

For Lease: Office With Prominent Visibility on 35th Avenue

2915-2927 North 35th Avenue | Phoenix, AZ 85017



- **Rent: \$15.00 per Square Foot NNN**
- **2923 N. 35th Avenue: ±4,706 Square Feet**
- **Building Size: ±35,005 Square Feet**
- **Clear Height: ±9'**
- **Parking Spaces: Abundant**
- **Zoning: Industrial Park, City of Phoenix**
- **Prominent Visibility on 35th Avenue**
- **Approximately 45,000 Cars per Day on 35th Avenue**

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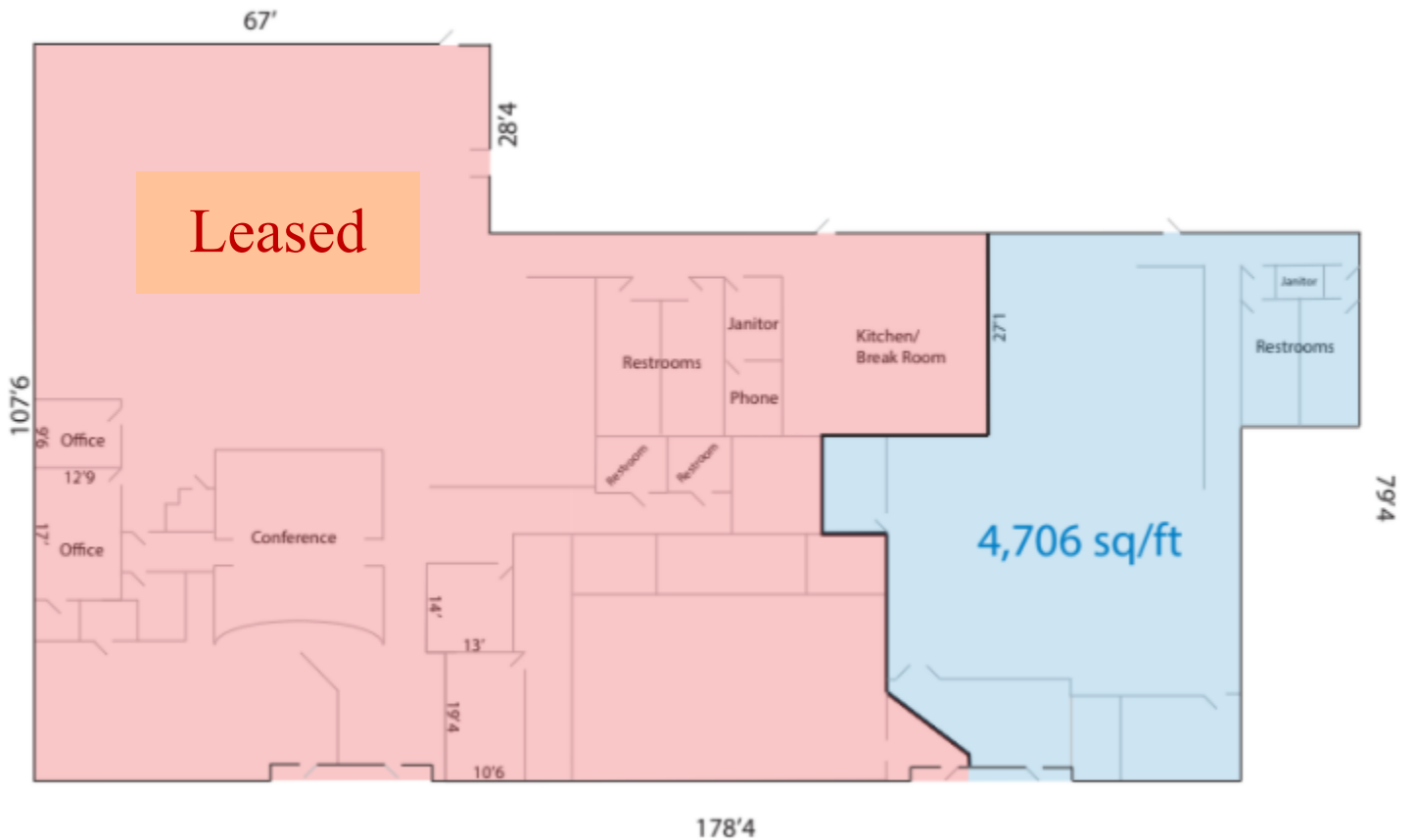
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FLOOR PLAN



