43RD AVE. NORTHERN CENTER OFFICE AND RETAIL CENTER FOR LEASE

4228-4246 W NORTHERN AVE

Well maintained center
Very visible location with strong traffic counts
2.38/1,000 SF parking ratio, covered parking for tenants
NEC of 43rd Avenue and Northern Ave.
Monument signage available
Dense population in trade area

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PHOENIX WEST
commercial L.L.C.

125 S Avondale Blvd, Suite 100, Avondale, AZ 85323 623.535.9707

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DEMOGRAPHICS Per CoStar

	One Mile	Three Mile	Five Mile
2016 Estimated Population	23.446	189,692	464,136
2016 Est Average HH Income	$47,524	$38,522	$55,789

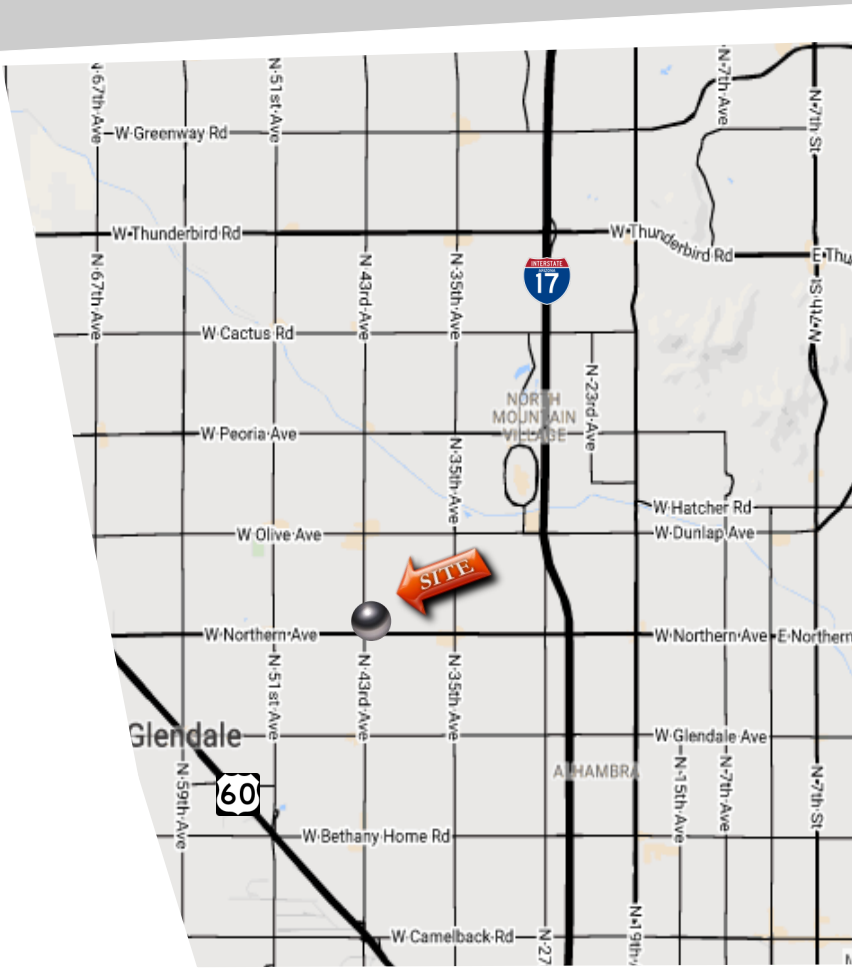
Traffic Counts at 43rd Ave and Northern Ave ±54,866 VPD

Location Description

Located on the North East Corner of 43Rd Avenue and Northern Ave. Less than three (3) miles West of Black Canyon Highway (I-17) and Metro Center Mall.

