

4803-4825 N 27TH AVE

Phoenix, Arizona

RETAIL SPACE FOR LEASE

AVAILABLE



Exclusively Listed By:

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SITE PLAN & TENANT ROSTER

North 27th Avenue - 21,408 VPD



SUITE	TENANT
1	BEST FARMERS MARKET
2	1,528 SF AVAILABLE - FORMER BOOST MOBILE SPACE
3	KUTZ N' DYE BEAUTY SALON
4	CULICHI SUSHI
5	ANGEL'S NAIJA CUISINE
6	CAMELBACK SMOKESHOP

PROPERTY SUMMARY

LEASE RATE: \$16 + \$5 NNN



AVAILABLE SPACE:
1,528 SF



LOT SIZE:
1.62 ACRES



BUILDING SIZE:
15,785 SF

LEASE HIGHLIGHTS

- 1,528 SF Retail Suite Available December 1, 2026, or Earlier
- Former Boost Mobile Location with Existing Retail Layout
- Last Remaining Vacancy in a Fully Leased Neighborhood Shopping Center
- Excellent Visibility and Frontage Along N. 27th Avenue (21,400+ VPD)
- Located Just South of the Signalized Intersection of Camelback Rd & 27th Ave with Combined Traffic Counts Exceeding 69,500 VPD
- Surrounded by Established National and Local Retailers Driving Consistent Customer Traffic



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

746,511



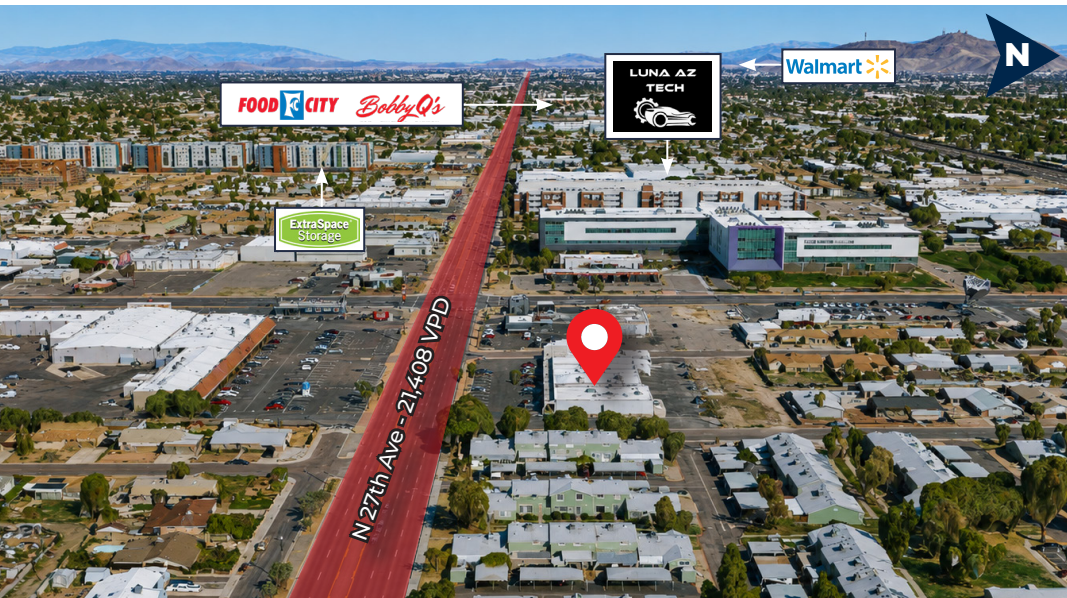
AVERAGE HOUSE-
HOLD INCOME (5 MILE)

