



RETAIL PROPERTY FOR LEASE

# SOUTHERN PLAZA

6036 S 7th Ave Phoenix, AZ 85041

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## PROPERTY DESCRIPTION

In-line Shop Space Available

## PROPERTY HIGHLIGHTS

- LAST INLINE SHOP SPACE VACANCY - 1,200 SF
- Food City Anchored Center
- Strong Hispanic Demographic
- 96 Unit Apartment Complex Under Construction Next to Shopping Center

## AREA COTENANTS



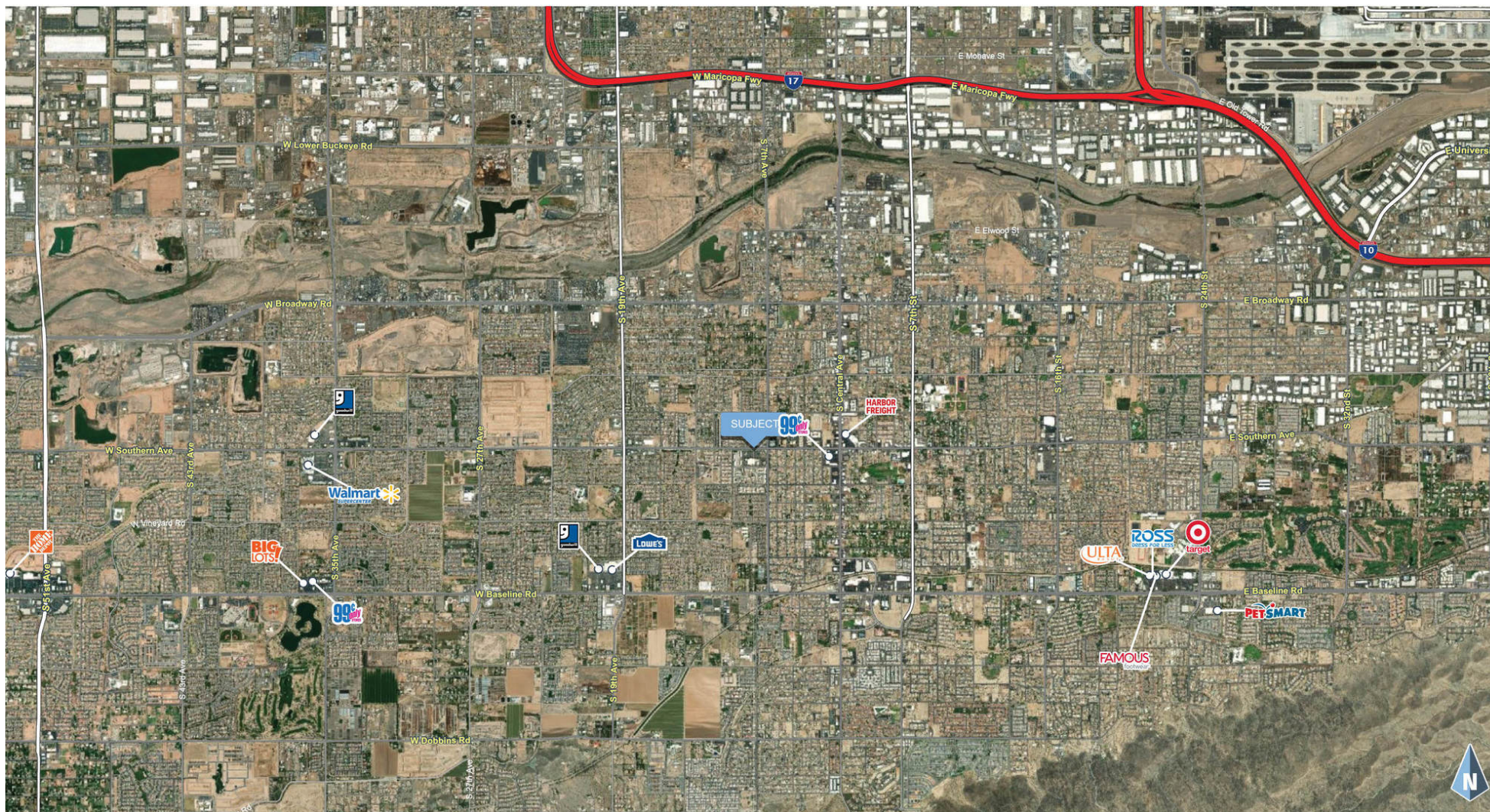
BANK OF AMERICA



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	CALL FOR PRICING

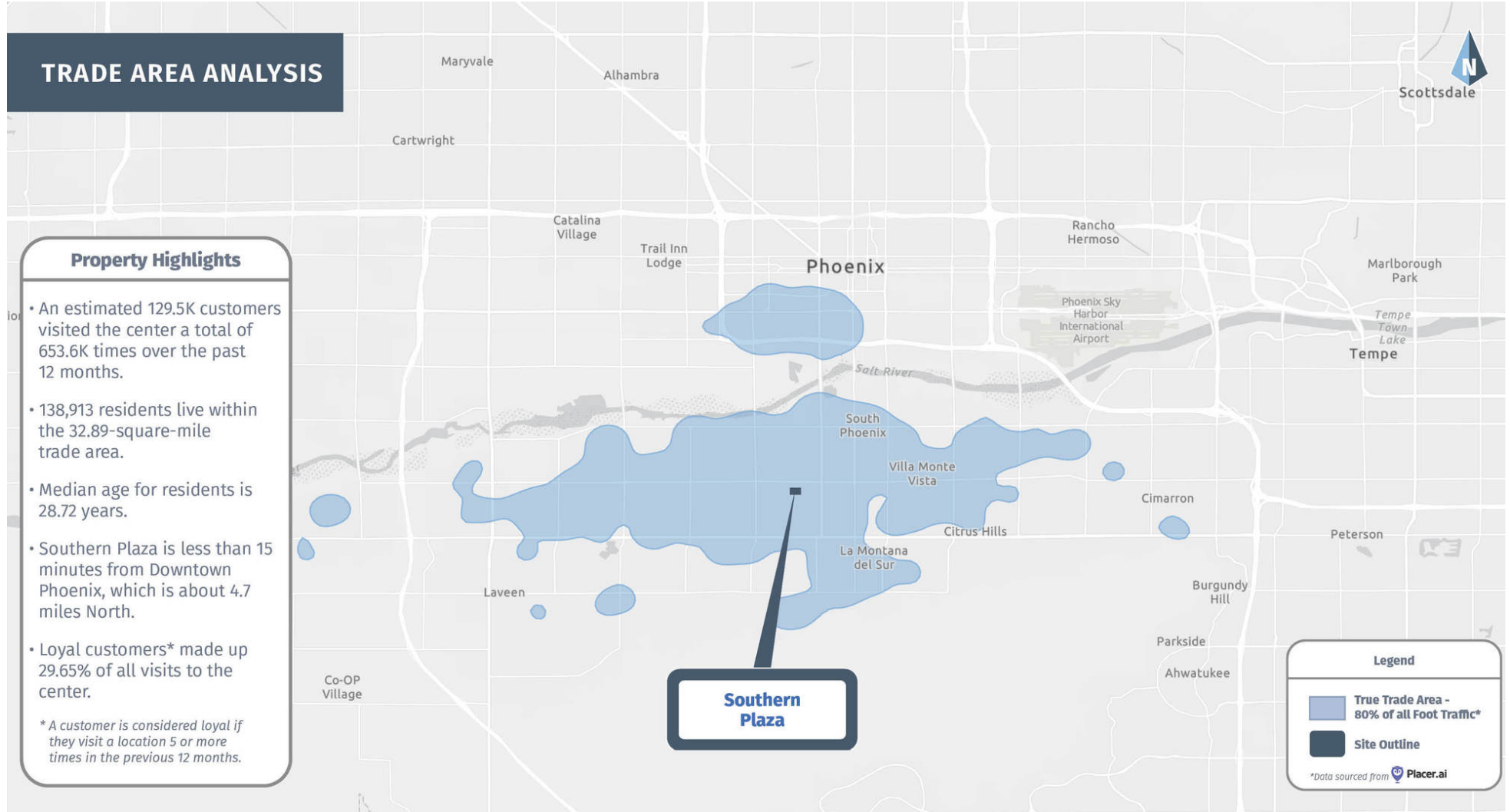
## AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
TAX & ACCOUNTING	1,200 SF	NNN	-	-
AAL INSURANCE	0 SF	NNN	-	-
HAIR SALON	0 SF	NNN	-	-
NAILS & SPA	0 SF	NNN	-	-
FOOD CITY	0 SF	NNN	-	-
DENTIST	0 SF	NNN	-	-
CRICKET WIRELESS	0 SF	NNN	-	-
<b>Available</b>	<b>1,200 SF</b>	<b>NNN</b>	<b>CALL FOR PRICING</b>	<b>-</b>
ILLIMITADO PIZZA	1,200 SF	NNN	-	-
HAPPY KIDS PEDIATRICS	0 SF	NNN	-	-
HAPPY KIDS FAMILY CARE	3,400 SF	NNN	-	-
NAPA	6,850 SF	NNN	-	-

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	22,392	108,066	209,600
Median Age	28.8	31.0	31.2



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$50,093	\$60,503	\$55,982
Average	\$67,369	\$83,096	\$78,885



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	310	1,878	7,672
Employees	2,910	29,172	170,762
Daytime Population	17,651	98,810	304,697



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	17%	26%	29%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	40.61%	48.81%	52.43%
Services	26.42%	20.70%	19.57%
Blue Collar	32.94%	30.49%	28.01%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,475	32,545	66,417
Median Home Value	\$187,944	\$257,450	\$263,436

\*2022 Demographic data derived from ESRI

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