

FOR LEASE

ALBERTSONS ANCHORED SHOPPING CENTER

1810 W NORTHERN AVE
PHOENIX



**SEVERAL SPACES
FOR LEASE ±1,350-4,500 SFI**
(±4,500 SF CAN BE DEMISED)

T-Mobile



LEVROSE
COMMERCIAL REAL ESTATE



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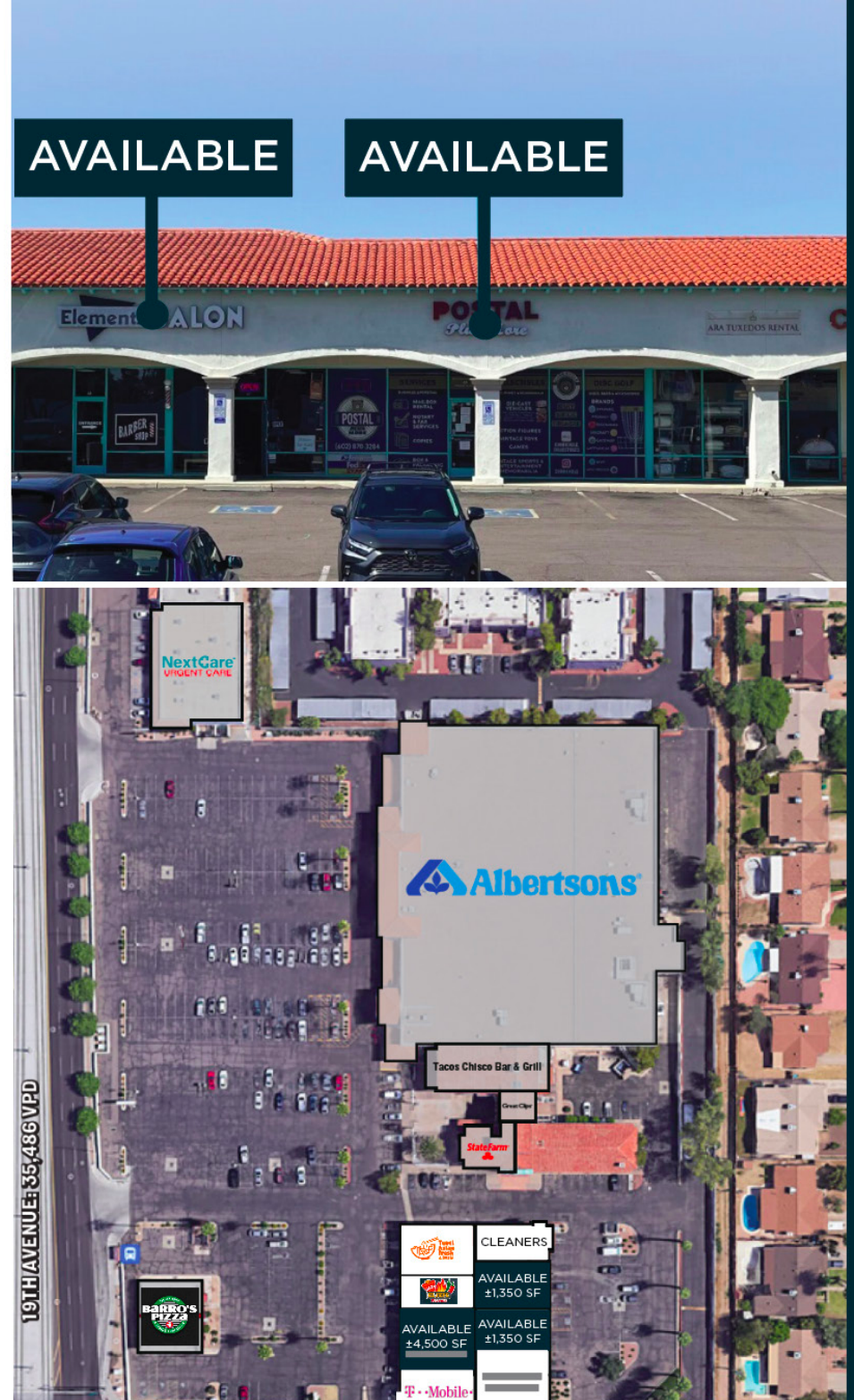
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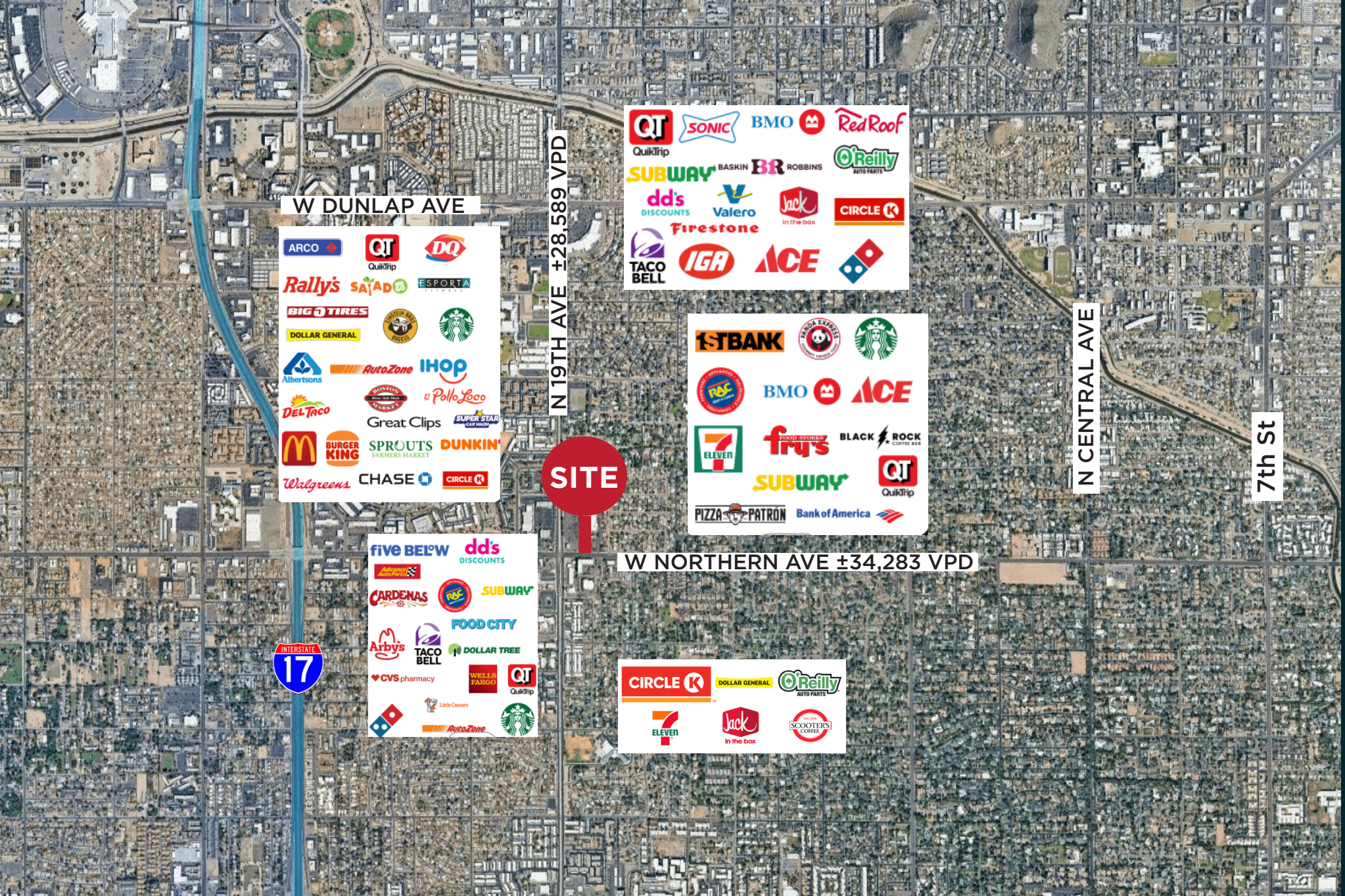
PROPERTY DETAILS

