

WINSOR RANCH

6801-6823 N. 35TH AVENUE, PHOENIX, ARIZONA 85009

RETAIL SPACES FOR LEASE



SITE SOURCE
RETAIL BROKER NETWORK

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
602.362.5246
igoncalves@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

PROPERTY SUMMARY

AVAILABLE ±1,572 - ±3,512 SF

- Anchored by Los Altos Ranch Market
- Great visibility with high traffic counts
- Located less than two miles from I-17 Freeway
- Tremendous demographics

TENANTS:



TRAFFIC COUNTS

N 35th Ave: 12,654 VPD

E Glendale Ave: 20,719 VPD

S 35th Ave: 12,570 VPD

W Glendale Ave: 20,414 VPD



CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

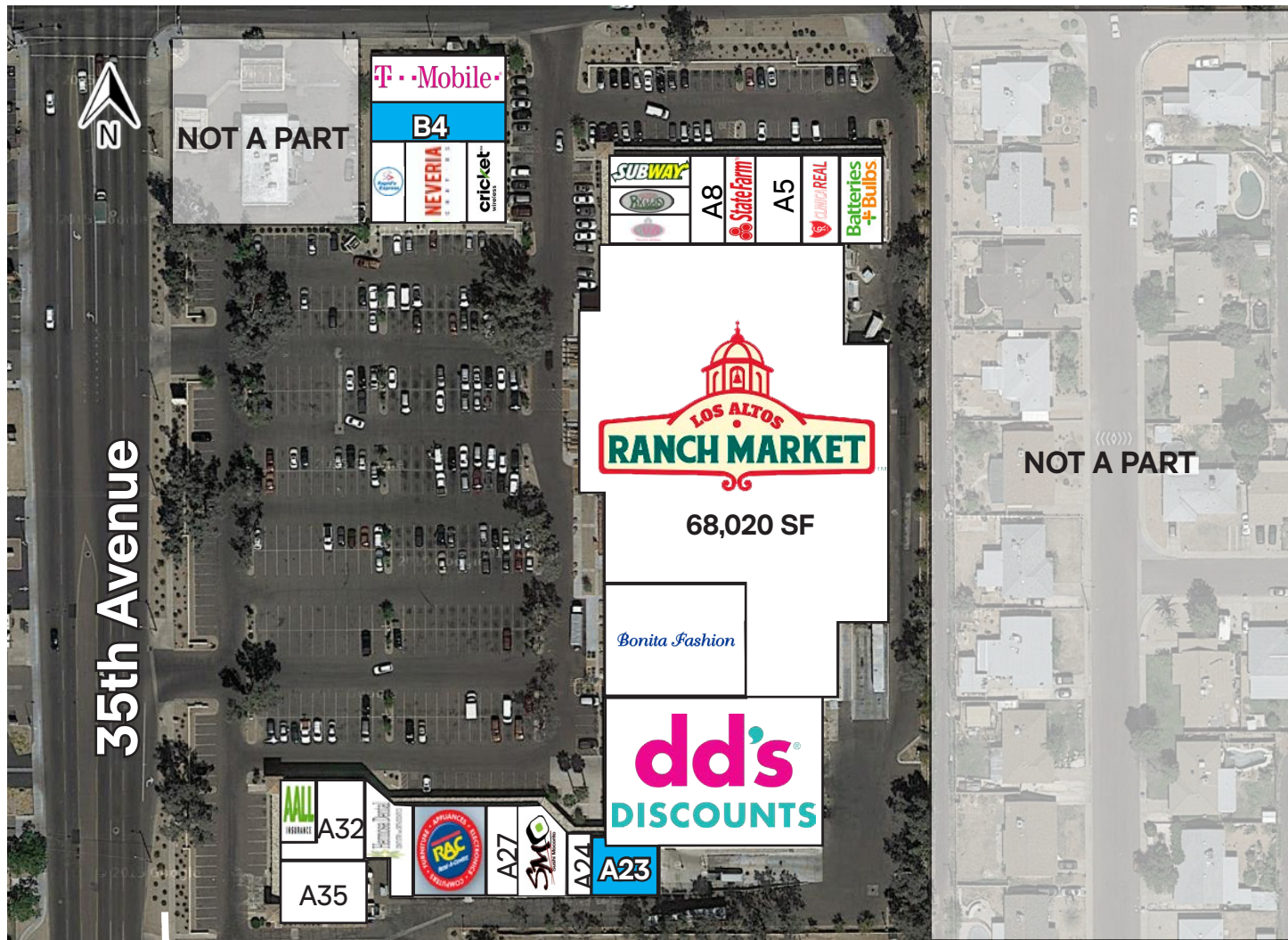
DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
602.362.5246
igoncalves@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



