

# FREESTANDING RETAIL PAD FOR SALE!



SUBJECT PROPERTY



GLENDALE AVE (41,420 CPD)

6933 N. 7TH  
STREET  
PHOENIX, AZ

Rommie Mojahed  
602.702.4663  
Rommie@CRE8Advisors.com

Lindsey Dulle  
602.317.7713  
Lindsey@CRE8Advisors.com

7TH STREET (30,602 CPD)

# PROPERTY SUMMARY

6933 N. 7TH STREET  
PHOENIX, AZ



## PROPERTY OVERVIEW

- Freestanding Retail Pad Building For Sale!
- Located just off the hard corner at 7th Street & Glendale Avenue in Phoenix
- High visibility on 7th Street
- Enormous Monument Sign in front of the building
- Located in high traffic corridor with over 65,000 CPD
- One of the rare buildings with a basement in the City of Phoenix
- The building is in vanilla shell condition with a brand new roof
- 22 Parking Spots

## PROPERTY DEMOGRAPHICS

|                           | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|---------------------------|---------------|---------------|---------------|
| 2024 Population:          | 15,876        | 150,977       | 405,248       |
| 2029 Population:          | 17,212        | 164,221       | 438,882       |
| 2024 Total Households:    | 7,038         | 68,475        | 166,423       |
| Average Household Income: | \$129,254     | \$92,532      | \$87,578      |

## PROPERTY SUMMARY

|               |   |
|---------------|---|
| ASKING PRICE: | Call for Pricing                        |
| TOTAL AREA:   | 7,667 SF (4,113 SF + 3,554 SF Basement) |
| LAND AREA:    | .32 Acres                               |
| APN:          | 161-04-086H                             |
| ZONING:       | C-2                                     |

# IMMEDIATE TRADE AREA

6933 N. 7TH STREET  
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# AREA OVERVIEW

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# SITE OVERVIEW

6933 N. 7TH STREET  
PHOENIX, AZ





The logo for CRE8 Advisors features the letters 'CRE8' in a bold, sans-serif font. The 'C', 'R', 'E', and the first '8' are black, while the second '8' is a vibrant green. Below this, the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

# CRE8 ADVISORS

For Additional details contact the team  
by phone at: (602) 888. CRE8  
or by email: [Lindsey@CRE8Advisors.com](mailto:Lindsey@CRE8Advisors.com)