\$101,680

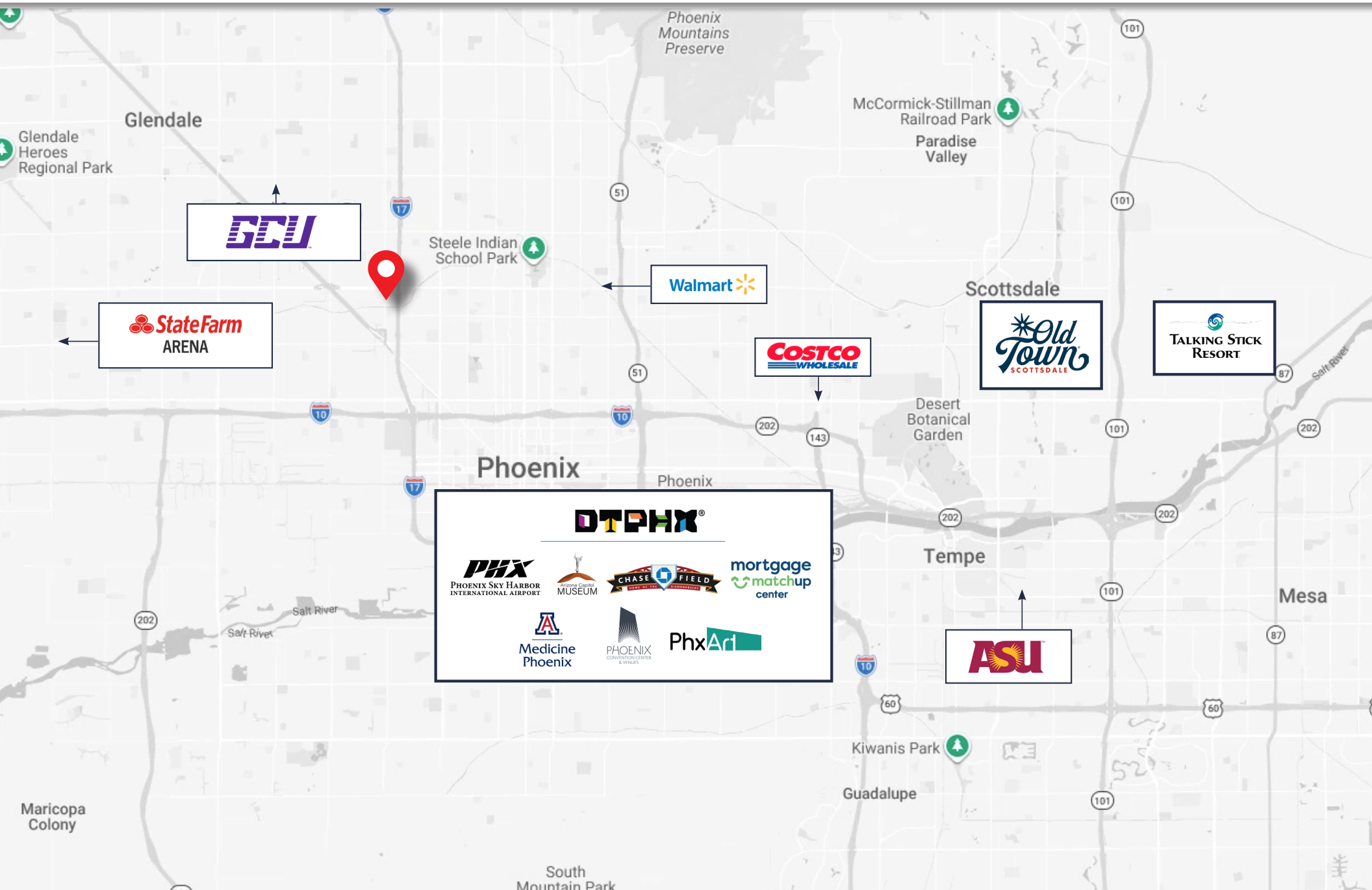


STRONG
INTERSECTION

± 69,508 VPD

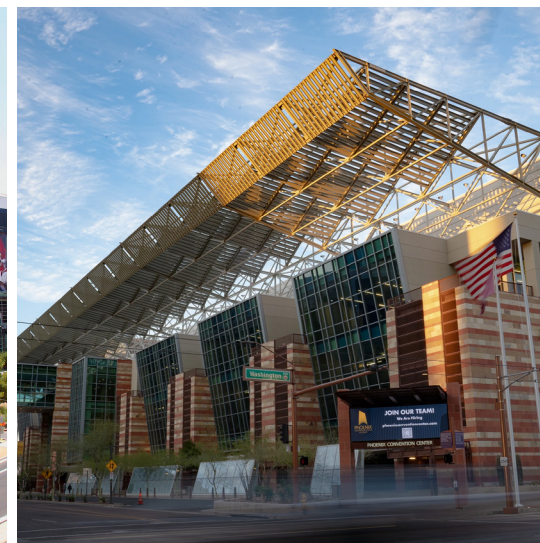


DISTANT AERIAL VIEW



PHOENIX, ARIZONA

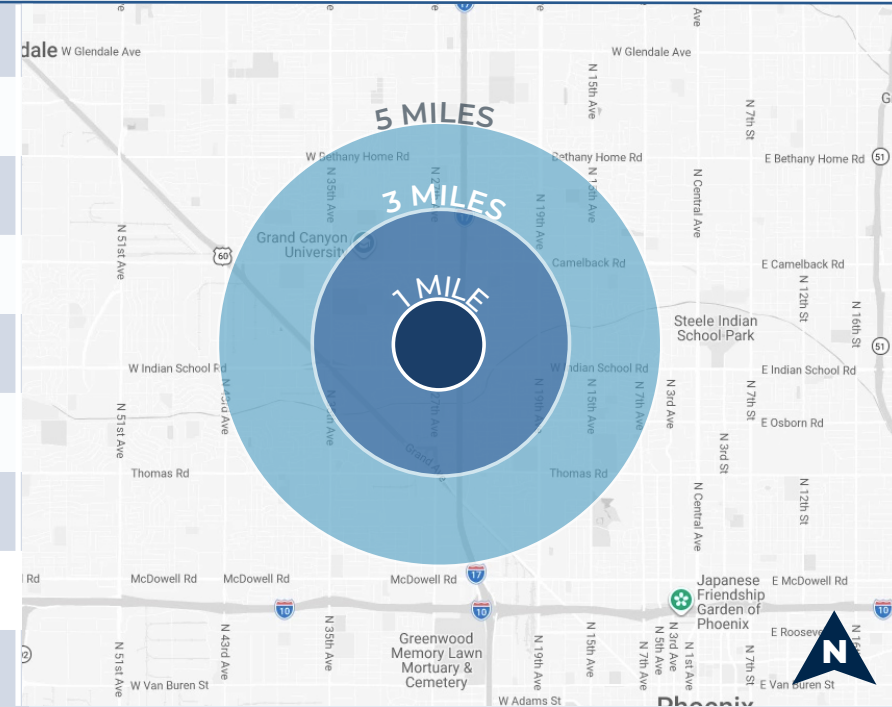
Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.



DEMOGRAPHIC HIGHLIGHTS

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	37,036	268,523	746,511
Estimated Population:	31,043	202,328	506,425
Average Household Income:	\$86,526	\$95,281	\$101,680
Total Retail Expenditure:	\$344.53 M	\$3.28 B	\$8.78 B
Total Household Expenditure:	\$653.75 M	\$6.42 B	\$17.31 B
Median Age:	30.5	32.8	33.5
Average Household Size:	28.3	32.7	33.3
Total Households:	7,648	73,772	194,936
Total Businesses:	621	8,068	26,239

DEMOGRAPHIC RADIUS RINGS





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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