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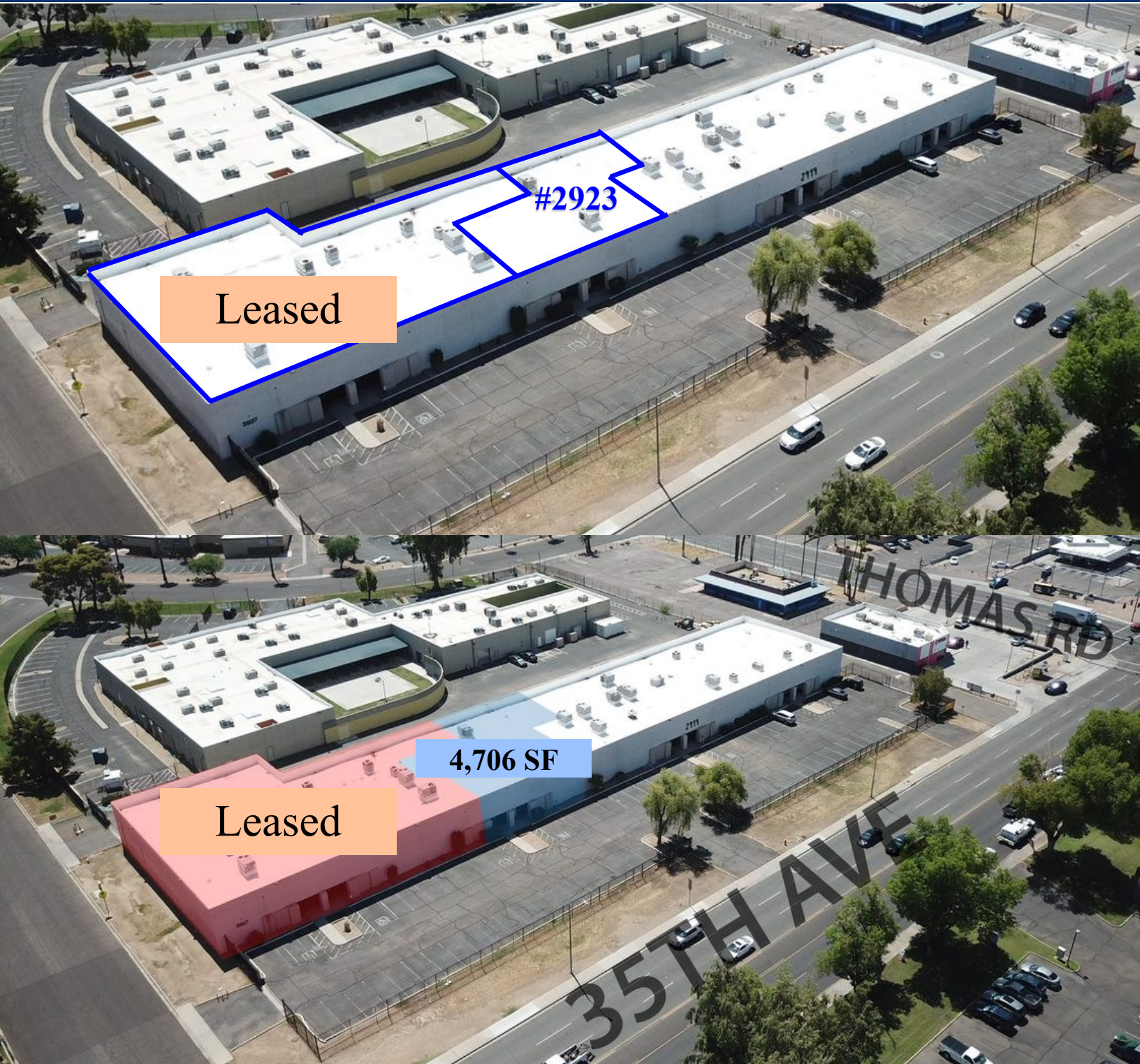
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AERIAL PHOTOS



