

FOR LEASE

7TH STREET PLAZA

710-822 E. UNION HILLS DRIVE | PHOENIX, AZ 85024

NEC 7TH STREET & UNION HILLS DRIVE

ZELL

1,755 SF - 4,125 SF AVAILABLE FOR LEASE



FEATURES:

- ZONING: C2, City of Phoenix
- Great Proximity to SR 51, Loop 101 and I-17
- Anchored by Goodwill, Fitness 1 Gym and Dollar Tree
- Project size: 120,757 SF
- Excellent Demographics

DEMOS:

2016	1 Mile	3 Mile	5 Mile
Population	20,159	121,121	280,336
Avg HH Income	\$61,542	\$64,929	\$69,725
Traffic Counts:	N/S on 7th Street VPD E/W on Union Hills VPD		39,000 25,100

JOIN:

Goodwill



DREAM DINNERS



Little Caesars



NEIGHBORHOOD ITALIAN RESTAURANT



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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Shop	Tenant	SF
A2	North Valley Bicycles	1,877
A4-8	AVAILABLE	4,125
A10-12	AVAILABLE (With Notice)	1,755
A14	Water Well	1,170
A15	Mi Pueblo Mexican Restaurant	996
A18	Bosa Donuts	1,900
B1	Times Square Restaurant	5,585
C4	European Grocery	1,200
C6-8	Saffron JAK Restaurant	1,800
C10	Karrot's	900
C12	Cell Phone Repair	900
C14	Dragon Bowl	1,800
C16-24	Creative Beginnings	7,977

Shop	Tenant	SF
D2	Arizona Family Karate	1,520
D4	Dream Dinners	1,303
D6-8	Dental Office	2,252
D12	AVAILABLE	1,948
D14	Elation Skin	896
D16	Metro PCS	1,365
D18	Little Caesar's Pizza	978
D20	Capri Nails	980
D22	Imagine Wellness Chiropractic	1,303
A	Goodwill	35,534
E	Desert Financial Credit Union	5,577
F	Dollar Tree Store	15,032
O	Fitness 1 Gym	20,045



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