

3838 N 7TH ST
PHOENIX, AZ 85014



Unique 1,840 SF boutique commercial space in Central Phoenix with excellent visibility on 7th St and private on-site parking. Ideal for med spa, salon, wellness, or other service-based businesses seeking a professional yet private setting. Located near a major hospital. Flexible layout with multiple rooms and strong street presence. Great opportunity for a business looking for character and convenience in a high-demand corridor.

Kassandra Noriega
(480)750-9671
REALTOR®



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FLOOR PLAN



- 2 PRIVATE OFFICES
- BASEMENT
- GARAGE

- PARKING LOT
- PRIVATE BATHROOMS
- HIGH-VISIBILITY FRONTAGE

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AMPLIFY

REAL ESTATE TEAM

kw KELLERWILLIAMS, REALTY
SONORAN LIVING

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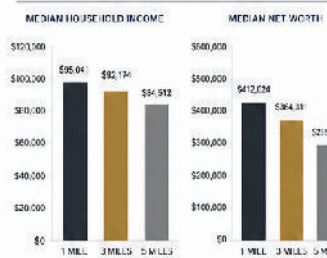
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Unique 1,840 SF boutique commercial space in Central Phoenix with excellent visibility on 7th St and private on-site parking. Ideal for medical, wellness, beauty, office, or other service-oriented users seeking visibility, character, and convenience in a high-demand corridor.



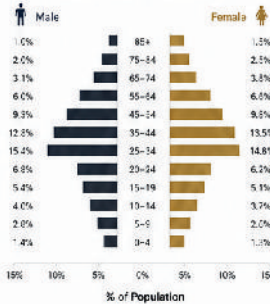
- HIGH VISIBILITY ON N 7TH STREET
- PRIVATE ON-SITE PARKING
- 1,840 SF BOUTIQUE SPACE
- FLEXIBLE LAYOUT MULTIPLE ROOMS
- NEAR MAJOR HOSPITAL
- ZONED C-2 CITY OF PHOENIX

INCOME & NET WORTH



Source: Esri 2024 (Data USA)

AGE BY SEX (3 MILE RADIUS)

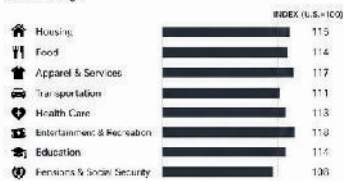


KEY FACTS (3 MILE RADIUS)

- POPULATION: 18,427
- HOUSEHOLDS: 9,844
- DAYTIME POPULATION: 29,742
- MEDIAN AGE: 38.6
- MEDIAN HOUSEHOLD INCOME: \$92,174
- VEHICLES PER DAY ON N 7TH ST: 34,186

AVERAGE HOUSEHOLD BUDGET INDEX (3 MILE RADIUS)

This index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all U.S. households. An index of 100 is average. An index of 100 shows that average spending by consumers in this market is 20% greater than the national average.



Source: Esri 2024 (Data USA)

POPULATION SUMMARY

1 Mile	12,531
3 Miles	18,427
5 Miles	163,482

Source: Esri 2024 (Data USA)

TOP LIFESTYLE SPENDING (3 MILE RADIUS)

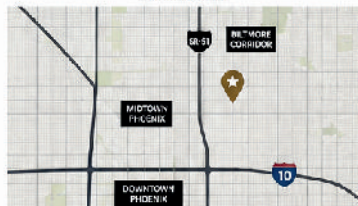
Restaurant Dining	\$3,359,364
Health Care	\$6,241,582
Fitness & Recreation	\$1,208,235
Personal Care	\$7,102,247
Home Improvement	\$8,123,285

Source: Esri 2024 (Data USA)

TRADE AREA HIGHLIGHTS

- Close, affluent residential neighborhoods with strong spending power
- Major employment corridor with 29,742 daytime employees within 3 miles
- Excellent access to SR-51, Midtown, Biltmore Corridor & Downtown Phoenix
- High traffic counts along N 7th Street (34,186 VPD)
- Minutes to Phoenix Children's Hospital and other major medical centers

LOCATION MAP



NEARBY AMENITIES & TRAFFIC DRIVERS

- Phoenix Children's Hospital: 0.4 miles
- Midtown Employment Corridor: 0.5 miles
- Biltmore Fashion Park: 2.1 miles
- Park Central: 1.3 miles
- SR-51 Freeway Access: 2.2 miles



Source: ADOT 2323

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