



**±1,750 SF
AVAILABLE!
(FORMER GYM)**

Hana
Japanese Eatery

the bar.

IRON:TEE

d/d
HEALTHY
ON THE GO

La Pinata
Mexican Food

edible
arrangements

Regal Discount Cleaners

CORNER
ON THE MARKET

Hatch
Green Chile
Burgers & Tacos

ARIZONA'S
FAMILY
AZFAMILY.COM

Missouri Ave ± 10,415 CPD

7th Ave ± 17,594 CPD

PLAZA ON 7TH

Northwest Corner of Missouri Ave & 7th Ave
Phoenix, Arizona

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◆ FOR LEASE: ±1,750 SF FORMER GYM AVAILABLE

Property Highlights

- Prime infill location in North Phoenix less than 1 mile north of Camelback Rd
- Directly across the street from a free-standing Starbucks
- Surrounded by established, high-income North Phoenix neighborhoods with a 1-mile median household income of approximately \$119,000, providing strong local spending power.

Traffic Counts

Missouri Ave	10,415 CPD
7th Ave	17,594 CPD
Total	28,009 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,933	192,878	459,438
Estimated Households	8,581	82,459	189,285
Med Household Income	\$118,939	\$110,721	\$105,943
Daytime Population	7,520	107,256	271,071

Source: SitesUSA

Nearby Tenants



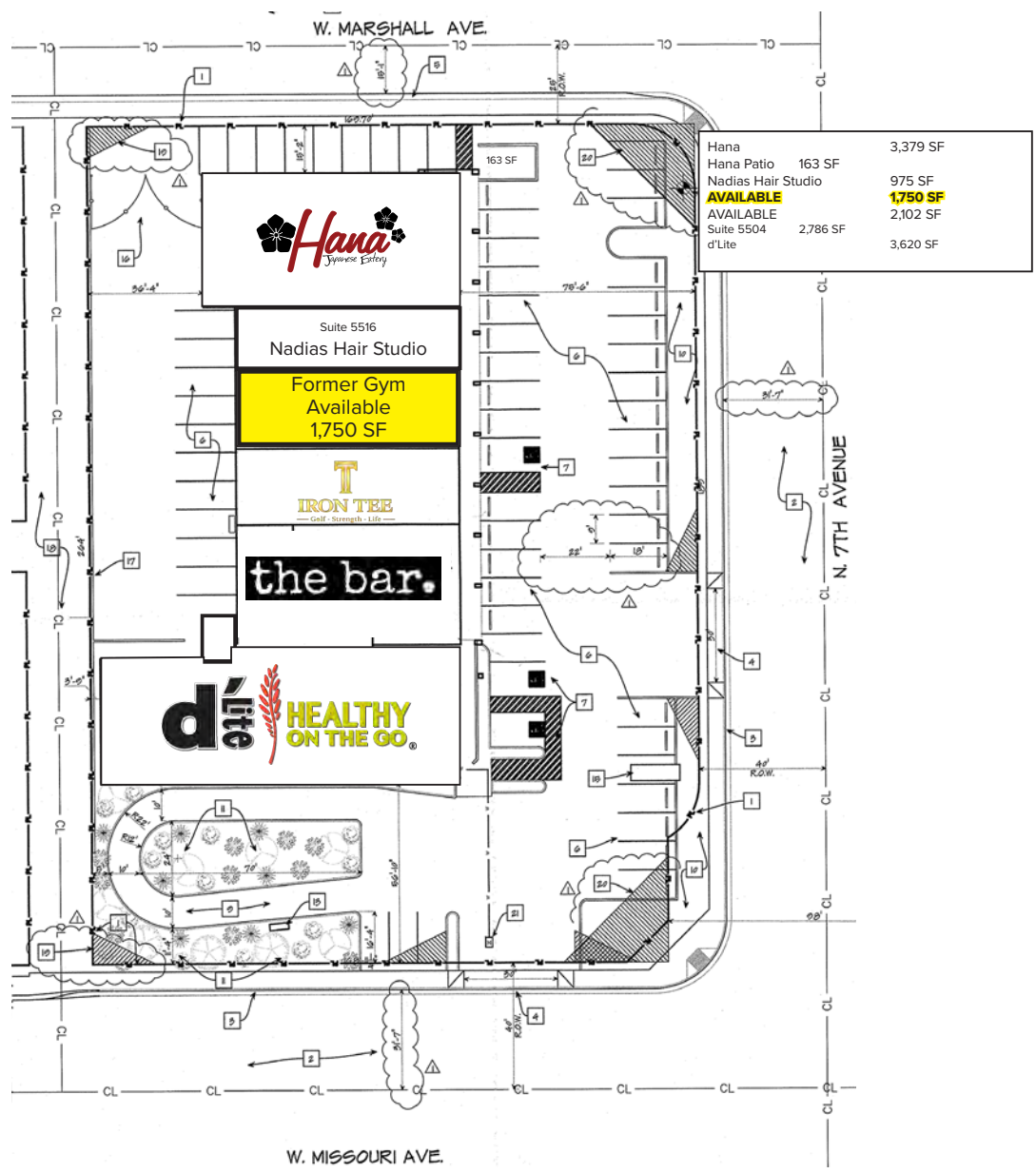
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CONCEPTUAL SITE PLAN



Potential Demising Plan

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7th Ave

17,594 VPD

Missouri Ave

10,415 VPD

14,648 VPD

21,096 VPD

ARIZONA'S FAMILY

La Piñata

Phoenix Accounting Services

edible arrangements

Regal Discount Cleaners



Pet Grooming

ELITE

Salon

Barber

CORNER

Hatch



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,933	192,878	459,438
	2026 TOTAL HOUSEHOLDS	8,581	82,459	189,285
	MEDIAN HOUSEHOLD INCOME	\$118,939	\$110,721	\$105,943
	2026 MEDIAN HOME VALUE	\$589,541	\$509,352	\$478,948
	2026 TOTAL EMPLOYEES	7,520	107,256	271,071
	2026 TOTAL BUSINESSES	1,289	12,688	29,181



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FOR LEASING INFORMATION:

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