PRICING	CALL FOR PRICE
AVAILABLE	±1,350 - 2,700 SF ±4,500 SF (Can be Demised)
LOT SIZE	±0.99 AC
PARCEL	158-07-001L
ZONING	C-1, Phoenix

HIGHLIGHTS

- Former Barbershop and Gym available
- High Traffic Intersection
- Join the New Barro's Pizza
- Across From Sprouts, Walgreens, Salad and Go, McDonald's, Dunkin' Donuts, and Bookmans!





AERIAL OVERVIEW

EMPLOYMENT OVERVIEW

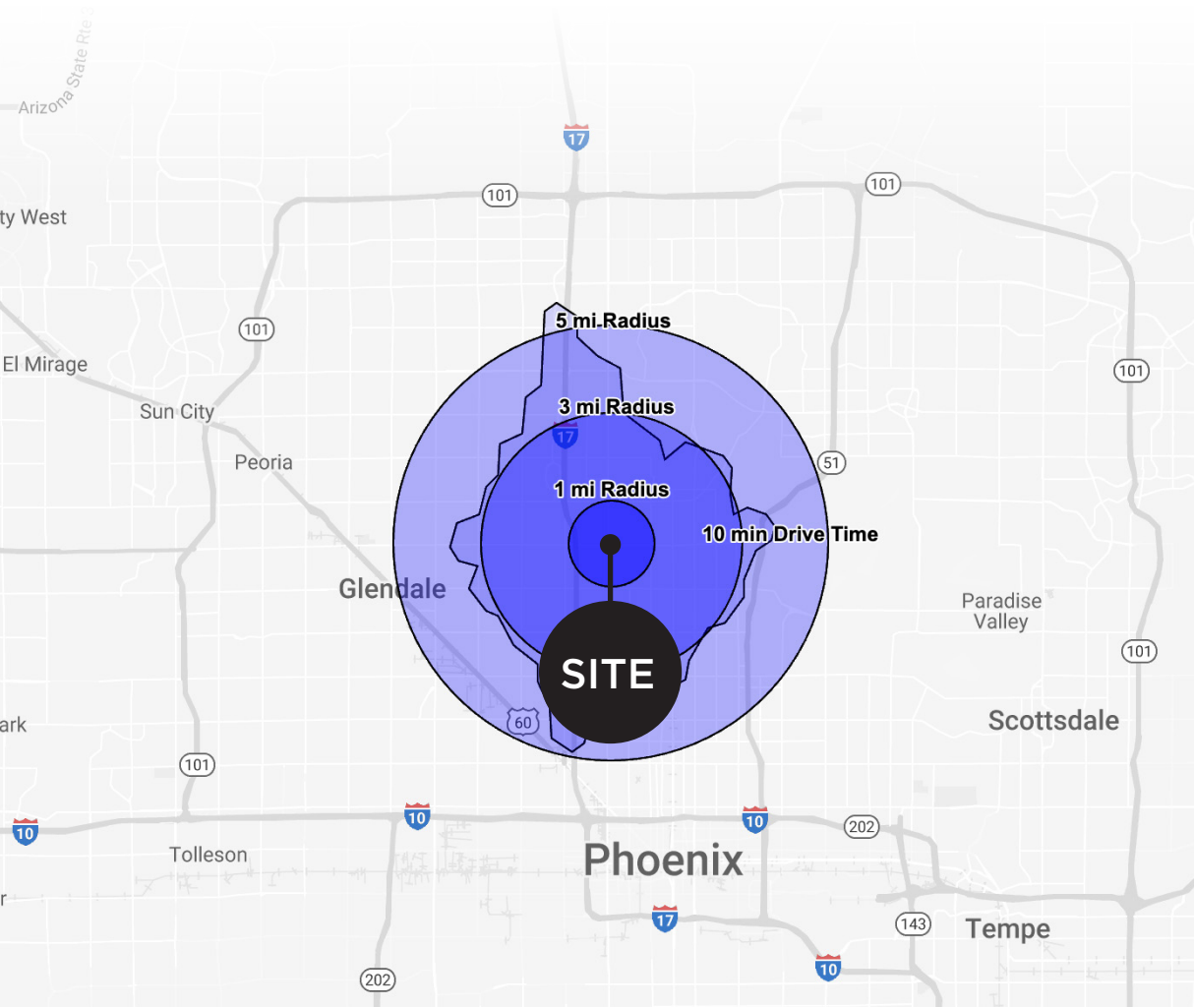
North Phoenix's submarket offers a robust employment environment with opportunities across healthcare, retail, education, technology, and manufacturing. This area continues to experience steady population increases, fueling demand for services and expanding the local labor pool. North Phoenix is home to several hospitals, clinics, and specialty care centers, making healthcare one of the largest employers in the region. The area features numerous shopping centers, restaurants and hotels, supporting jobs in customer service, management, food service, and retail operations. With its strategic location new major highways, the submarket also supports manufacturing plants and distribution centers.

