



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

**43RD AVENUE PLAZA**  
N/NEC 43rd Ave & Northern  
8021 N. 43rd Ave., Phoenix, AZ 85051

## FOR LEASE

800 – 3,732 SF Available

Retail/Office buildouts

High Traffic Intersection

Dense Residential Area

Large Monument Signage  
Available

Instant Access to I-17

Motivated Landlord



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**JIM EDWARDS**

480.214.9423  
Jim@RGcre.com

**KEVIN ROESSLER**

480.214.9425  
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Suite 4A: 800 SF

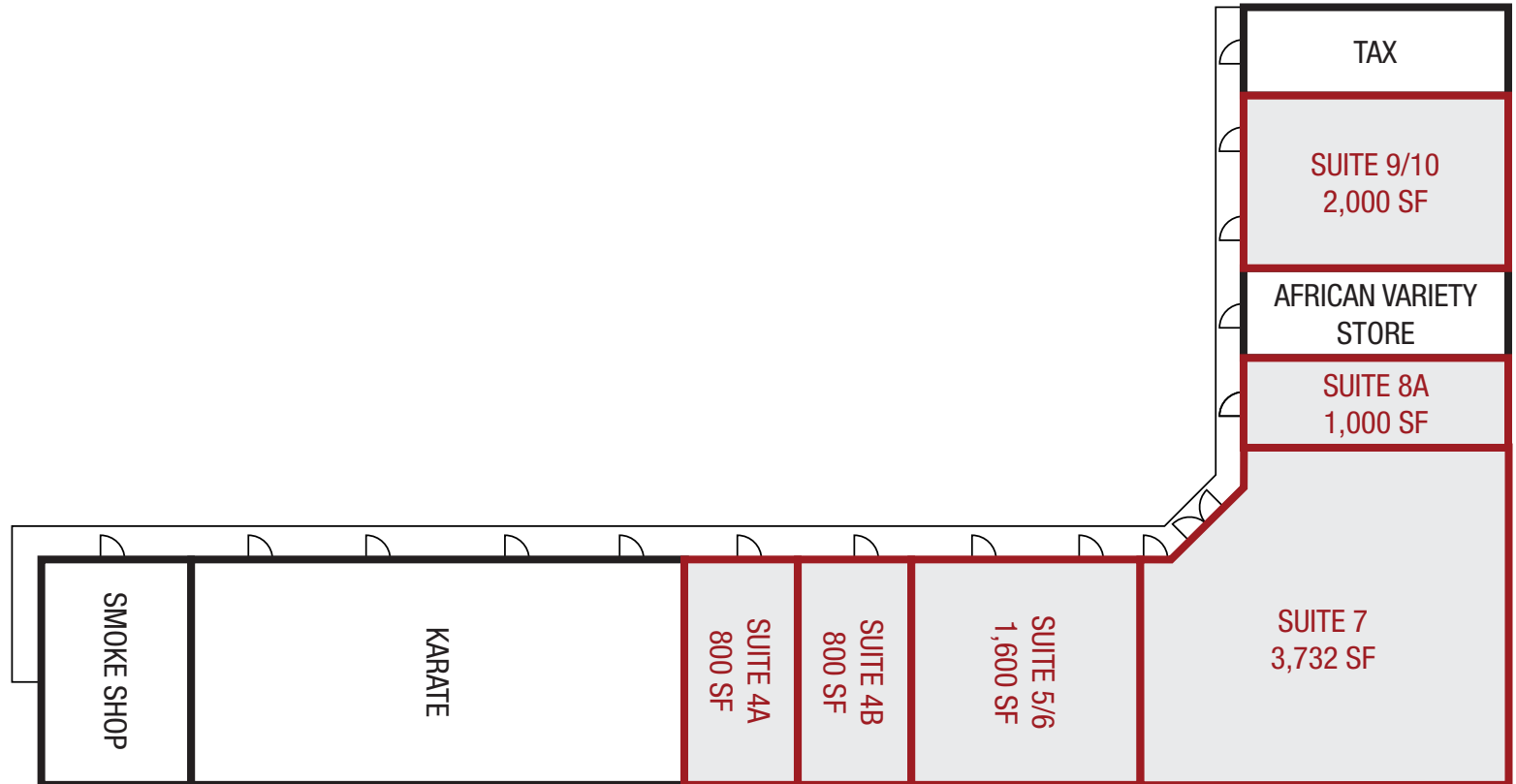
Suite 4B: 800 SF

Suite 5/6: 1,600 SF

Suite 7: 3,732 SF  
Former Church

Suite 8A: 1,000 SF

Suite 9/10: 2,000 SF  
Office Buildout



The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.

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## DEMOGRAPHICS

(2018)

### Population Estimates

1 Mile	23,811
3 Mile	195,362
5 Mile	517,416
Avg. Household Income	
1 Mile	\$59,410
3 Mile	\$51,522
5 Mile	\$55,047

## TRAFFIC COUNT

(2018)

43rd Ave.	36,074 VPD
Northern Ave.	32,300 VPD

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