low NNN
- > Strong co-tenancy: Walgreens Pharmacy anchor with renewed continuing occupancy commitment
- > Pylon signage opportunity

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## > CALL FOR RENTAL RATES

### Property Highlights

- > 43,254 SF neighborhood shopping center
- > Dense Central Phoenix location in 7th Street Redevelopment Area
- > 1 block south of the major lighted intersection where 7th Street, Dunlap Avenue, and Cave Creek Road converge
- > Area draw from Central Phoenix, commuter corridor along 7th Street, and John C. Lincoln Hospital
- > Features vintage architecture with fresh aesthetic updates in progress
- > Large parking field

### Traffic Counts

Dunlap Ave	31,934 VPD
7th Street	33,960 VPD
Total	65,894 VPD

### Snapshot Demographics

2017	1 Mile	3 Mile	5 Mile
Total Population	19,482	118,005	364,494
Daytime Population	18,533	122,802	370,477
Average HH Income	\$59,686	\$76,539	\$72,198

### Nearby Tenants





**SITE**

51

17

**fry's**

**TARGET**

**Goodwill**

40th St

32nd St

Shea Blvd

16th St

Cave Creek Rd

7th St

Central Ave

7th Ave

19th Ave

27th Ave

Bethany Home Rd

Phoenix Mountain Preserve

Piestewa Peak

North Mountain

Thunderbird Rd

Cactus Rd

Peoria Ave

Dunlap Ave

Northern Ave

Glendale Ave

**SAFEMART**

**SAFEMART**

**Goodwill**

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**Goodwill**

**fry's**

**John C. Lincoln**

**ROSS**

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## Existing Site Availability

SUITE	TENANT	SQ.FT.
8903	Polish Goodies	660 sf
<b>8903.5</b>	<b>AVAILABLE</b>	<b>946 sf</b>
8905	Barber Shop	1,072 sf
<b>8907</b>	<b>AVAILABLE</b>	<b>2,912 sf</b>
8911	Walgreens Pharmacy	14,700 sf
<b>8917</b>	<b>AVAILABLE</b>	<b>19,764 sf</b>
PAD	Little Miss BBQ	3,200 sf

## Contact Us

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