MAJOR COMPANIES

- HonorHealth Deer Valley Medical Center – Comprehensive healthcare services and specialty care
- Honeywell Aerospace – Advanced manufacturing and engineering operations
- Amazon Fulfillment Center – E-commerce distribution and logistics hub
- Deer Valley Towne Center – Retail and local commerce
- Cigna Healthcare – Regional health insurance and administrative services
- FedEx Ground – Package distribution and transportation services



DEMOGRAPHICS



*PER COSTAR

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	22,215	179,408	446,500
2029	24,184	194,150	482,481

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	9,513	69,175	171,275
2029	10,379	75,039	185,666

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$77,520	\$78,155	\$79,098

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$384,673	\$347,335	\$331,685

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	6,650	65,895	180,213

BUSINESSES

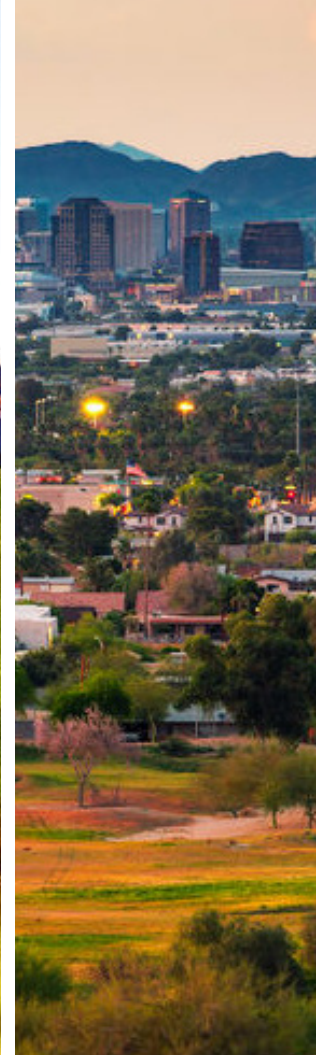
YEAR	1 MILE	3 MILES	5 MILES
2024	776	8,552	22,037

NORTH PHOENIX OVERVIEW

North Phoenix boasts a dynamic economy supported by key sectors such as healthcare, retail, education, technology, and manufacturing. Major employers include healthcare providers, financial services firms, aerospace companies, and large retailers, reflecting the area's economic diversity. Strategic location near major highways and transportation arteries makes it a hub for logistics and distribution as well.

Residents benefit from a high quality of life, with access to excellent schools, shopping centers, dining, and entertainment options. Outdoor enthusiasts appreciate the region's hiking trails, golf courses, and open spaces. The area's ongoing development continues to enhance infrastructure, amenities, and community services.

North Phoenix continues to attract new residents and businesses due to its strong job market, affordable living options, and expanding amenities. The region's commitment to growth and innovation makes it an attractive place for families, professionals, and entrepreneurs seeking opportunity in one of Arizona's most dynamic submarkets.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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