

NORTHERN VILLAGE CENTER

2308-2350 W. Northern, Phoenix, AZ 85021

NWC 23rd Ave & Northern Ave



±1,200 - 2,700 SF AVAILABLE

CAMCRE.

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PROPERTY FEATURES

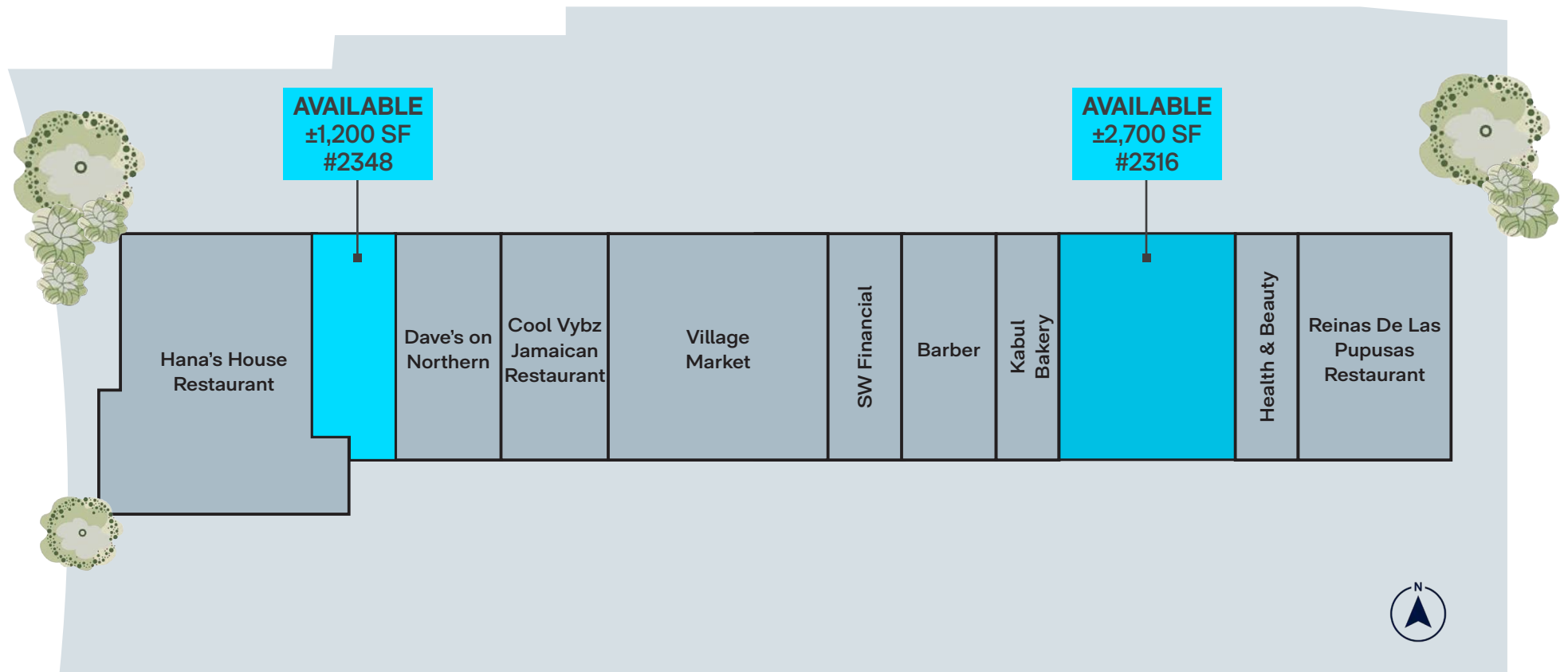
- NWC 23rd Avenue & Northern Avenue, just east of I-17, I-10, and Loop 101 freeways
- Retail, office, or medical use
- Strong mix of established businesses within the center
- 2 in-line retail spaces available:
 - ±1,200 SF
 - ±2,700 SF
- Surrounded by national tenants including Starbucks, El Pollo Loco, Burger King, & Chevron
- Ample parking with easy access
- ±2 minute drive to light rail

