

Maryvale Terrace

24,344 SF Anchor Space Available!
Can be expanded to 41,000 SF

📍 4105 N 51st Ave, Phoenix, AZ



4,395 SF to 17,000 SF Available!

High Traffic Counts and Density

High Hispanic Demographics



RED MOUNTAIN
GROUP

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For Lease

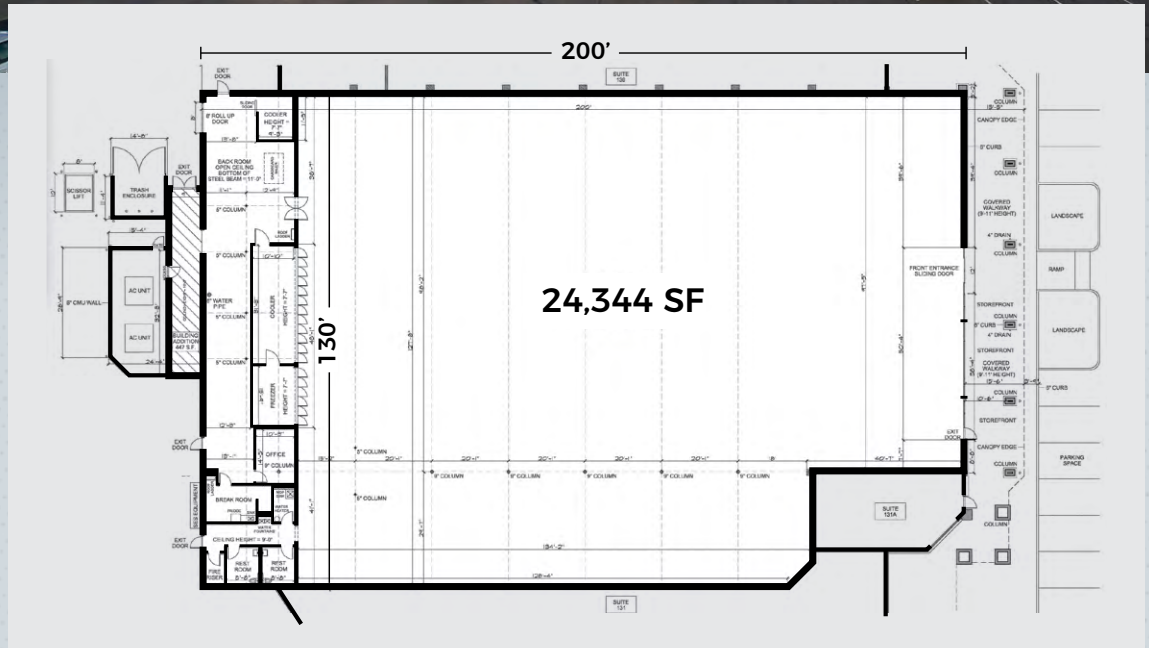
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Property Highlights

- High Traffic Counts and Density
- Located across the street from Super Wal-Mart
- High Hispanic Demographics
- Major Neighboring Retailers

