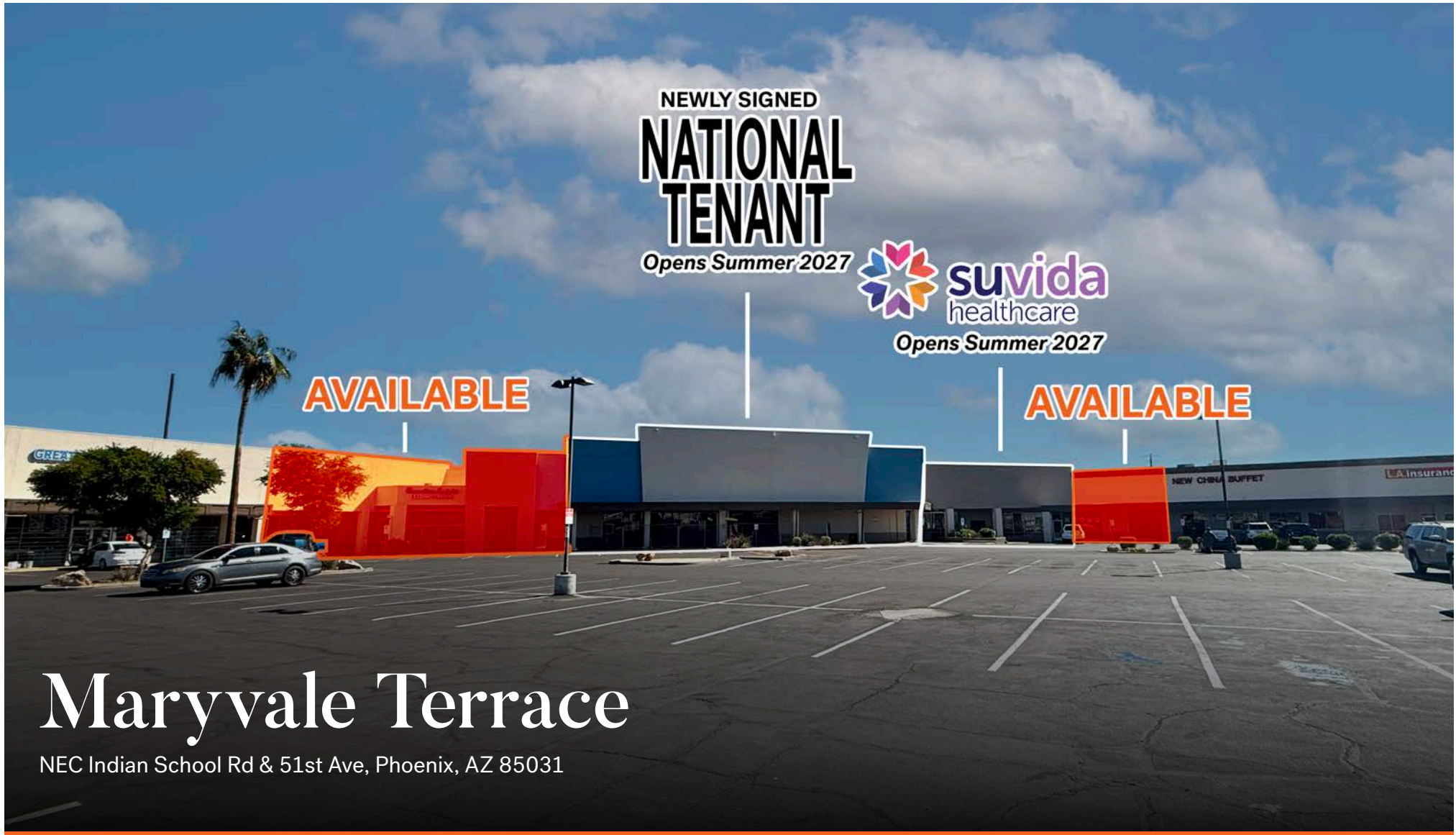




JOIN SUVIDA HEALTHCARE, STARBUCKS, AND MANY MORE!