Property Profile

Total Space Available:	±3,226 SF
Minimum Divisible:	±1,450 Square Feet
Maximum Contiguous:	±3,226 Square Feet
Gross Leasable Area:	±12,626 Square Feet
Year Built:	1977
Parking:	30 surface spaces available; Ratio of 2.38/1,000 SF
Cross Streets:	43rd Avenue and Northern Avenue
Zoning Description:	C-2, City of Phoenix
Join Anchor Tenants:	Cash Time Loan
	Super Pawn



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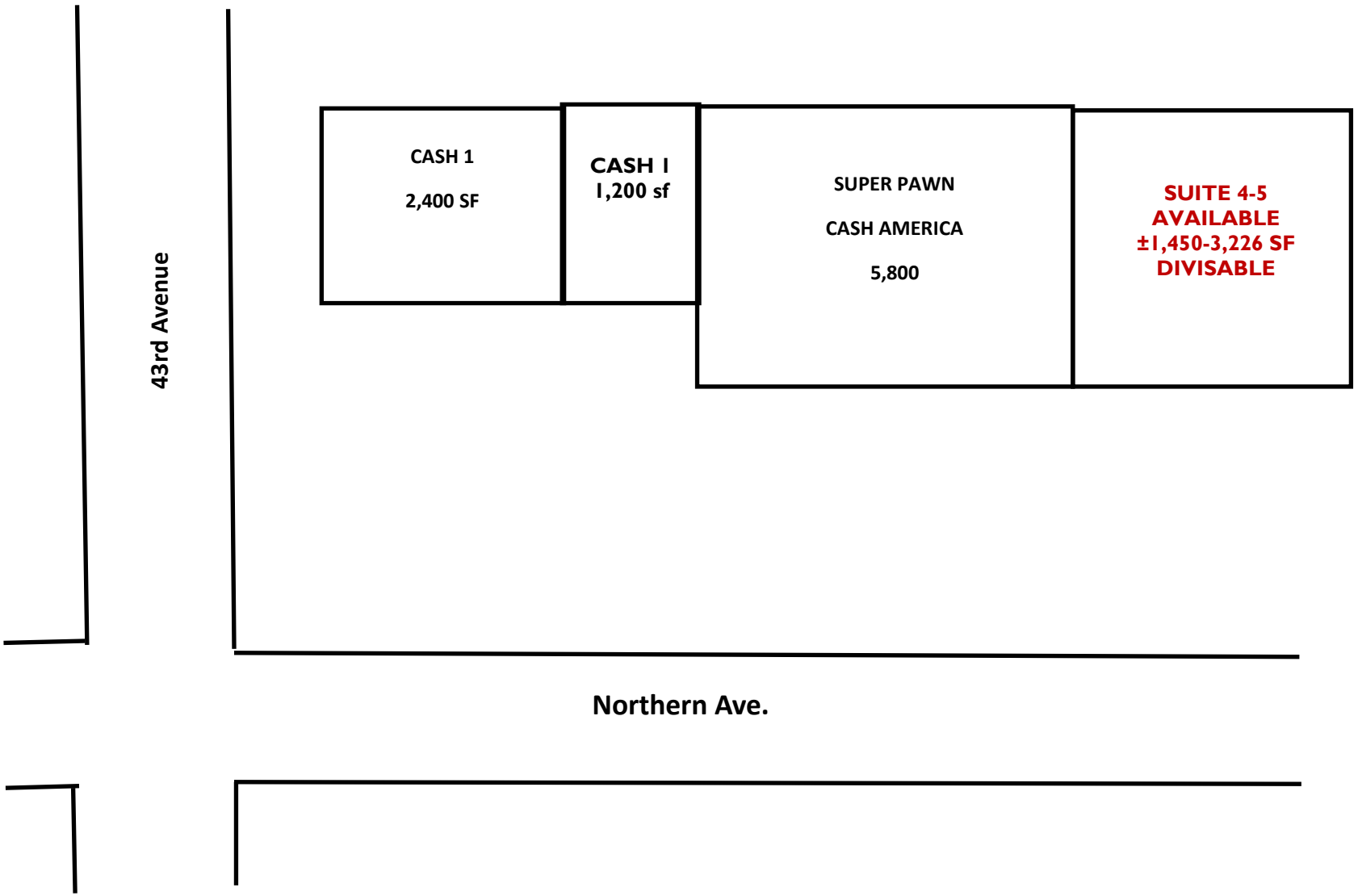
SITE PLAN



NOT TO SCALE

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