

**UNDER  
NEW  
OWNERSHIP!**

**NORTH  
MOUNTAIN**

**North Mountain  
Christian Assembly**

**ARMY  
NATIONAL  
GUARD**

**Mountain View Rd  
9,471 CPD**

**Chiropractor**

**BURGER  
KING**

**Twisted  
Tiem  
K&B Bar**

**DRAFTWOODS  
SPORTS DRINK**

**scramble**

**Sunnyslope  
Mennonite Church**

**7th St  
28,865 CPD**

**ARIZONA  
DEPARTMENT OF  
ECONOMIC SECURITY**

# MOUNTAIN VIEW PLAZA

**NWC of Mountain View Rd and 7th St  
Phoenix, Arizona 85020**

**HILLSIDE  
DESIGN & PRINT**



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**±3,080 SF  
AVAILABLE**

## ◆ SHOP SPACE & LAST TWO DEMISABLE RETAIL SPACES AVAILABLE

### Property Highlights

- Under new ownership with plans to improve and renovate the center, enhancing curb appeal and customer draw.
- Prime infill position at the foothills of the Phoenix Mountains Preserve, serving over 110,000 residents within 3 miles and steps from the the Hilton Phoenix Tapatio Cliffs Resort, one of the top-ranked resorts in the U.S.
- Five access points into the property, with dual monument signage fronting 7th Street, which delivers constant exposure and easy entry.
- Anchored by Scramble Breakfast & Lunch, Driftwoods Bar, nad VCA Animal Hospital consistently drawing a mix of daytime and evening crowds.
- Adjacent to one of the world’s largest urban mountain preserves—over 41,000 acres of trails and desert parks offering a genuine outdoor escape right in the city

### Traffic Counts

Mountain View Rd	9,471 CPD
7th St	28,865 CPD

**Total 38,336 CPD**

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,927	111,029	371,570
Estimated Households	8,400	48,836	157,487
Avg Household Income	\$90,439	\$116,446	\$112,523
Daytime Population	6,051	49,759	138,736

Source: SitesUSA

## BUILDING A

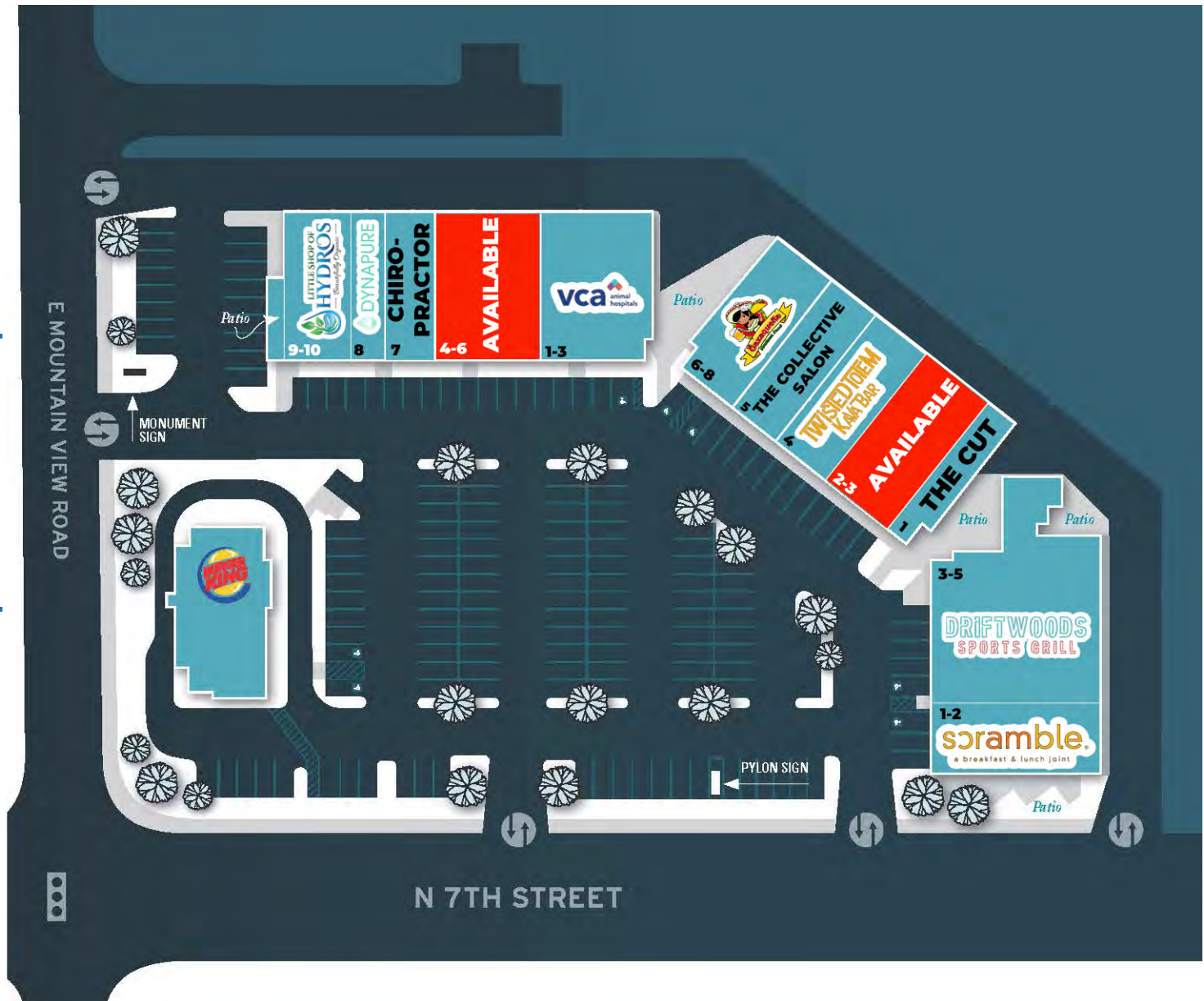
SUITE	TENANT	SQFT
9-10	Little Shop of Hydros	1,920
8	Dynapure	960
7	Chiropractor	1,700
<b>4-6</b>	<b>AVAILABLE</b>	<b>3,080</b>
1-3	VCA Animal Hospital	3,121

## BUILDING B

SUITE	TENANT	SQFT
6-8	La Oaxaquena	3,360
5	The Collective Salon	960
4	Twisted Totem	1,200
<b>2-3</b>	<b>AVAILABLE</b>	<b>2,160</b>
1	The Cut Barber	1,200

## BUILDING C

SUITE	TENANT	SQFT
3-5	Driftwoods Sports Grill	3,465
1-2	Scramble, a Breakfast and Lunch Joint	3,052



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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,927	111,029	371,570
	2026 TOTAL HOUSEHOLDS	8,400	48,836	157,487
	MEDIAN HOUSEHOLD INCOME	\$90,439	\$116,446	\$112,523
	2026 MEDIAN HOME VALUE	\$378,942	\$524,374	\$494,200
	2026 TOTAL EMPLOYEES	6,051	49,759	138,736
	2026 TOTAL BUSINESSES	883	6,368	19,076

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