

# Sunnyslope Free Standing Single Tenant Retail

9521 NORTH 7TH STREET, PHOENIX, AZ 85020

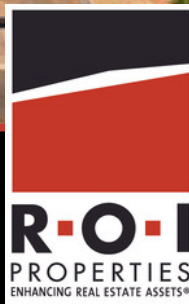
# FOR LEASE



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R.O.I. Properties  
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# RARE FREE STANDING RETAIL BUILDING ALONG BUSY 7TH STREET

## FOR LEASE



### OFFERING SUMMARY

Lease Rate:	\$3,750 / Month
Lease Type:	Modified Gross
Building Size:	1,664 SF
Price/SF:	\$27.04
APN:	159-37-065
Lot Size:	0.212 AC / 9,257 SF
Zoning:	C-2
VPD:	31,560
Cross Streets:	7th Street & Vogel

### PROPERTY OVERVIEW

Positioned along the high-traffic 7th Street corridor, 9521 North 7th Street offers an exceptional opportunity to lease a rare single-tenant retail asset in Central Phoenix. The property is ideally located within the Sunnyslope submarket and benefits from strong accessibility for both Central Phoenix and Moon Valley patrons. With convenient proximity to SR-51 and I-17, the site is easily accessible from multiple directions. This is a rare opportunity to secure a well-located retail property at a competitive price point.

### PROPERTY HIGHLIGHTS

- Prime Frontage on Booming 7th Street
- Surrounded by National Retailers
- Aggressive Price Point
- Free standing building on a corner lot

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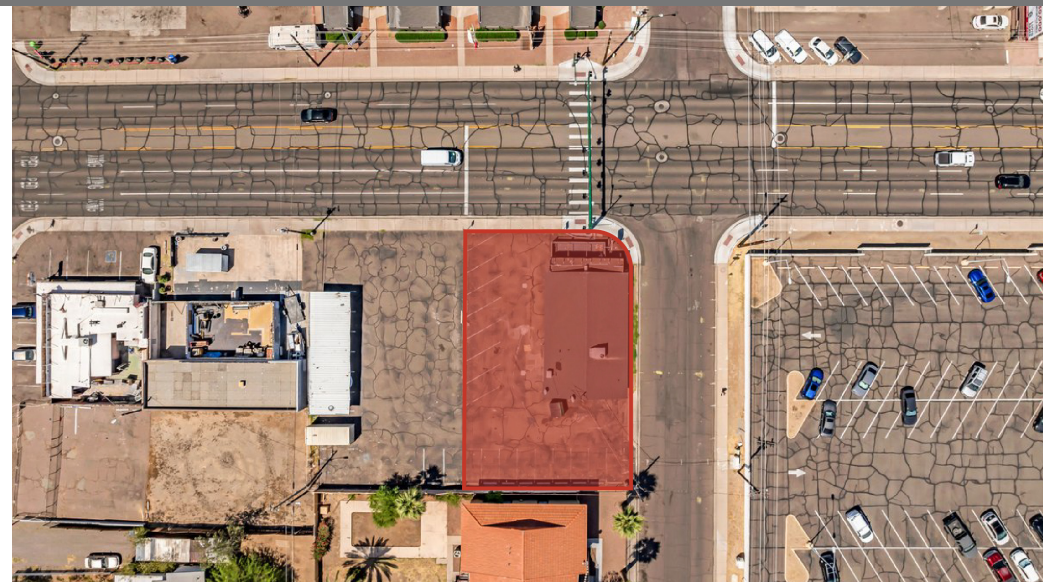
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# UNIQUE FREE STANDING BUILDING - CENTRAL PHOENIX