Maryvale Terrace

NEC Indian School Rd & 51st Ave, Phoenix, AZ 85031

Nick Ault | Principal

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Southwest Edge
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016
602.774.3636 | edge-re.com



LOCATION

**4105 N. 51st Avenue,
Phoenix, AZ 85031**



SIZE

±4,590 sf - Suite 131

(Former Daycare)

±4,375 sf - Suite 129

(Up to ±10,000 sf Available)

±5,227 sf - Suite 141



ZONING

Commercial (C-2, Phoenix)



TRAFFIC COUNTS

49,403 CPD

Indian School Rd

36,354 CPD

51st Ave



2025 DEMOGRAPHIC SNAPSHOT

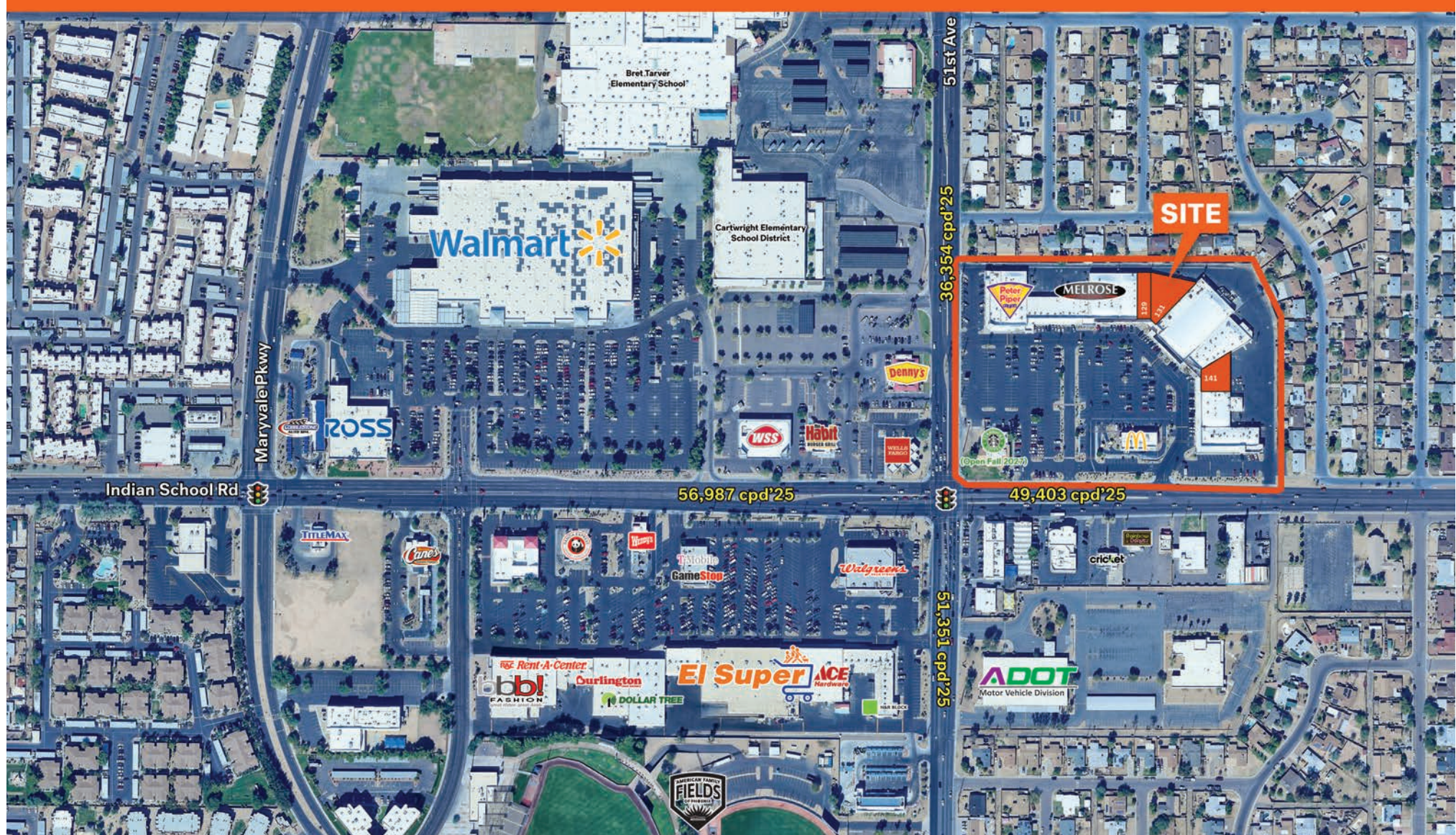
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	22,800	219,517	498,670
DAYTIME POPULATION	20,380	209,453	481,684
MED HH INCOME	\$57,731	\$57,554	\$58,071

