



Valley Fair Shopping Center

3518 W NORTHERN AVE | PHOENIX, AZ 85051

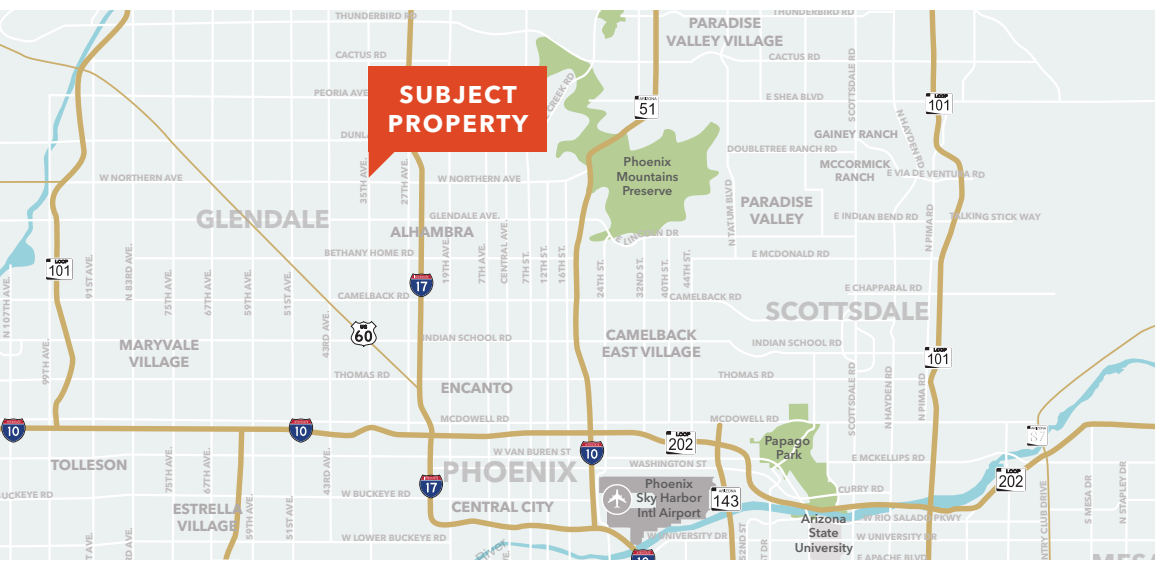
FOR LEASE



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Property Features

EXTREMELY DENSE POPULATION with approximately 200,000 within three mile radius

GREAT UNOBSTRUCTED visibility

GREAT INGRESS and egress

BELOW market rental rates and NNN's

T.I. AVAILABLE for qualified tenants

CALL for pricing

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	25,071	197,235	508,341
2021 Average Household Income	\$62,493	\$61,842	\$64,964

TRAFFIC COUNT

North on 35th Ave	29,218	South on 35th Ave	32,213
East on Northern Ave	36,856	West on Northern Ave	34,974

CLIFF JOHNSTON

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km Kidder Mathews

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■ AVAILABLE



TENANT LIST

Suite	Tenant	SF
1/2/3	Bar/Lounge	3,989
4A	35th Ave Sew-N-Vac	29,700
4B	Family Dollar	8,990
6/8A/18/19	Discount Depot	18,091
7	Taculichi Hot Dog & Birria	630
8B	Sew N Vac	7,803
9	AVAILABLE	5,981
10	Discount Barber Shop	525
11/12/13	Wireless Superstore	4,797
14	DMV Title Services	912
15	Tax Preparation	950
16	Smoke Shop	950
17	Cricket Store	2,227
PAD 901	Filiberto's	816

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