

SEC 12th ST & DUNLAP

8941 N 12TH ST | PHOENIX, AZ 85020

AVAILABLE FOR LEASE



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com
AARON GUTIERREZ | 602.396.8004 | agutierrez@roiproperties.com

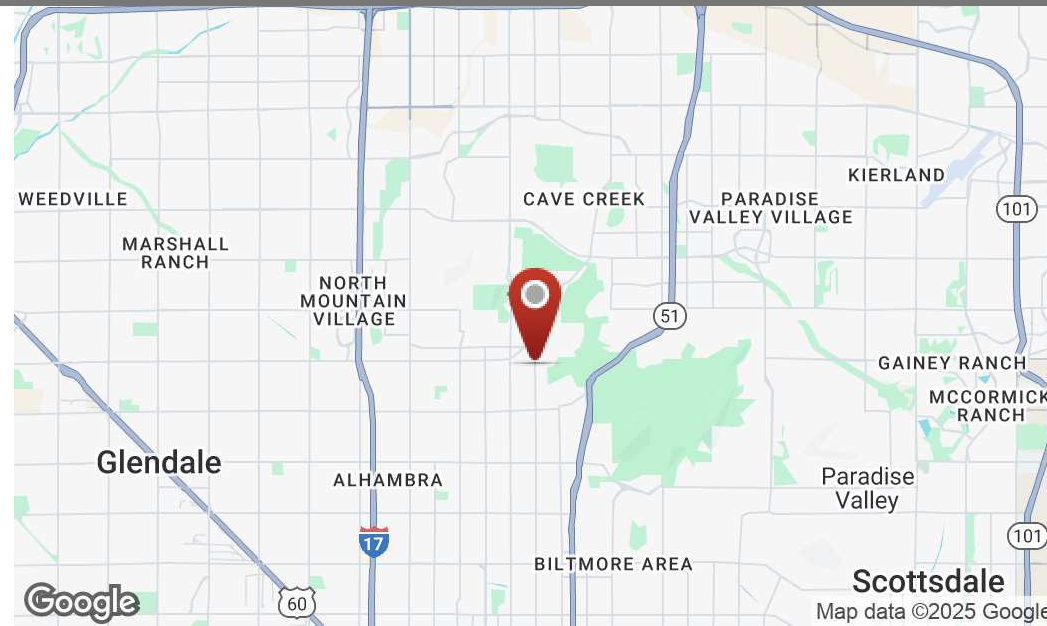
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



12TH STREET RETAIL SUITE AVAILABLE FOR LEASE

8941 NORTH 12TH STREET, SUITE 1, PHOENIX, AZ 85020

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (Gross)
Available SF:	2,000 SF
Building Size:	9,360
Zoning:	C-2

PROPERTY OVERVIEW

This is an exceptional opportunity to lease retail space within a busy strip center on 12th Street and Dunlap. The property has a four-pump gas station at the front of the lot and is adjacent to Let I Roll Bowling Alley, providing additional traffic. The C-2 zoning allows for general retail, restaurant use, and office and medical.

PROPERTY HIGHLIGHTS

- Significant Frontage along N 12th St & W Dunlap Rd
- High VPD Retail Strip Center
- Four-pump gas station located at the front of the property
- Ingress and Egress from both N 12th St & W Dunlap Rd

REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



ONE RETAIL SUITE AVAILABLE IN SUNNYSLOPE

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE



REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

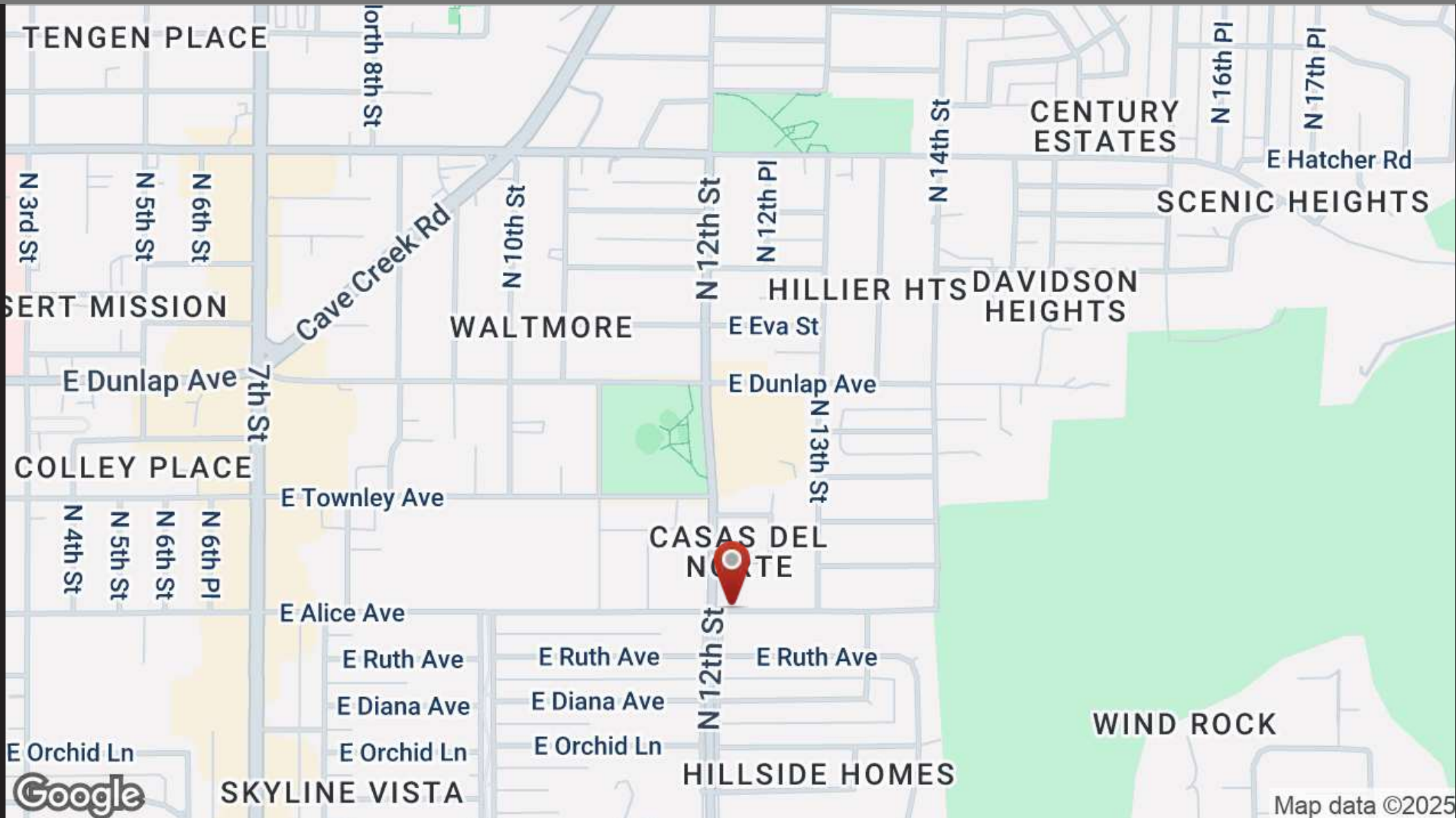
