

MARYVALE TERRACE

4,375 - 10,500 SF AVAILABLE

FOR LEASE

4105 N 51st Ave | Phoenix, AZ



CAROL HARDER
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RED MOUNTAIN
GROUP
ANYTHING IS POSSIBLE

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 | AVAILABLE Former Daycare | 4,590 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








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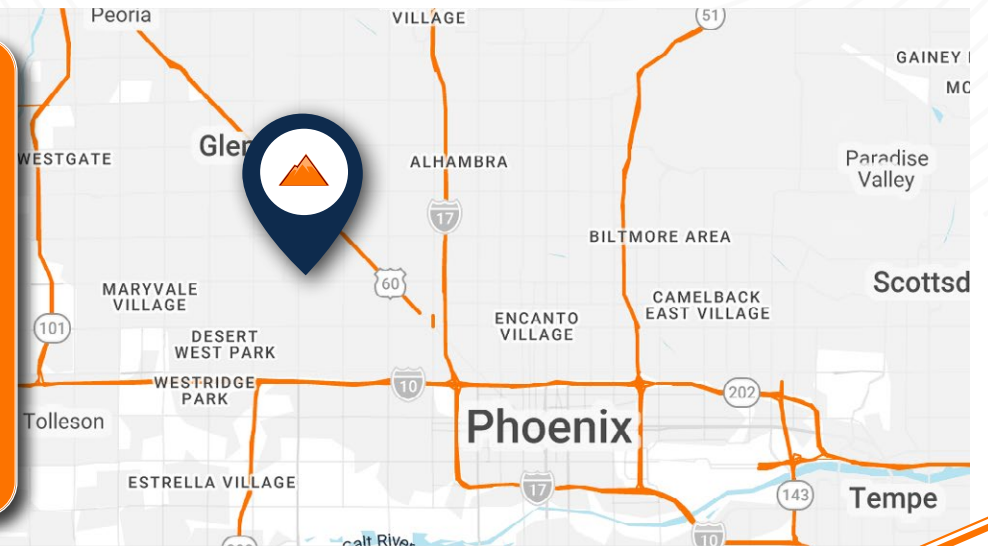
4,590 SF FORMER DAYCARE SPACE

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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AREA MAP



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