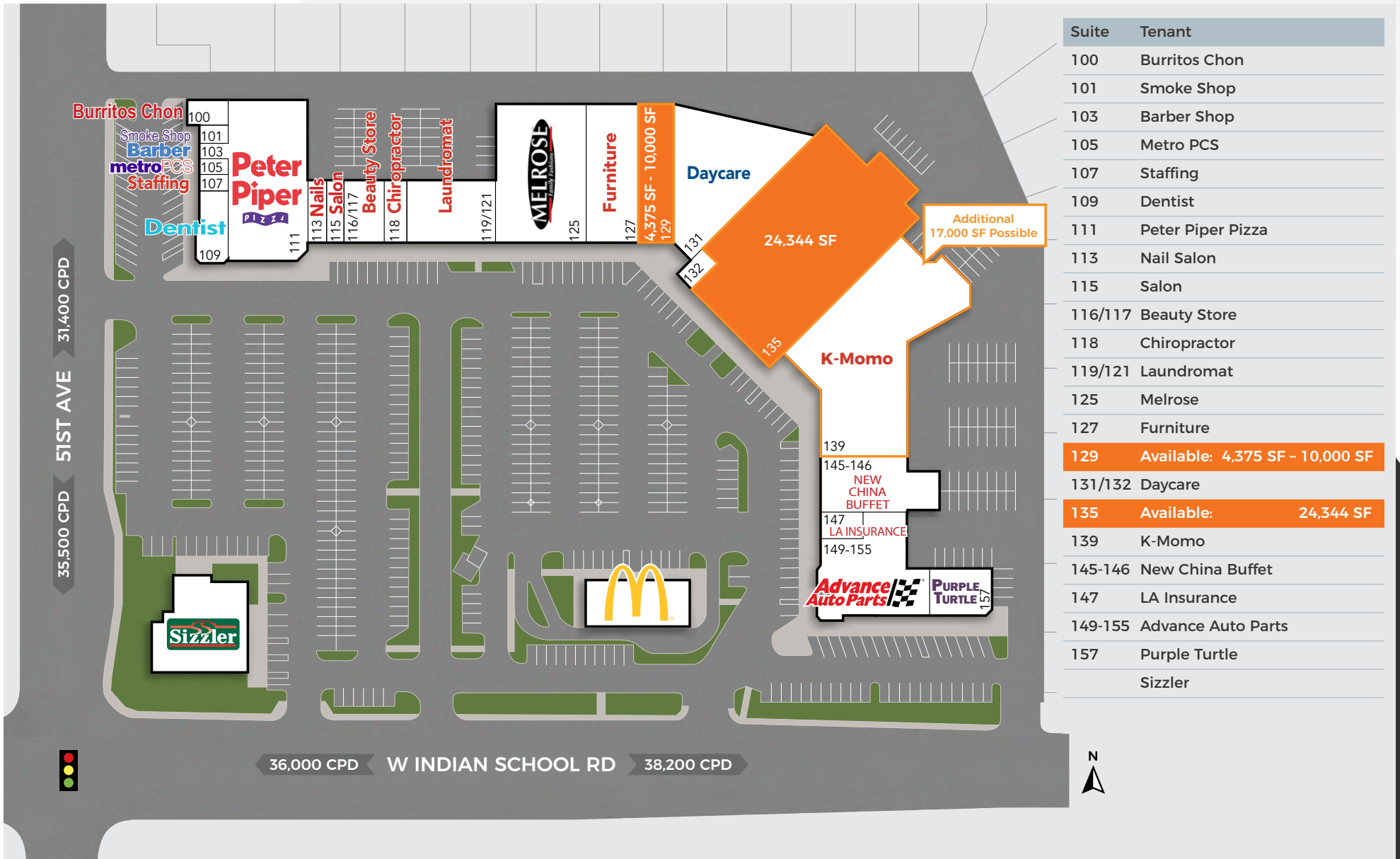


Demos

RADIUS	POPULATION	HISPANIC POPULATION	MEDIAN HH INCOME
1 MILE	21,336	70.2%	\$68,806
3 MILE	221,542	64.7%	\$63,634
5 MILE	504,656	57.3%	\$65,025

Source: Sites USA 2024

Site Plan



Suite	Tenant
100	Burritos Chon
101	Smoke Shop
103	Barber Shop
105	Metro PCS
107	Staffing
109	Dentist
111	Peter Piper Pizza
113	Nail Salon
115	Salon
116/117	Beauty Store
118	Chiropractor
119/121	Laundromat
125	Melrose
127	Furniture
129	Available: 4,375 SF - 10,000 SF
131/132	Daycare
135	Available: 24,344 SF
139	K-Momo
145-146	New China Buffet
147	LA Insurance
149-155	Advance Auto Parts
157	Purple Turtle
	Sizzler



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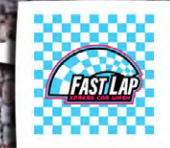
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Aerial



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