www.roiproperties.com



IN AN UP AND COMING AREA

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE



REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

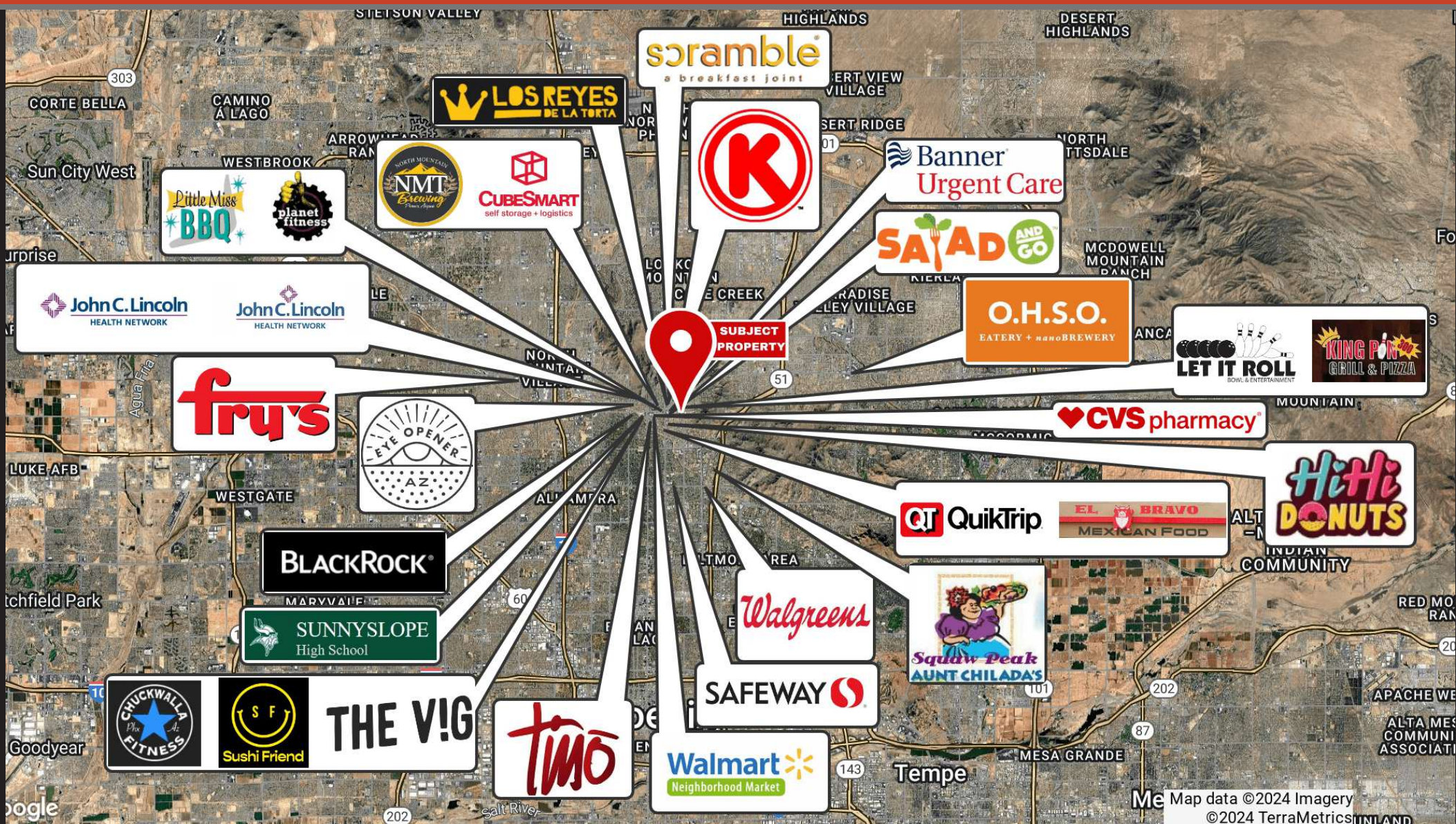
2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



