

LAST SPACE REMAINING!



MOON VALLEY TOWNE CENTER

SEC 7th St & Bell Rd
Phoenix, AZ

Join

HOBBY LOBBY



Michaels

Marshalls

For more information, please contact:

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 **PHOENIX COMMERCIAL ADVISORS**
COMMERCIAL REAL ESTATE SERVICES

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

 **PROEQUITY**
ProEquity-AM Commercial Services, LLC.



PROPERTY DETAILS

- Join Hobby Lobby, Tutor Time, and a brand new Marshalls and Michaels
- At the main retail intersection for the trade area
- Close proximity to the Loop 101, SR-51, and I-17
- Dense, well-established surrounding residential neighborhoods in all directions
- Paradise Valley Community College is 4 driving miles away with 8,393 students attending campus classes
- North Canyon High School is 2 driving miles away with 1,810 students
- Thunderbird High School is 4 driving miles away with 1,530 students

DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
2018 Total Daytime Population	17,040	114,883	320,107
Workers	5,686	46,784	154,679
Residents	11,354	68,099	165,428

TRAFFIC COUNTS

N: ± 31,802 VPD (NB & SB)	E: ± 34,373 VPD (EB & WB)
S: ± 33,089 VPD (NB & SB)	W: ± 38,659 VPD (EB & WB)
*ADOT 2017	

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Suite	Tenant	SF
707-1	Sprint	3,605
711-3	Nationwide Vision	2,560
715-4	Subway	1,360
719-5	GNC	1,600

Suite	Tenant	SF
743-1	AZ Royal Nails	1,561
743-2/ 3A	Tastea Boba	2,049
743-3B	Clean Cut Barber Shop	800
743-4	Jackson Hewitt	1,120
743-5	AVAILABLE	1,400
743-6	Sally Beauty	1,820
743-7	Cartridge World	1,260
743-8	Great Clips	1,190
743-9	JK Sushi	1,619
743-10	Papa John's	1,600
743-11	OrangeTheory Fitness	3,090

Suite	Tenant
Anchor 1	Marshall's
Anchor 2	Michaels
Anchor 3	Hobby Lobby
Anchor 4	Tutor Time
PAD 1	Arby's



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