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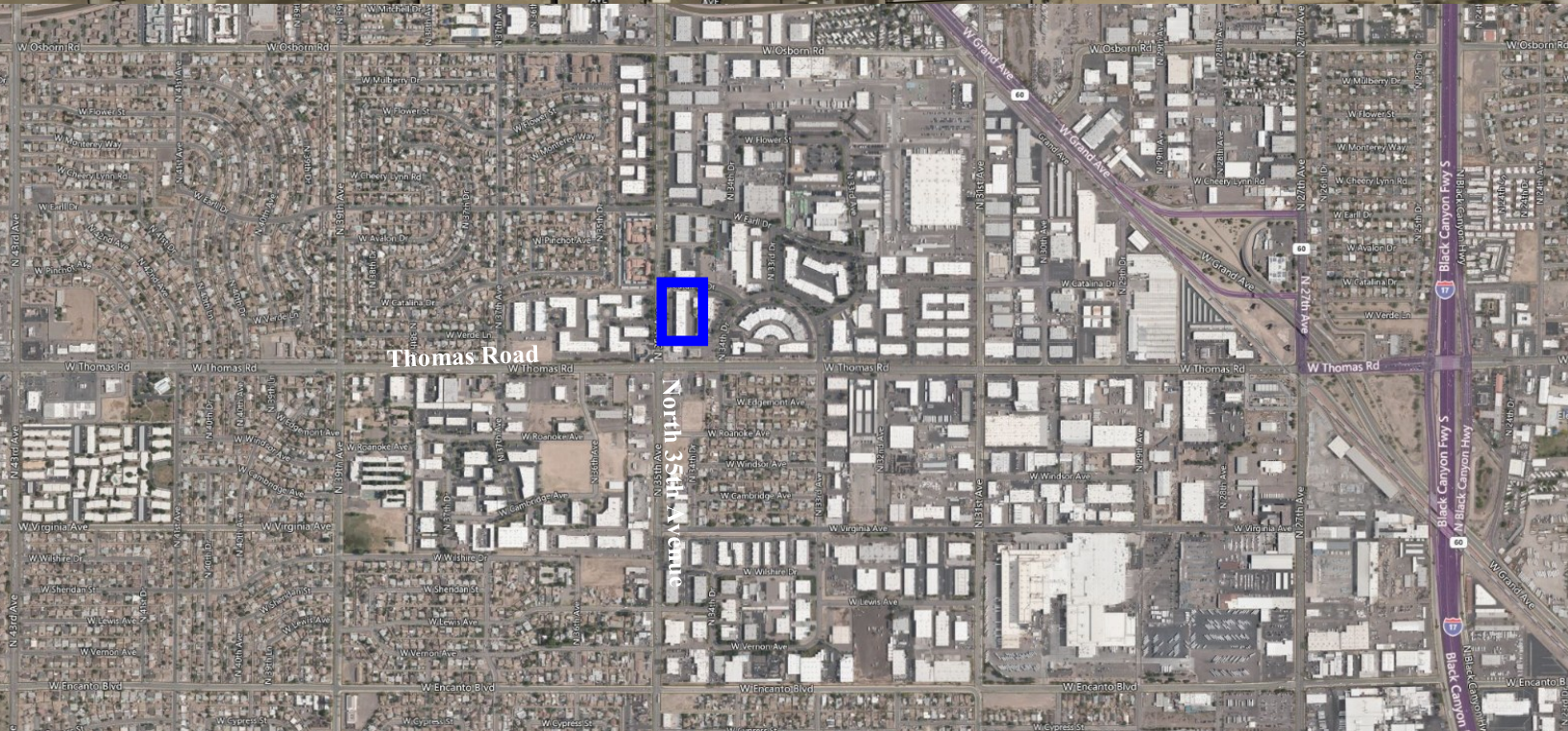
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AERIAL MAPS



