



FOR SALE

High Visibility Corner - 100% Occupied

709 E Claremont | Phoenix, AZ



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6,641 SF

RBA

±0.75 Acres

Lot Size

\$2,500,000

Sale

C1

Zoning - Maricopa County

PROPERTY HIGHLIGHTS

Suites	Tenant	SF	Rent
709 E Claremont St	Salon	704	\$980
	Salon	1,350	—*
6215 7th St	Retail Store	3,000	\$10,000 (Combined)
6219 7th St	Restaurant	1,087	\$1,775
	Upstairs Restaurant	500	\$1,000
Totals		6,641	\$13,755

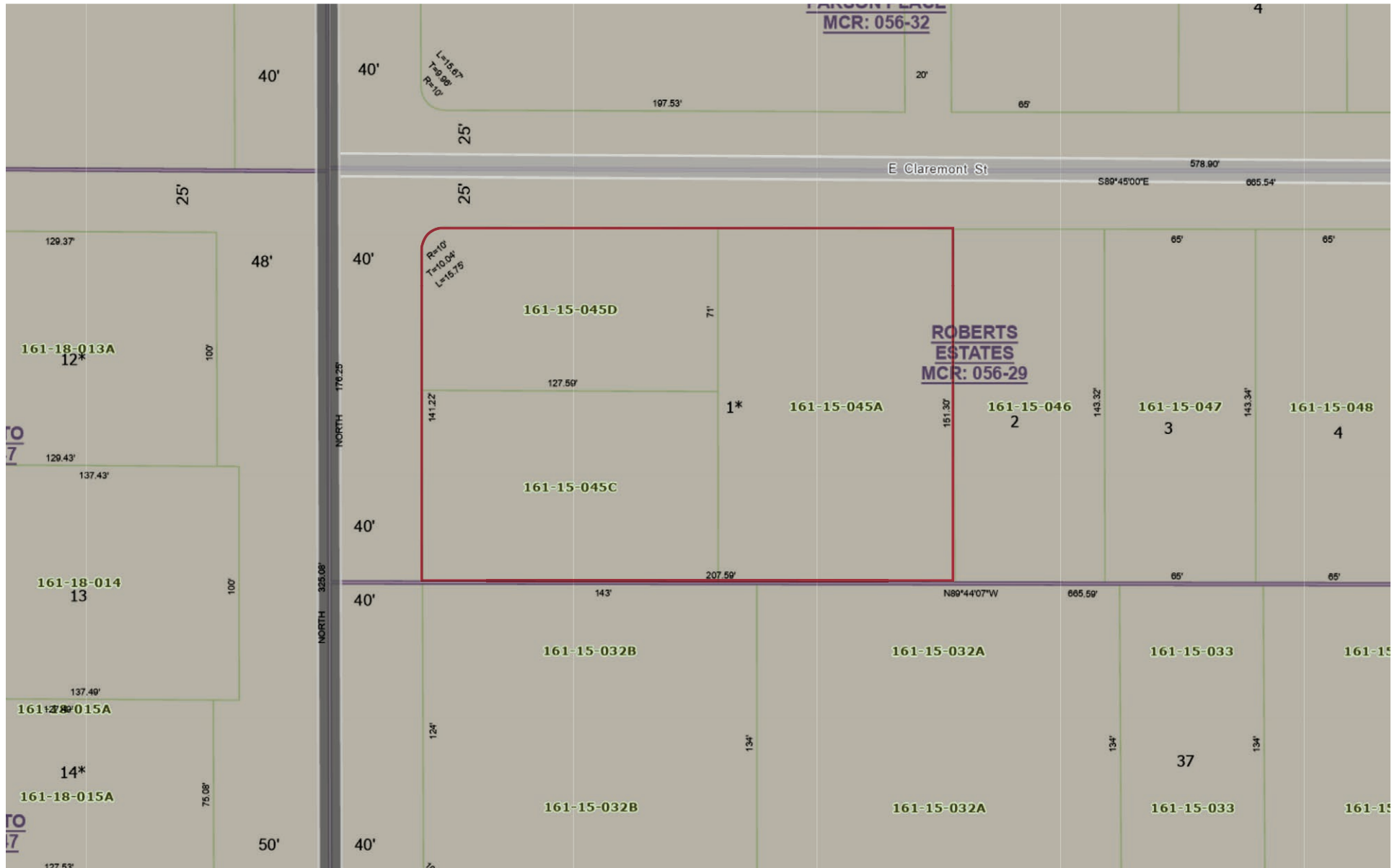
ABOUT THE PROPERTY

Three Parcels, with well established tenants, in a highly sought business location.