SURROUNDED BY VARIOUS RETAILERS

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE



REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



CENTER ENJOYS HIGH VEHICLES PER DAY

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE



REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

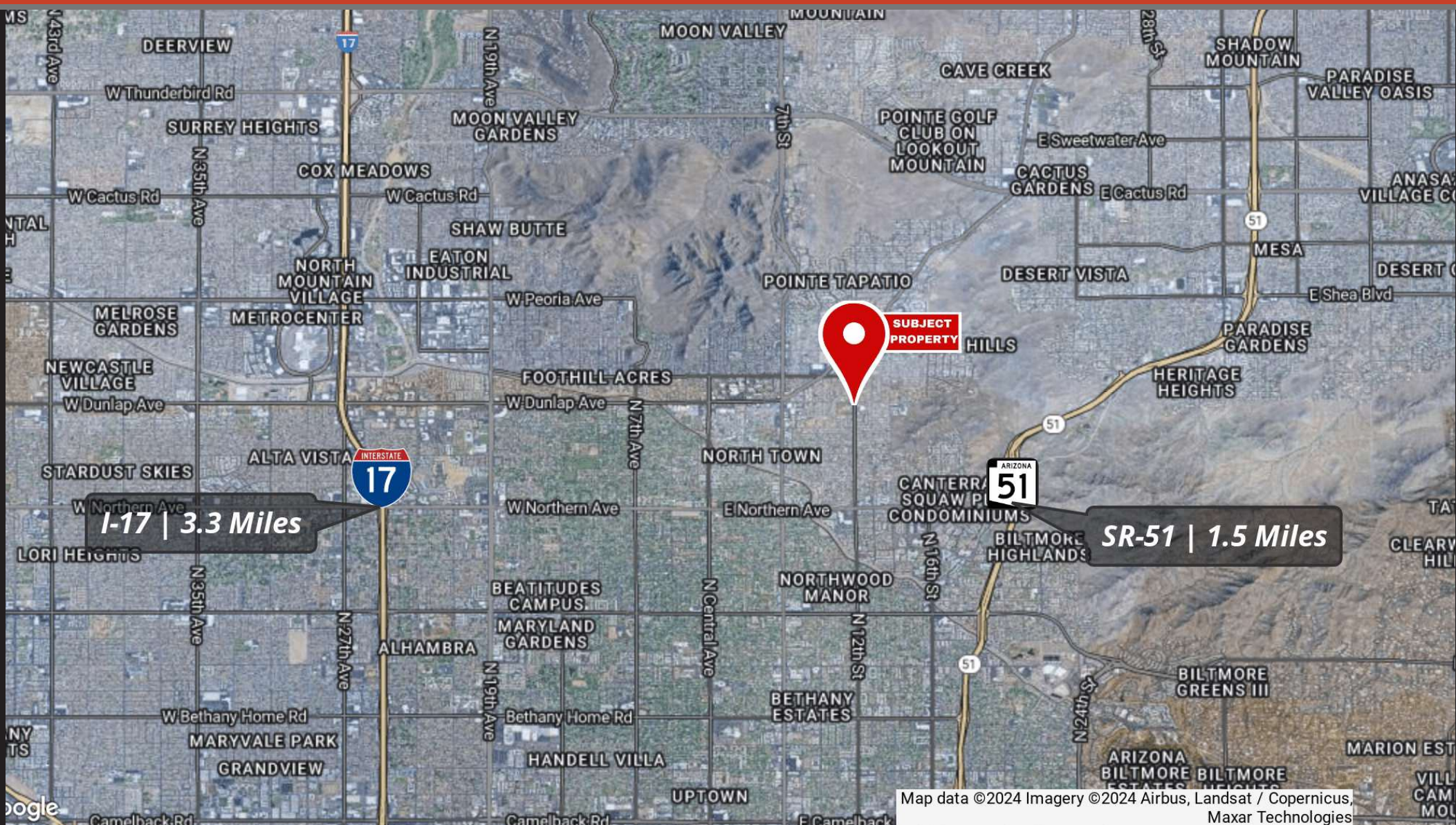
2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



PROXIMITY TO I-17 & SR-51

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE



REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



1-MILE DEMOGRAPHIC SUMMARY

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE

DEMOGRAPHIC SUMMARY

8941 North 12th Street, Phoenix, Arizona, 85020

Ring of 1 mile

KEY FACTS

16,456

Population



7,397

Households

39.8

Median Age

\$50,507

Median Disposable Income

EDUCATION

13%

No High School Diploma



21%

High School Graduate



35%

Some College



30%

Bachelor's/Grad/Prof Degree

INCOME



\$57,858

Median Household Income



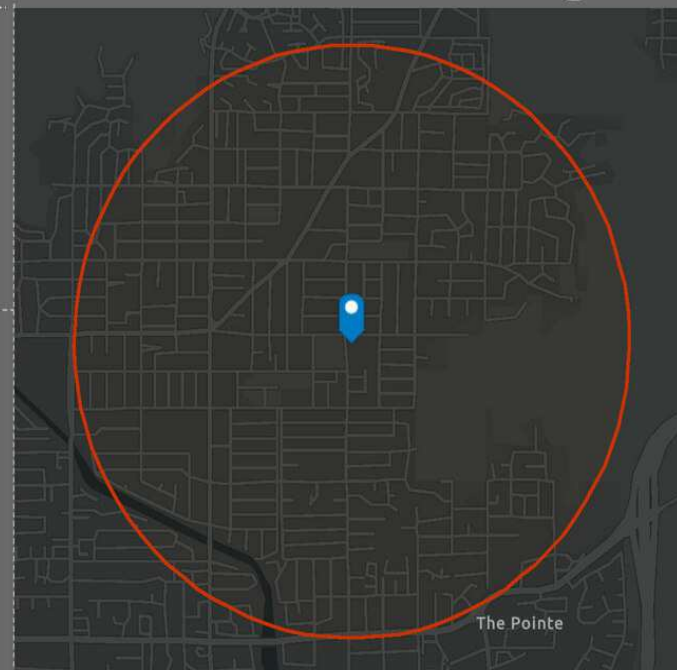
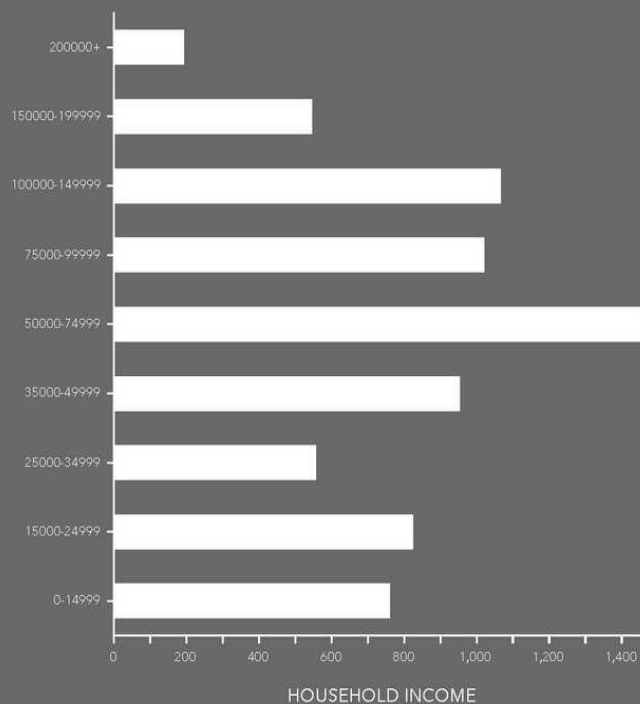
\$35,034

