

Endcap Available Safeway-Anchored Center

NWC 7th St & Thunderbird Rd | Phoenix, AZ



OFFERING SUMMARY

Available: 2,990 SF restaurant endcap;
885 SF to 4,400 SF

PROPERTY HIGHLIGHTS

- Located in the heart of Moon Valley.
- Safeway-anchored, recently remodeled!
- Drive-up endcap opportunity.
- Vanilla shell delivery.

TRAFFIC COUNTS

N	27,887 VPD (NB/SB)
S	30,175 VPD (NB/SB)
E	30,501 VPD (EB/WB)
W	35,022 VPD (EB/WB)

ADOT 2017



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	8,901	137,640	377,131
2023 Population	9,264	146,561	401,267
2018 Average HH Income	\$133,449	\$72,732	\$72,534

ESRI 2018 Estimates

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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