

SWC 35TH AVE & PEORIA AVE

10410 N. 35th Ave | Phoenix, 85051



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COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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AVAILABILITY

± 3,510 SF (Can Be Demised)

PROPERTY HIGHLIGHTS

- Adjacent to Fry's Marketplace
- Great Visibility on 35th Ave
- Monument and visible building signage
- Densely Populated Area
- Located just minutes from the I-17 Freeway

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| 2018 TOTAL POPULATION | 21,022 | 187,140 | 457,100 |
| 2023 POPULATION | 22,748 | 202,570 | 493,942 |
| POPULATION GROWTH | 8.21% | 8.25% | 8.06% |



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