Per Capita Income



\$73,183

Median Net Worth



EMPLOYMENT



White Collar

63%



Blue Collar

22%



Services

21%

3.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

© 2023 Esri

REUBEN NACH

602.881.4724

rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004

agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



3-MILE DEMOGRAPHIC SUMMARY

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE

DEMOGRAPHIC SUMMARY

8941 North 12th Street, Phoenix, Arizona, 85020

Ring of 3 miles

KEY FACTS

106,057

Population



46,624

Households

41.8

Median Age

\$58,651

Median Disposable Income

EDUCATION

8%

No High School Diploma



19%

High School Graduate



28%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$70,321

Median Household Income



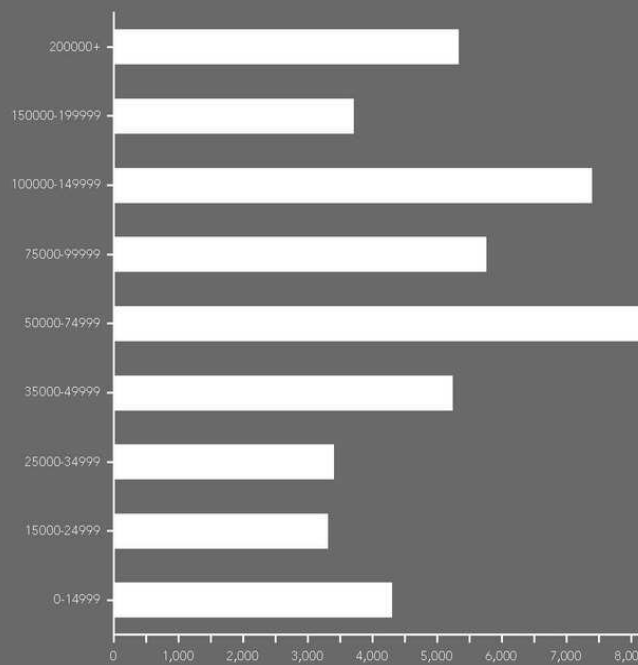
\$48,084

Per Capita Income

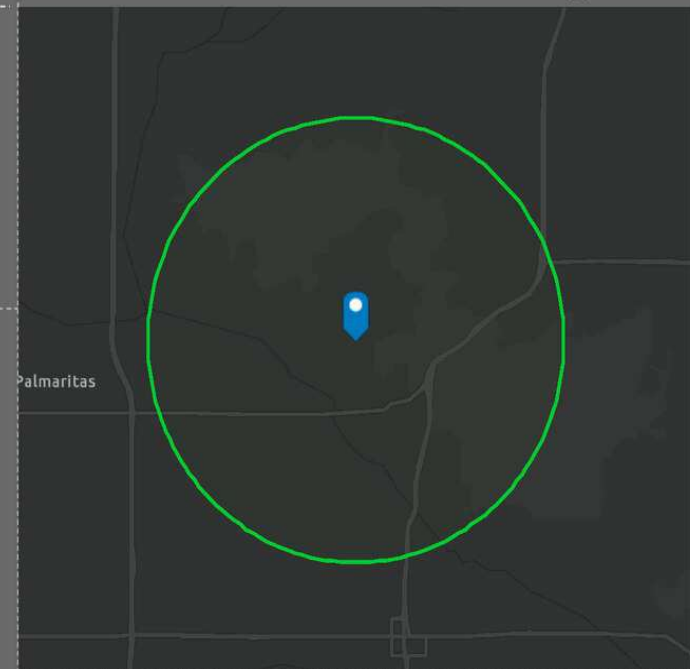


\$119,559

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

73%



Blue Collar

14%



Services

16%

4.3%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