- Built out Restaurant with Outdoor Patio — Kitchen Hood Included
- Built out Salon – Dryers, Shampoo Bowls, Chairs Included
- 72 Parking Spaces
- All Tenants are Month to Month
- High Walkable Score (73)
- 17 Minute Drive to Sky Harbor I SUBJECT international Airport

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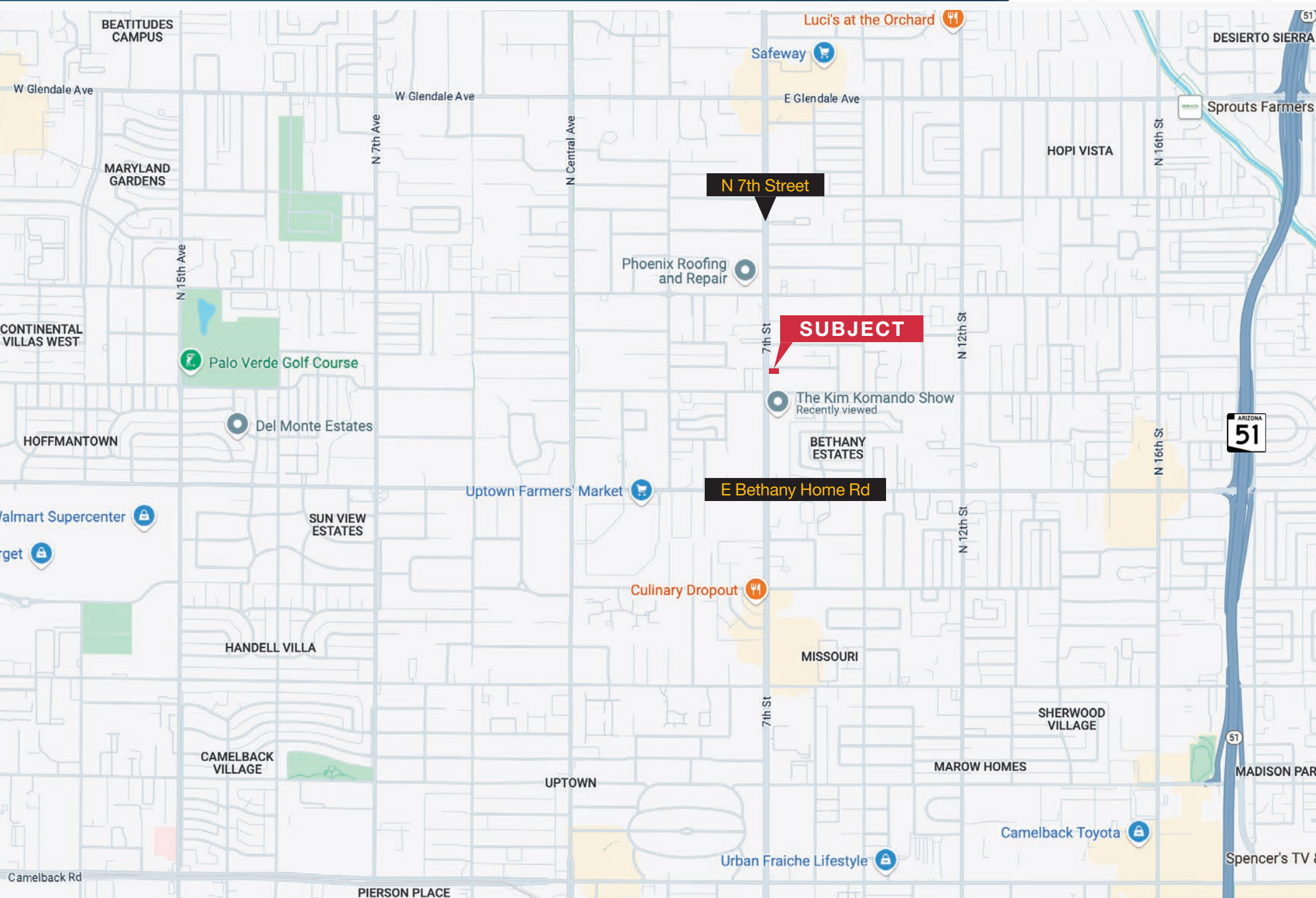
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	16,253	152,944	401,709
2029 Projected Population	16,689	156,421	409,417
Proj. Annual Growth 2024 to 2029	0.53%	0.45%	0.38%

Daytime Population

2024 Daytime Population	19,593	193,875	486,007
Workers	12,612	126,572	295,802
Residents	6,981	67,303	190,205

Income

2024 Est. Average Household Income	\$145,874	\$114,875	\$105,839
2024 Est. Median Household Income	\$96,482	\$76,927	\$70,816