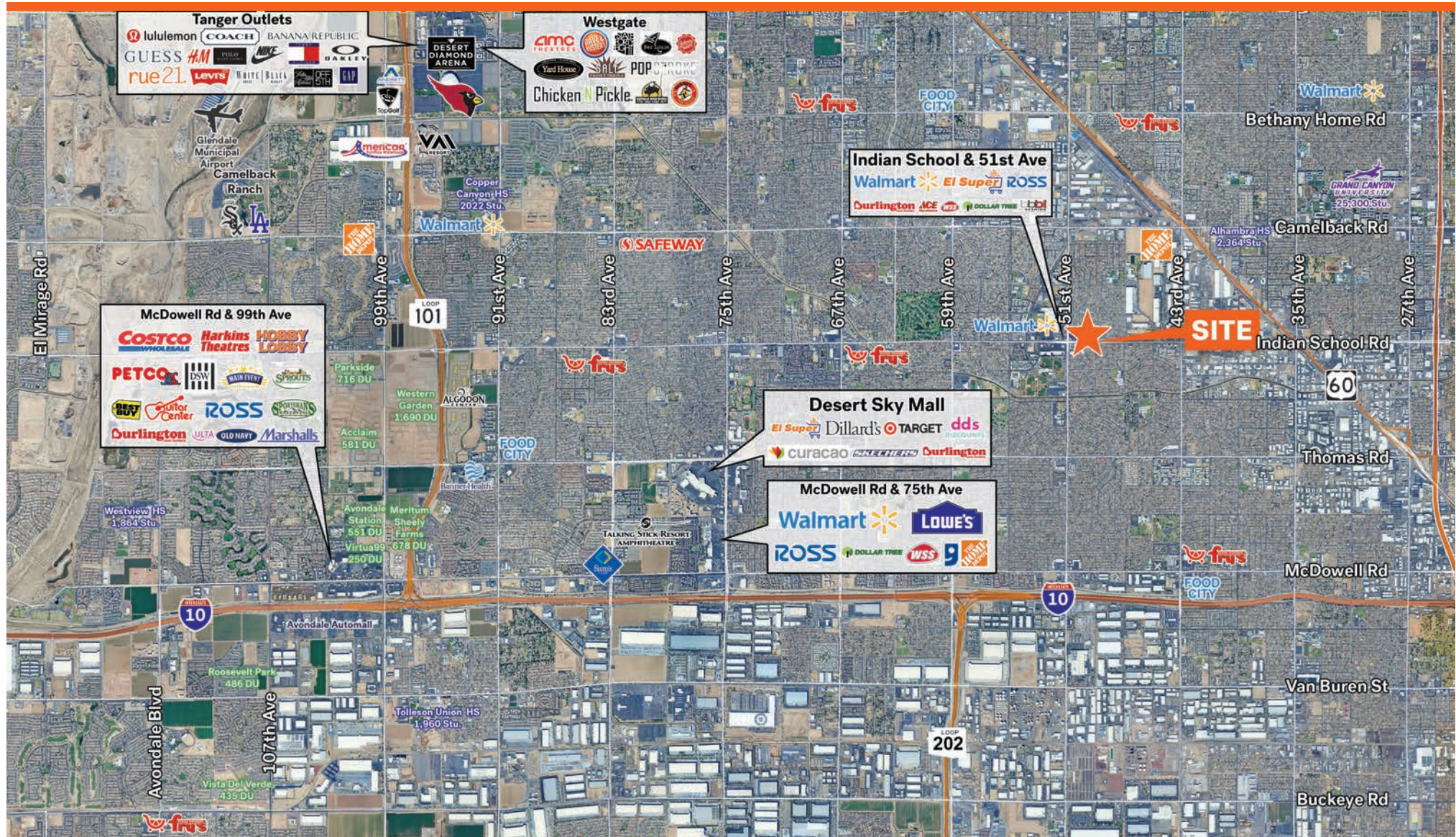
AREA RETAILERS

Super Walmart, El Super, Ace Hardware, Peter Piper Pizza, BBB Fashion, Burlington, Dollar Tree, WSS Shoes, Ross Dress For Less, Raising Cane's, Panda Express, Wendy's, T-Mobile, Gamestop, McDonald's, Pizza Hut, Denny's, Habit Burger, Wells Fargo, Melrose

PROPERTY INFORMATION

- 4,590 SF Former Daycare with Interior Playground
- High-traffic intersection with excellent visibility and accessibility
- Ample parking for customers and tenants
- Strong tenant mix surrounded by national retailers, restaurants, and service businesses
- Thriving Hispanic trade area









#	TENANT	SF
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	
117	Beauty Store	
118	Chiropractor	
119/121	Laundromat	
125	Melrose	
127	Furniture	
129	AVAILABLE	4,375 - 10,500 SF
131	AVAILABLE Former Daycare	4,590 SF
135	Goodwill Opening Summer 2027	
139	Suvida Healthcare Opening Summer 2027	
141	AVAILABLE	5,227 SF
145	New China Buffet	
147	LA Insurance	