

MEREDITH PLAZA

4808 NORTH 35TH AVENUE | PHOENIX, ARIZONA 85017

AVAILABLE

LAUNDROMAT SPACE FOR LEASE IN PHOENIX



EXCLUSIVELY LISTED BY:

LEO PATAQ

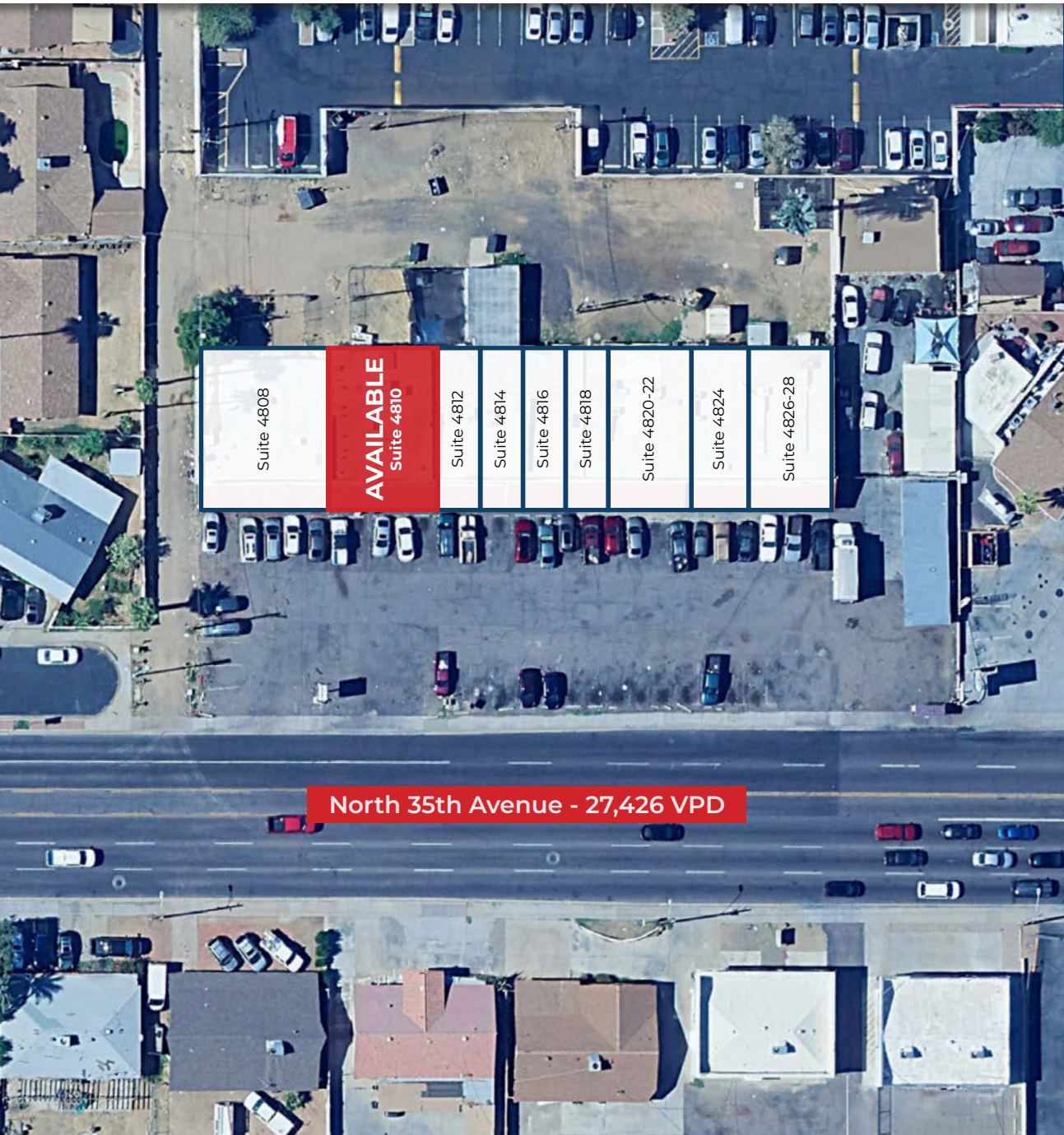
Senior Associate

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PROPERTY OVERVIEW



TENANT ROSTER

SUITE 4808	Vietnamese Cuisine	2,800 SF
SUITE 4810	AVAILABLE Former Laundromat	2,450 SF
SUITE 4812	Total Wireless by Verizon	750 SF
SUITE 4814	Herba Life	750 SF
SUITE 4816	Super Imagen	750 SF
SUITE 4818	Liberty Tax	750 SF
SUITE 4820-22	A.L.S. Attorneys	1,960 SF
SUITE 4824	Flower Shop	980 SF
SUITE 4826-28	Al Atoron Cantina	1,960 SF

LEASE RATE:
\$25 /SF + \$4 NNN - Former Laundromat Space

PROPERTY SUMMARY



LEASE RATE:
\$25 + \$4 NNN



AVAILABLE SPACE:
2,450 SF



BUILDING SIZE:
13,150 SF



ZONING:
C-2

LEASE HIGHLIGHTS

PRIME LOCATION

