

FREESTANDING RESTAURANT BUILDINGS/ POTENTIAL REDEVELOPMENT SITE FOR SALE

±2.75 Acres

2212 N 35th Avenue | Phoenix, Arizona



ENCANTO BOULEVARD

MONTE VISTA ROAD

35TH AVENUE

BRENT MALLONEE

Executive Director

+1 602 224 4437

brent.mallonee@cushwake.com

ANDY CLOUD

Senior Director

+1 602 224 4419

andrew.cloud@cushwake.com

2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016

ph:+1 602 954 9000

fx:+1 602 253 0528

www.cushmanwakefield.com







PROPERTY FEATURES

Property Features

- Densely populated trade area with over ±426,000 residents in a 5 mile radius
- Frontage on 35th Avenue (±36,811 VPD)
- ±2.5 miles from Grand Canyon University (±25,000 students on campus)
- Employee/Daytime population of over 545,000 within a 5 mile radius
- Located ±0.5 miles from the I-10 Freeway with over ±256,316 VPD

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	19,065	151,057	426,081
Average Household Income 	\$77,842	\$77,584	\$85,117
Daytime Population 	22,751	189,396	545,641
Households 	5,661	45,236	144,706

Property Summary

Address:	2212 N 35th Ave, Phoenix, AZ 85009
Two Buildings:	±9,450 SF ±2,113 SF w/ Drive Thru
Land Size:	±2.75 (±119,659 SF) Divisible
Zoning:	C-C
APN:	108-19-001J

Traffic Counts: *ADOT

NORTH ON 35TH AVENUE	±31,227 VPD
SOUTH ON 35TH AVENUE	±36,811 VPD
EAST ON MCDOWELL ROAD	±31,522 VPD
WEST ON MCDOWELL ROAD	±29,544 VPD



CONTACT

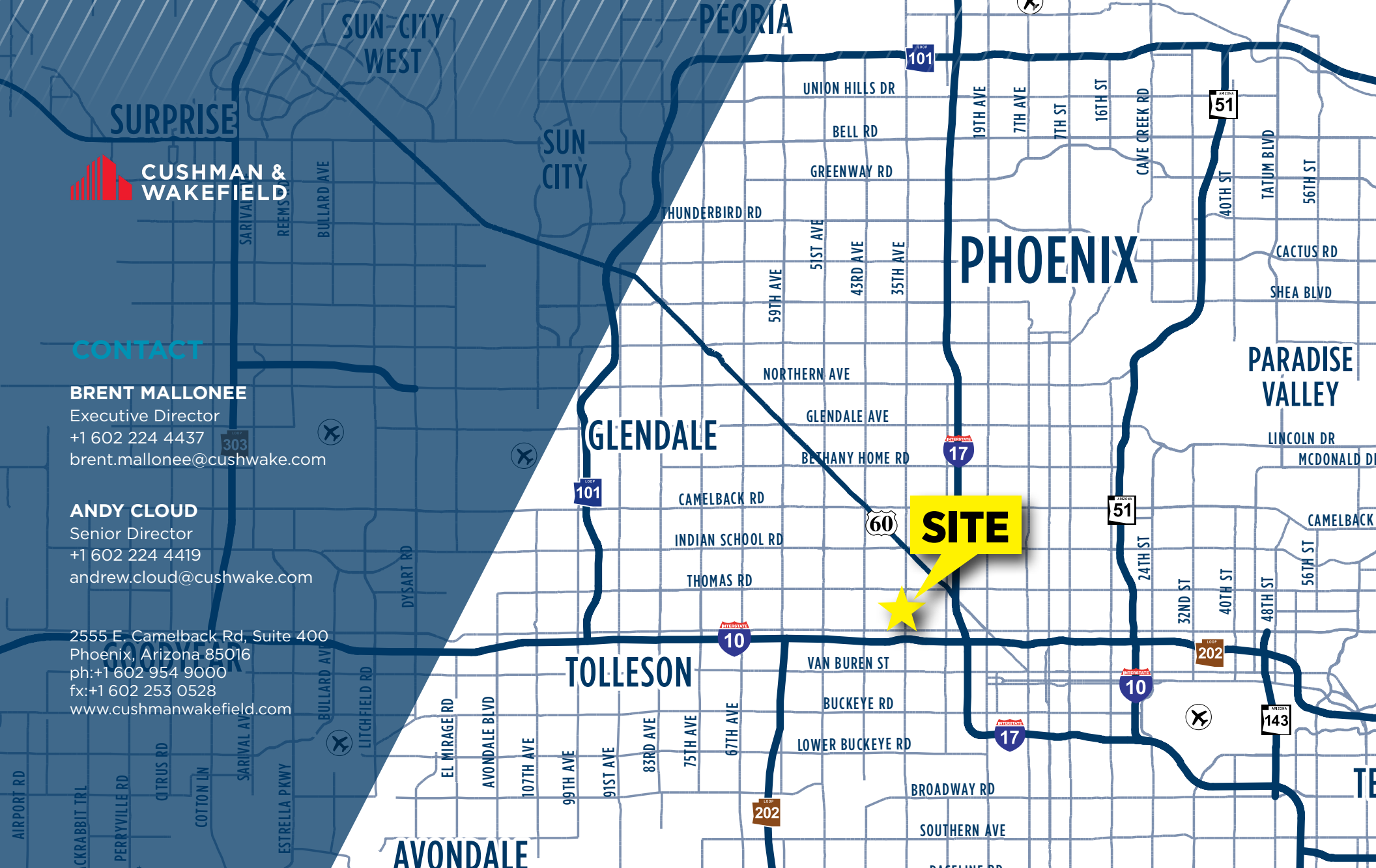
BRENT MALLONEE

Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

ANDY CLOUD

Senior Director
+1 602 224 4419
andrew.cloud@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.