

FOR LEASE

7TH STREET PLAZA

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

NEC 7TH STREET & UNION HILLS DRIVE



SEEKING DRIVE-THRU USERS FOR TWO PADS/SITES

*Saffron JAK
Now Open!*



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:

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

JOIN:



DREAM DINNERS



DESERT SCHOOLS
FEDERAL CREDIT UNION



Little Caesars



Times Square
NEIGHBORHOOD ITALIAN RESTAURANT



DONNA REECE
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ZELL COMMERCIAL REAL ESTATE SERVICES INC.
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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 | AVAILABLE | 1,877 |
| A4-8 | AVAILABLE (Former Dance Studio) | 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 | AVAILABLE | 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 Schools Federal CU | 5,577 |
| F | Dollar Tree Store | 15,032 |
| O | Fitness 1 Gym | 20,045 |



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