TRAFFIC COUNTS



±36,784 VPD on W Northern Ave
±8,873 VPD on N 23rd Ave
±172,743 VPD on Interstate 17

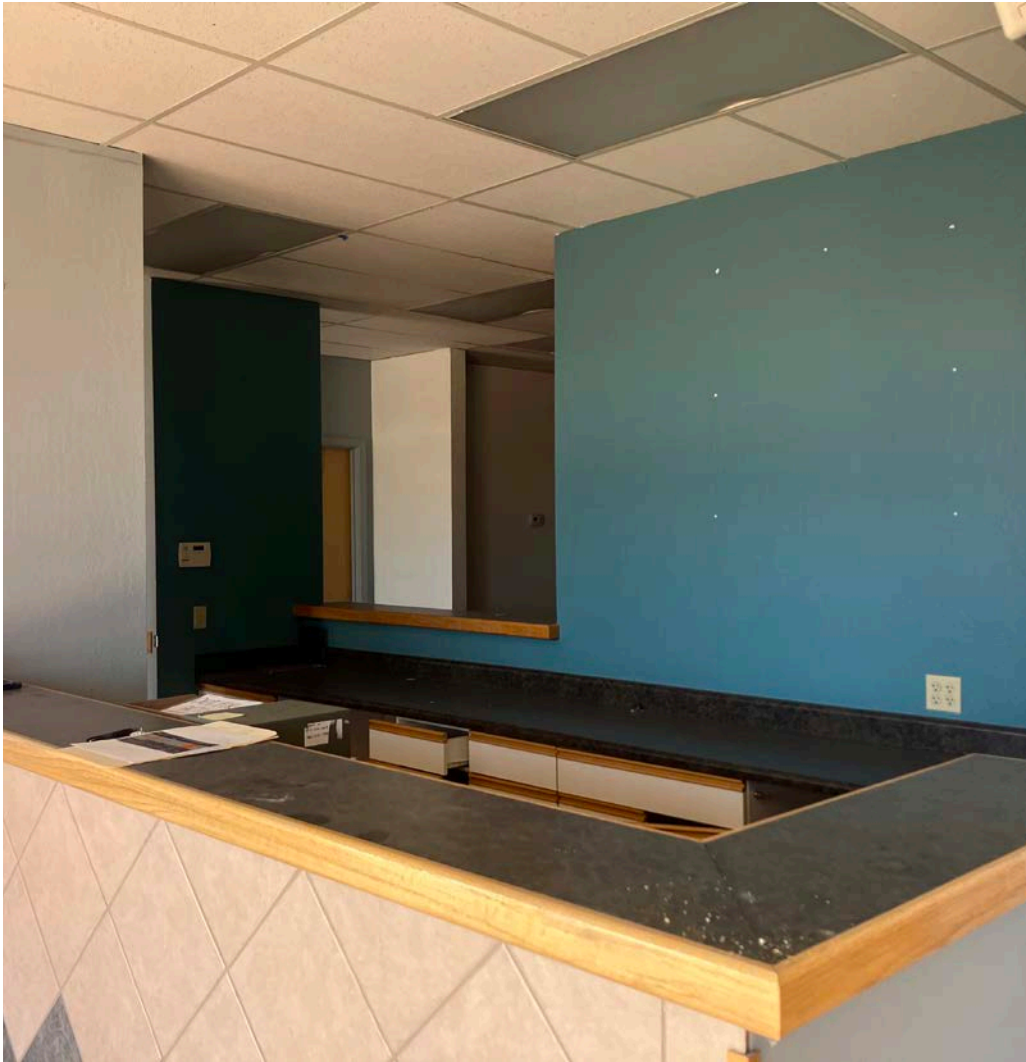
SITE PLAN



2308-2350 W. NORTHERN, PHOENIX, AZ 85021

SUITE 2316

±2,700 SF



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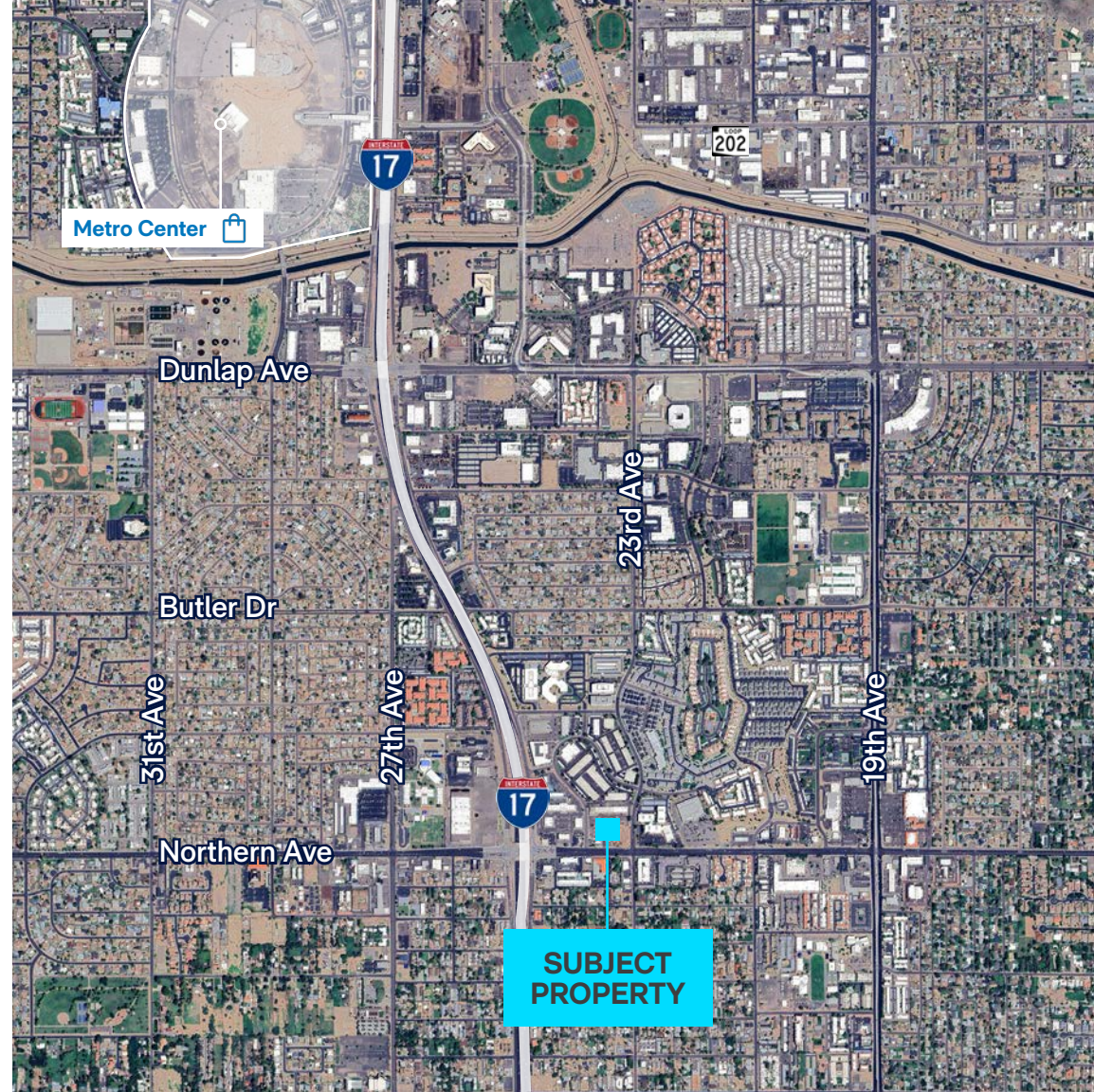
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DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	24,528	194,150	472,976
Proj. Pop. (2030)	25,443	200,588	490,761
Daytime Population	3,271	52,910	130,317
Median Age	35	34.9	35.9

Household	1-Mile	3-Mile	5-Mile
Total Households	9,835	69,373	179,502
Proj. Households (2030)	10,219	71,863	186,788
Avg. Household Size	2.4	2.6	2.5

Income	1-Mile	3-Mile	5-Mile
Average HH Income	74,667	\$85,233	\$87,596
Med. HH Income	\$55,208	\$62,446	\$64,406



FOR MORE INFORMATION, CONTACT

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