



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

PHOENIX WEST
commercial L.L.C.

The information contained herein is deemed reliable, however Phoenix West Commercial, LLC, its assigns, representatives, agents or associates do not guarantee it or warrant it; it may be changed or be updated without notice; it is recommended that all persons relying on any information supplied satisfy themselves as to the accuracy of same including but not limited to the environmental condition of the property. It is recommended that all persons make their own independent investigation of the environmental condition of the property.

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

Adam Lam
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Location Description

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

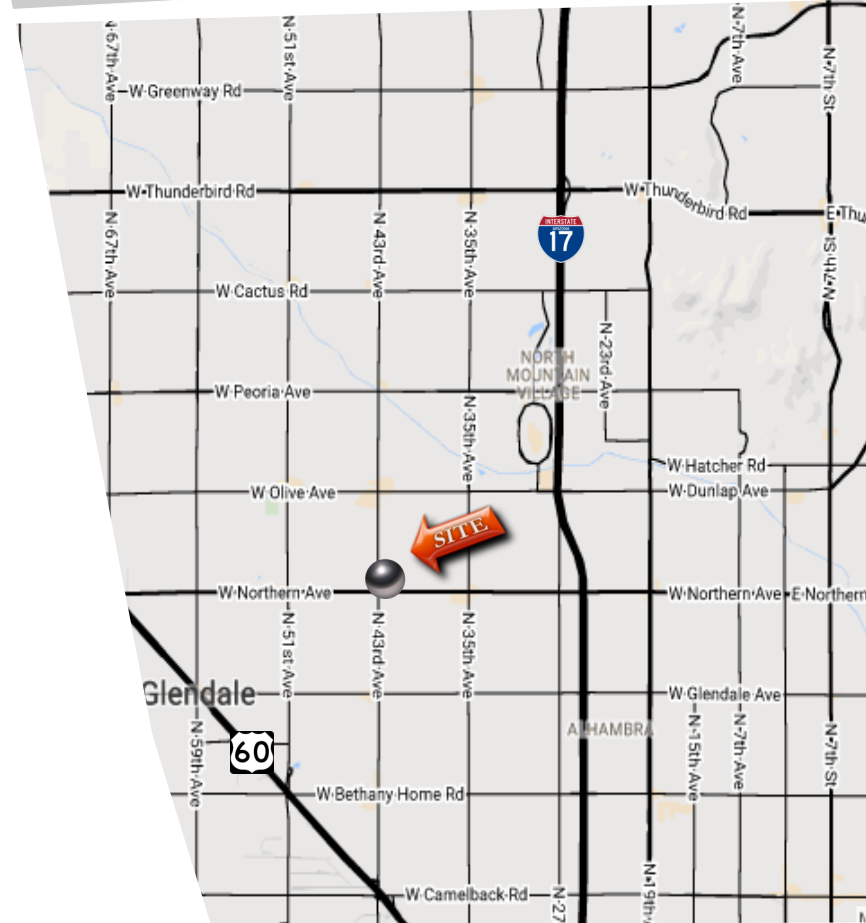
Property Profile

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

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

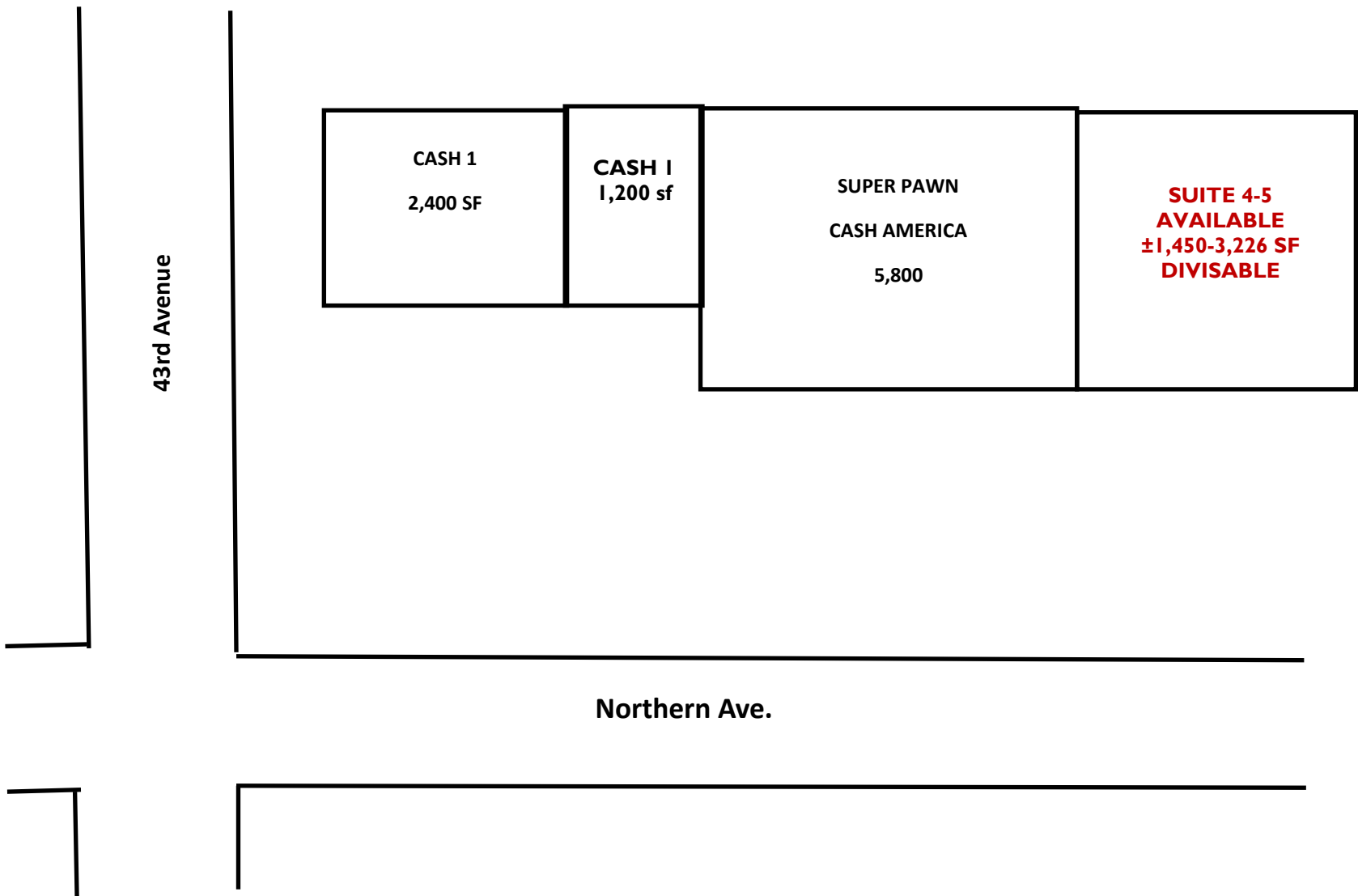


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SITE PLAN



NOT TO SCALE

Adam Lam

Associate

Retail

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