Strategically positioned along North 35th Avenue in West Phoenix, offering convenient access to a well-established commercial corridor and surrounding residential neighborhoods.

FORMAL LAUNDROMAT

2,450 SF retail building offering a practical footprint for a laundromat buildout, with space for laundry equipment, customer seating, and folding

ESTABLISHED RETAIL PRESENCE

The property benefits from a long-established commercial location, with the building dating to approximately 1960 and a history of retail occupancy along the 35th Avenue corridor.

PROMINENT STREET EXPOSURE

The property benefits from frontage along N 35th Avenue, providing visibility and convenient access for customers traveling through the surrounding area.

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INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

211,779



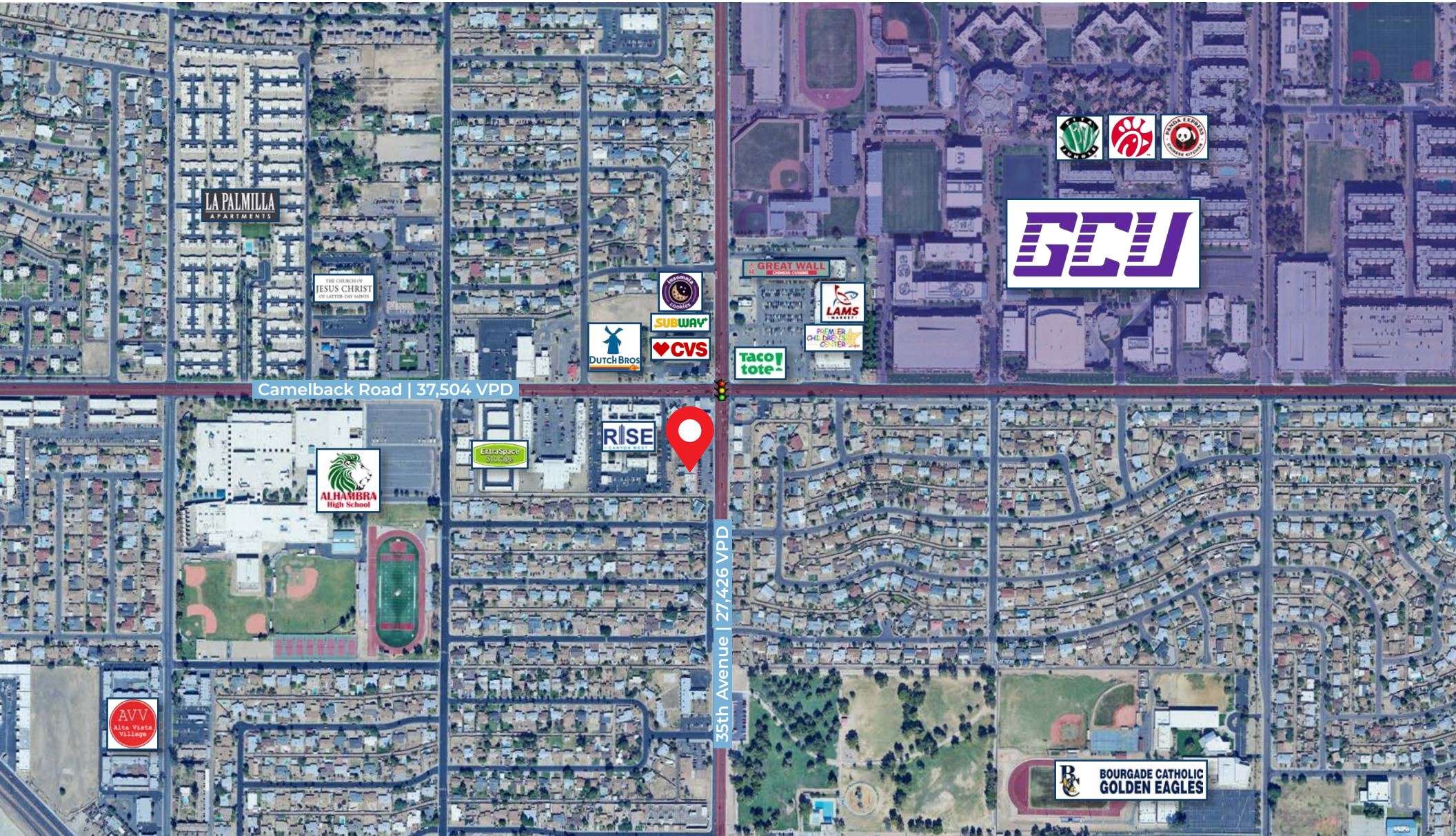
AVERAGE HOUSE-
HOLD INCOME (3 MILE)