SITE PLAN



Suite	Tenant	SF
A1/2	Batteries & Bulbs	2,688
A3	Clinica Real	2,541
A5	Recargas AC, LLC	2,547
A7	State Farm Insurance	1,280
A8	Smoke & Vape	1,432
A9	Subway	1,244
A10	R Kidd's Pizza & Wings	1,050
A11	Nuestra Belleza	1,272

Suite	Tenant	SF
A16/19	Bonita Fashion	7,824
A20	dd's Discount	18,215
A23	AVAILABLE W/NOTICE	1,572
A24	Brimley's Water and Ice	1,182
A25	Sushi Mocorito	2,771
A27	Botanica Mis Orsha	746
A28	Rent-A-Center	4,052
A30/31	Hermosa Dental	2,408
A32	Happy Kids Pediatrics	2,200

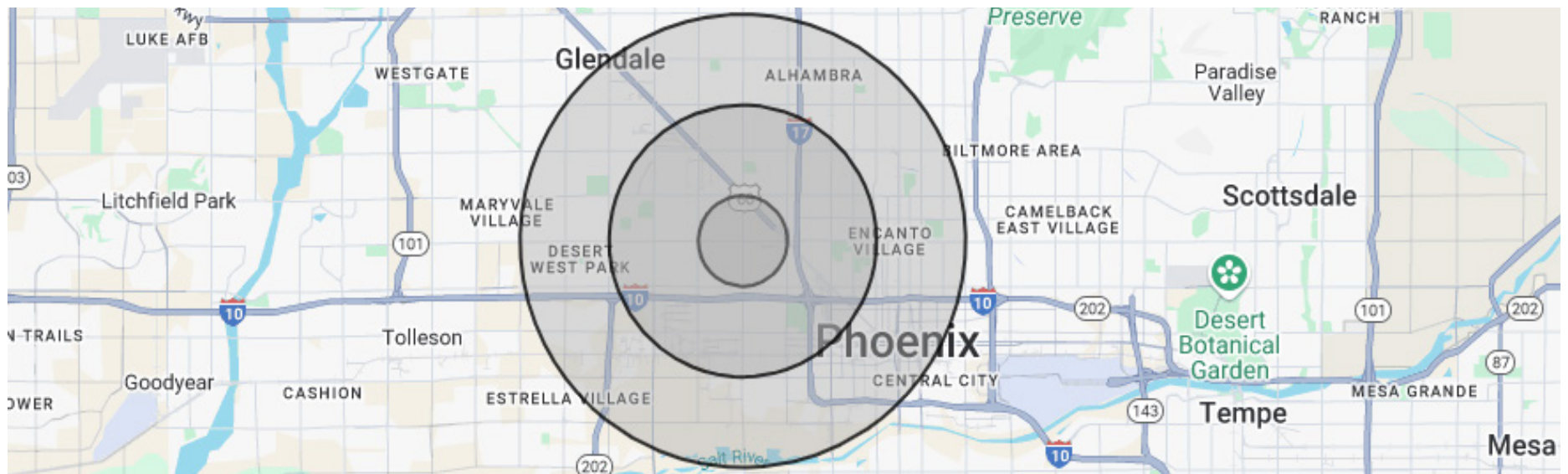
Suite	Tenant	SF
A33	AALL Insurance	1,556
A35	Wave MAX	3,221
B1	T-Mobile	3,059
B4	AVAILABLE	3,512
B8	Rapido Tax Express	1,250
B9/B10	Antojitos Neveria	1,855
B11	Cricket Wireless	1,662

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
602.362.5246
igoncalves@camcre.com



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	24,232	224,983	576,547
Current Year	22,656	209,027	534,767
2020 Population	23,663	208,066	531,343
Growth Current Year - 2029	1.4%	1.5%	1.6%
Growth 2020 - Current Year	-1.1%	0.1%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,527	75,960	202,853
Current Year	7,038	70,315	187,611
2020 Population	7,433	70,226	186,435
Growth Current Year - 2029	1.4%	1.6%	1.6%
Growth 2020-Current Year	-0.7%	0.3%	0.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$67,247	\$65,533	\$72,406
Median Household Income	\$52,832	\$48,811	\$53,344

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
602.362.5246
igoncalves@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

CONFIDENTIALITY STATEMENT

2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
602.362.5246
igoncalves@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

