

MARYVALE TERRACE

4,375 - 10,500 SF AVAILABLE

FOR LEASE

4105 N 51st Ave | Phoenix, AZ



CAROL HARDER
LEASING DIRECTOR
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SITE PLAN

MARYVALE TERRACE



#	TENANT	SF
100	Burritos Chon	
101	Smoke Shop	
103	Barber Shop	
105	Metro PCS	
107	Staffing	
109	Dentist	
111	Peter Piper Pizza	
113	Nail Salon	
115	Salon	
117	Beauty Store	
118	Chiropractor	
119/121	Laundromat	
125	Melrose	
127	Furniture	
129	AVAILABLE	4,375 - 10,500 SF
131/132	AVAILABLE Former Daycare	5,310 SF
135	Regional Retailer Opening Summer 2027	
139	Healthcare Opening Summer 2027	
141	AVAILABLE	5,227 SF
145	New China Buffet	
147	LA Insurance	
149-153	Advance Auto Parts	
157	Purple Turtle	

AREA INFO

MARYVALE TERRACE








4,375 SF - 10,500 SF AVAILABLE

5,310 SF FORMER DAYCARE SPACE

High Traffic Counts and Density
 Located across the street from Super Wal-Mart
 High Hispanic Demographics

MAJOR NEIGHBORING RETAILERS:



	 POPULATION	 HISPANIC POPULATION	 DAYTIME POPULATION	 TOTAL HOUSEHOLDS	 AVG HH INCOME
1 Mile	21,396	70.2%	12,571	5,693	\$80,724
3 Miles	217,109	64.7%	113,363	61,452	\$77,860
5 Miles	495,613	57.3%	268,886	156,493	\$82,407



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RED MOUNTAIN
 GROUP

AREA MAP



**SUBJECT
PROPERTY**

4105
N 51st Ave
Phoenix, AZ