\$86,442



STRONG
INTERSECTION

± 64,930 VPD

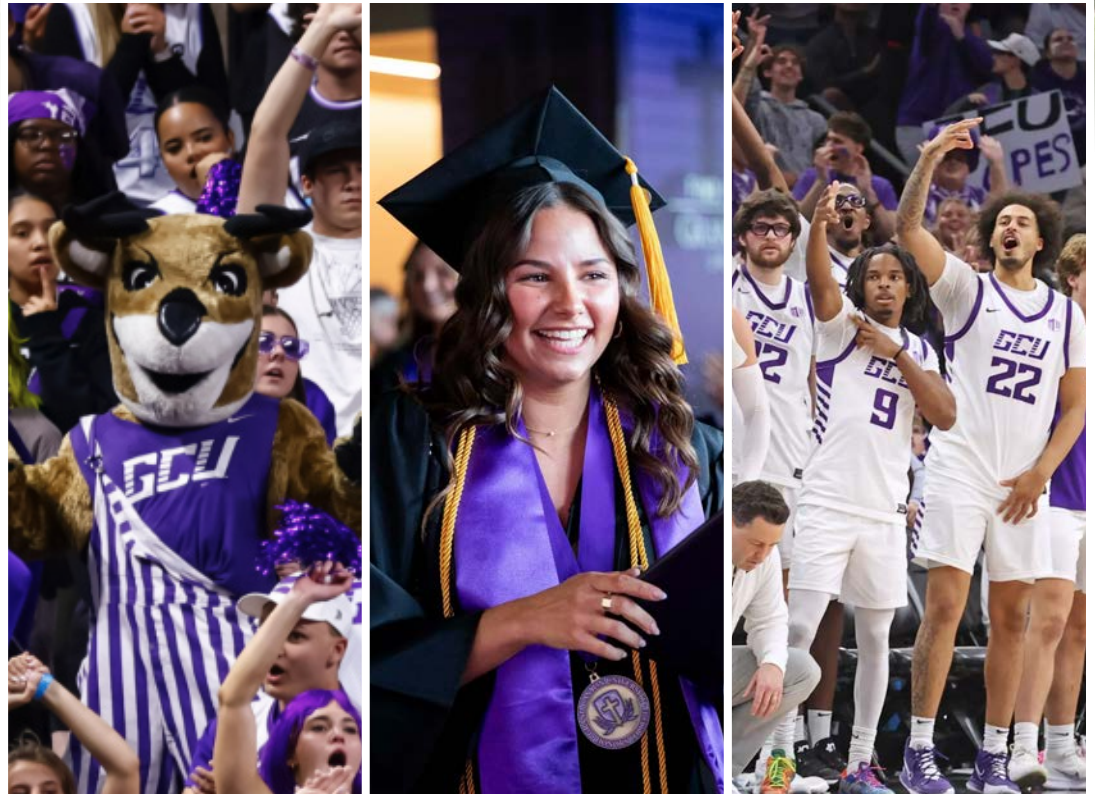




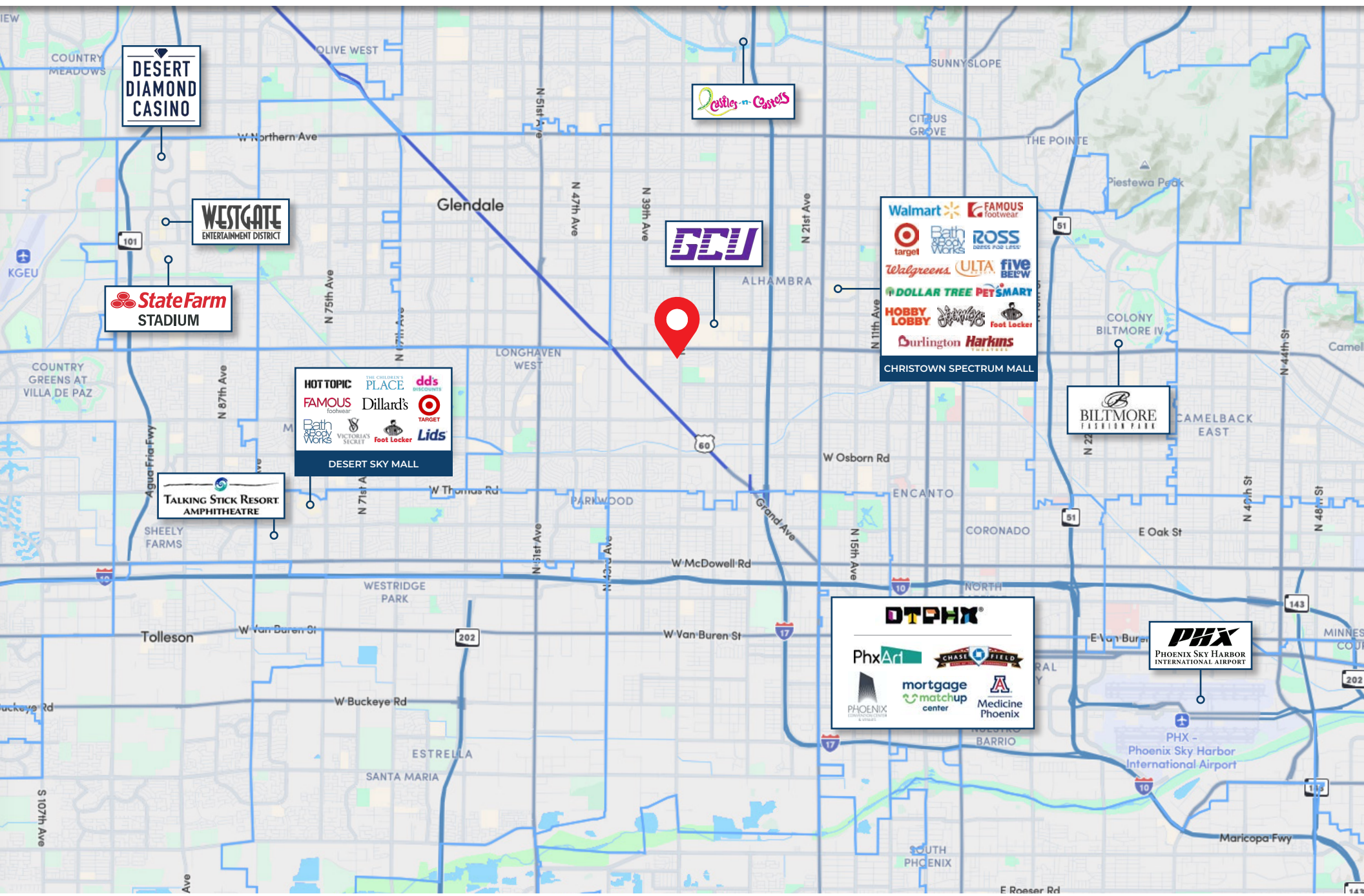
MEREDITH PLAZA IS DIRECTLY ADJACENT TO GRAND CANYON UNIVERSITY

Grand Canyon University is a private Christian university located in Phoenix, with a vibrant campus of nearly **25,000 on-campus students** and more than 100,000 students enrolled overall through its in-person and online programs. The university's main campus sits in central Phoenix and attracts thousands of students, faculty, and visitors to the area every day.

The property at **4808 North 35th Avenue** is conveniently located just a short drive from the GCU campus, making it well positioned to benefit from