## FOR LEASE



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# INTERIOR PHOTOS

FOR SALE



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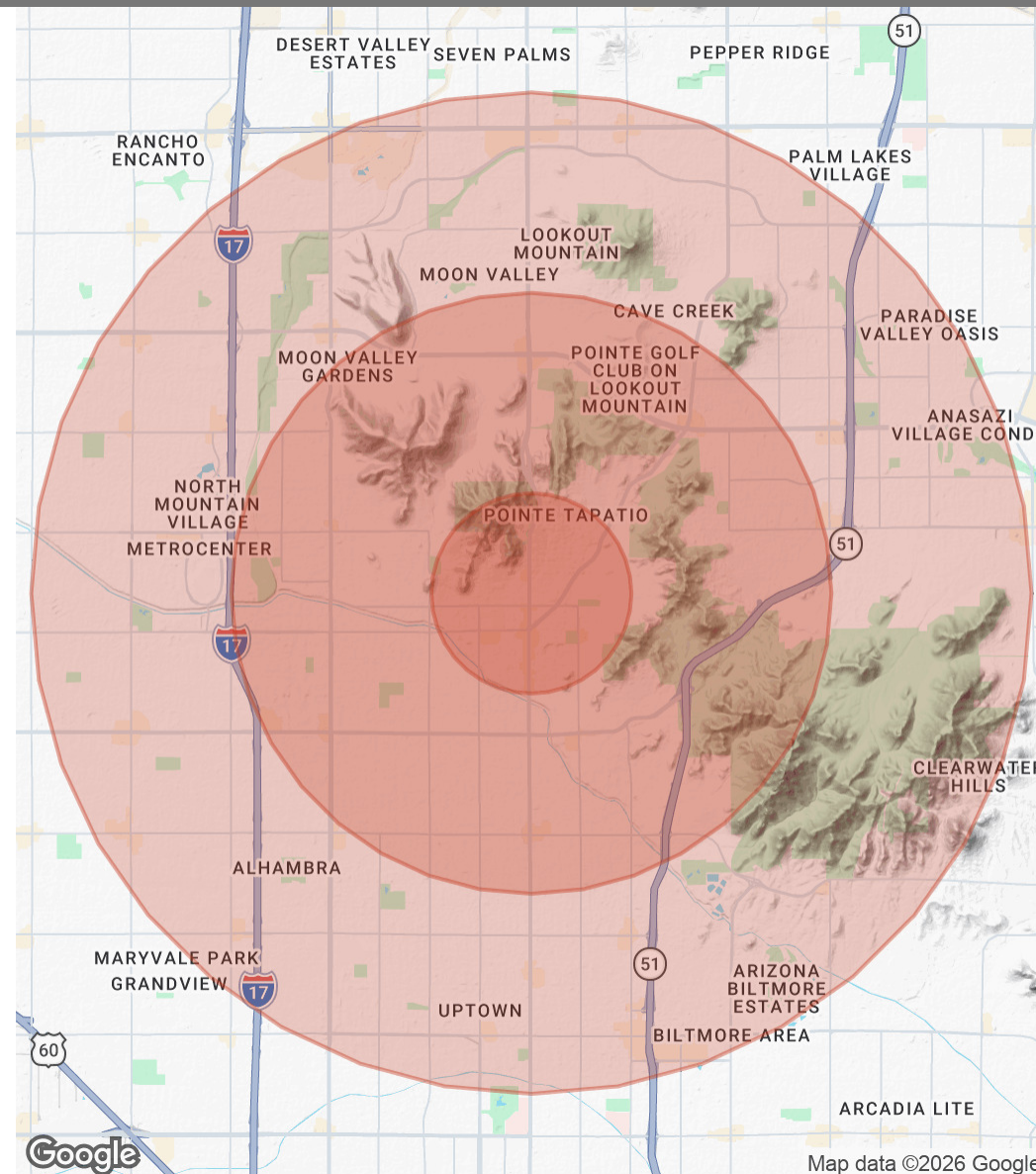
# DEMOGRAPHIC SUMMARY

## FOR LEASE

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,942	108,936	359,456
Average Age	40.6	41.6	38.8
Average Age (Male)	37.6	39.8	37.8
Average Age (Female)	43.8	42.7	39.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,298	48,183	151,070
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,632	\$105,428	\$102,055
Average House Value	\$327,169	\$515,990	\$461,779



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