© 2023 Esri

REUBEN NACH

602.881.4724

rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004

agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



5-MILE DEMOGRAPHIC SUMMARY

8941 NORTH 12TH STREET, SUITE 1 , PHOENIX, AZ 85020

FOR LEASE

DEMOGRAPHIC SUMMARY

8941 North 12th Street, Phoenix, Arizona, 85020

Ring of 5 miles

KEY FACTS

344,113

Population



145,553

Households

39.1

Median Age

\$55,612

Median Disposable Income

EDUCATION

9%

No High School Diploma



22%

High School Graduate



30%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$66,140

Median Household Income



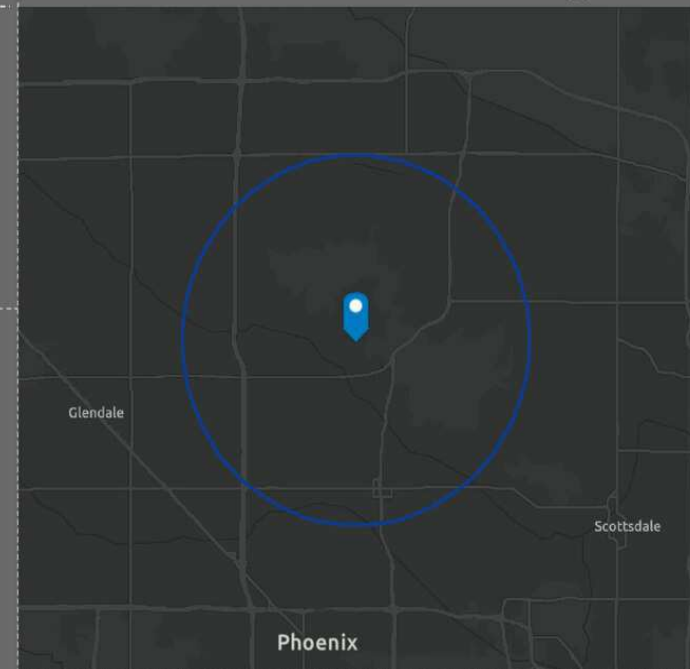
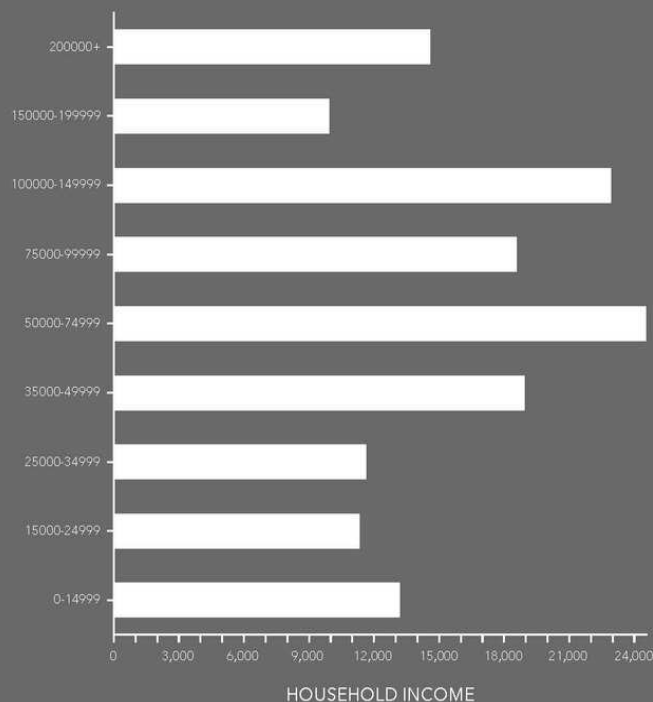
\$43,671

Per Capita Income



\$93,246

Median Net Worth



EMPLOYMENT



White Collar

69%



Blue Collar

18%



Services

17%

4.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

© 2023 Esri

REUBEN NACH

602.881.4724
rnach@roiproperties.com

AARON GUTIERREZ

602.396.8004
agutierrez@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.