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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	15,079		186,381		481,462	
2025 Estimate	14,720		181,078		464,713	
2020 Census	15,126		180,117		450,656	
Growth 2025 - 2030	2.44%		2.93%		3.60%	
Growth 2020 - 2025	-2.68%		0.53%		3.12%	
2025 Population by Hispanic Origin	12,724		129,067		286,729	
2025 Population	14,720		181,078		464,713	
White	3,028	20.57%	46,354	25.60%	149,256	32.12%
Black	496	3.37%	12,870	7.11%	38,706	8.33%
Am. Indian & Alaskan	481	3.27%	6,037	3.33%	14,904	3.21%
Asian	144	0.98%	4,884	2.70%	13,738	2.96%
Hawaiian & Pacific Island	8	0.05%	218	0.12%	667	0.14%
Other	10,563	71.76%	110,715	61.14%	247,441	53.25%
U.S. Armed Forces	0		20		167	
Households						
2030 Projection	4,154		55,237		163,979	
2025 Estimate	4,053		53,522		157,594	
2020 Census	4,180		53,469		151,266	
Growth 2025 - 2030	2.49%		3.20%		4.05%	
Growth 2020 - 2025	-3.04%		0.10%		4.18%	
Owner Occupied	2,063	50.90%	23,516	43.94%	63,996	40.61%
Renter Occupied	1,990	49.10%	30,007	56.06%	93,598	59.39%
2025 Households by HH Income	4,052		53,521		157,594	
Income: <\$25,000	935	23.08%	10,454	19.53%	31,557	20.02%
Income: \$25,000 - \$50,000	829	20.46%	13,529	25.28%	36,637	23.25%
Income: \$50,000 - \$75,000	892	22.01%	9,914	18.52%	29,041	18.43%
Income: \$75,000 - \$100,000	464	11.45%	7,496	14.01%	20,811	13.21%
Income: \$100,000 - \$125,000	352	8.69%	4,332	8.09%	13,842	8.78%
Income: \$125,000 - \$150,000	191	4.71%	2,910	5.44%	8,211	5.21%
Income: \$150,000 - \$200,000	253	6.24%	2,963	5.54%	8,735	5.54%
Income: \$200,000+	136	3.36%	1,923	3.59%	8,760	5.56%
2025 Avg Household Income	\$72,277		\$73,149		\$78,335	
2025 Med Household Income	\$55,229		\$56,192		\$58,503	

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TRAFFIC COUNTS

Phoenix Business Park

2915-2927 N 35th Ave, Phoenix, AZ 85017

Building Type: **Flex**
 RBA: **35,005 SF**
 Typical Floor: **35,005 SF**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N 35th Ave	W Thomas Rd	0.03 S	2026	22,412	MPSI	.06
2	North 35th Avenue	W Osborn Rd	0.05 N	2026	24,469	MPSI	.06
3	W Thomas Rd	N 35th Ave	0.04 W	2026	27,378	MPSI	.08
4	West Thomas Road	N 35th Ave	0.04 E	2026	33,943	MPSI	.11
5	W Thomas Rd	N 35th Ave	0.04 E	2026	35,293	MPSI	.11
6	N 35th Ave	West Virginia Ave	0.02 N	2026	31,444	MPSI	.35
7	N 35th Ave	W Osborn Rd	0.05 N	2026	28,942	MPSI	.37
8	W Thomas Rd	N 32nd Ave	0.07 W	2026	33,599	MPSI	.39
9	W Osborn Rd	N 35th Ave	0.19 W	2026	4,004	MPSI	.45
10	W Thomas Rd	N 39th Ave	0.06 W	2025	31,082	MPSI	.48

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