Households & Growth

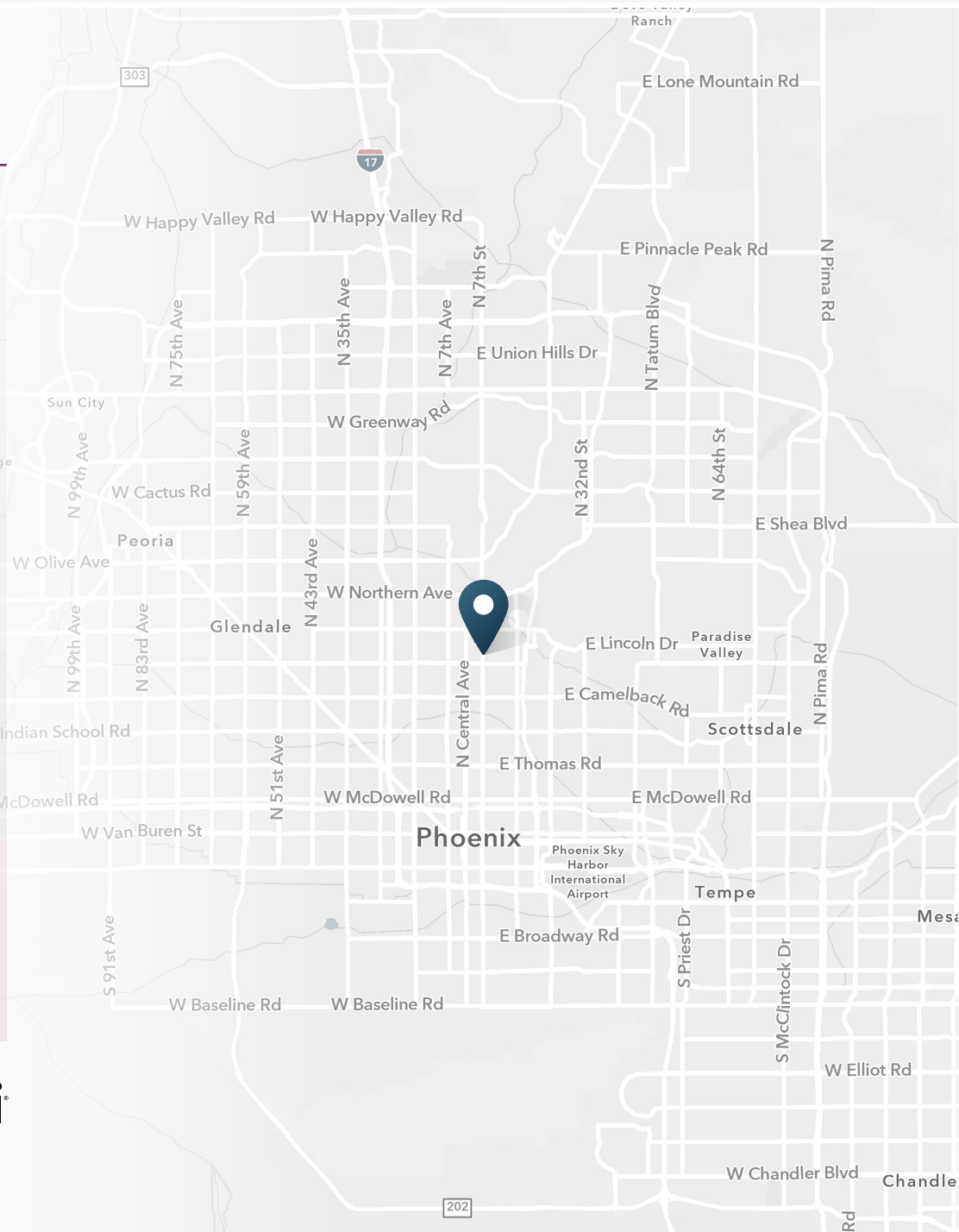
2024 Estimated Households	7,849	71,555	167,418
2029 Estimated Households	8,169	74,641	174,822
Proj. Annual Growth 2024 to 2029	0.80%	0.85%	0.87%

Race & Ethnicity

2024 Est. White	72%	57%	49%
2024 Est. Black or African American	4%	8%	8%
2024 Est. Asian or Pacific Islander	3%	4%	4%
2024 Est. American Indian or Native Alaskan	2%	4%	4%
2024 Est. Other Races	18%	27%	35%
2024 Est. Hispanic (Any Race)	18%	29%	40%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Industrial, Phoenix
3131 E Camelback Road, Suite 110
Phoenix, AZ 85016

Jeffrey Garza Walker, MRED/MBA
602.509.4700
jgw@srsre.com

[SRSRE.COM/Industrial](https://www.srsre.com/Industrial)

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