the strong student population and activity generated by the university. Its proximity to GCU makes the location especially attractive for businesses and services that serve the surrounding community.



DISTANT AERIAL VIEW



PHOENIX, ARIZONA

Phoenix, Arizona is a large desert city in the Sonoran Desert, known for its abundant sunshine, wide valleys, and rugged mountain scenery. Often called the “Valley of the Sun,” it provides easy access to outdoor activities like hiking and biking, with desert preserves woven throughout the city. Phoenix blends Southwestern and Native American cultural influences with modern neighborhoods, a growing arts and food scene, and a rapidly expanding urban core shaped by its hot climate and striking desert landscape. The city’s lifestyle is closely tied to the desert, with early mornings, vibrant sunsets, and a strong appreciation for outdoor living.



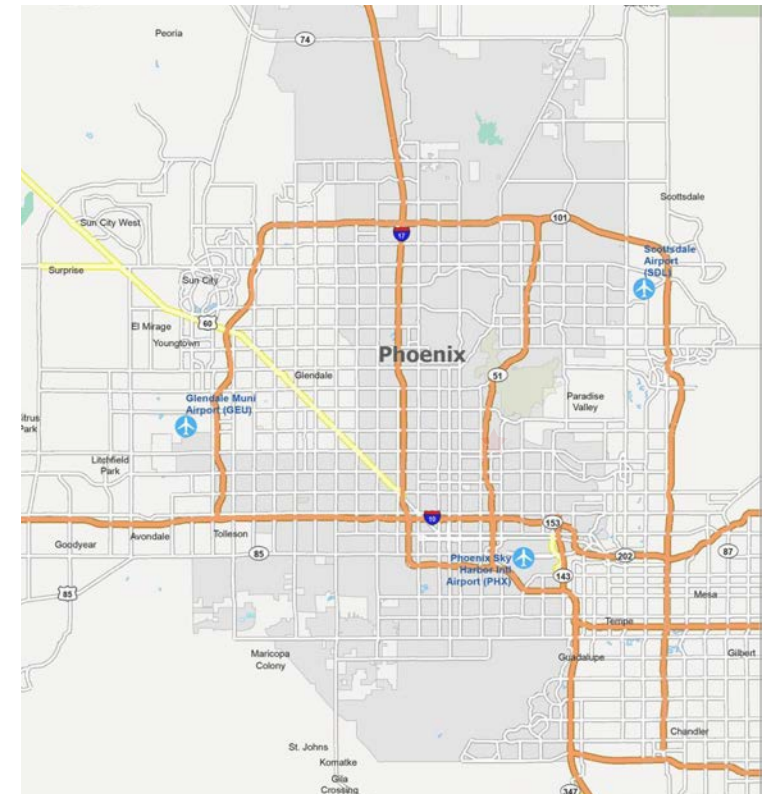
1 MILE DAYTIME POPULATION
25,514

1 MILE AVG HOUSEHOLD INCOME

\$71,755

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	25,514	134,806	412,808
Employees:	6,473	67,915	206,315
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,922	39,787	137,485
Average Size:	3.2	3.4	2.9
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$71,755	\$77,028	\$83,975
Annual Household Expenditure:	\$714.22 M	\$3.69 B	\$12.73 B





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.