

FOR LEASE

SEC 7TH ST & DUNLAP AVE

19,300 SF AVAILABLE



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PROPERTY FEATURES

SIZE	±19,300 SF (plus ±905 SF basement)
PARKING	66 spaces (44 in front, 22 in rear)
LOADING	Two (2) overhead roll-up doors
CLEAR HEIGHT	±13.5' (to the ceiling grid)
RATE	\$12.00/SF
NNN	\$2.03/SF



**STRONG VISIBILITY ON
HARD CORNER**

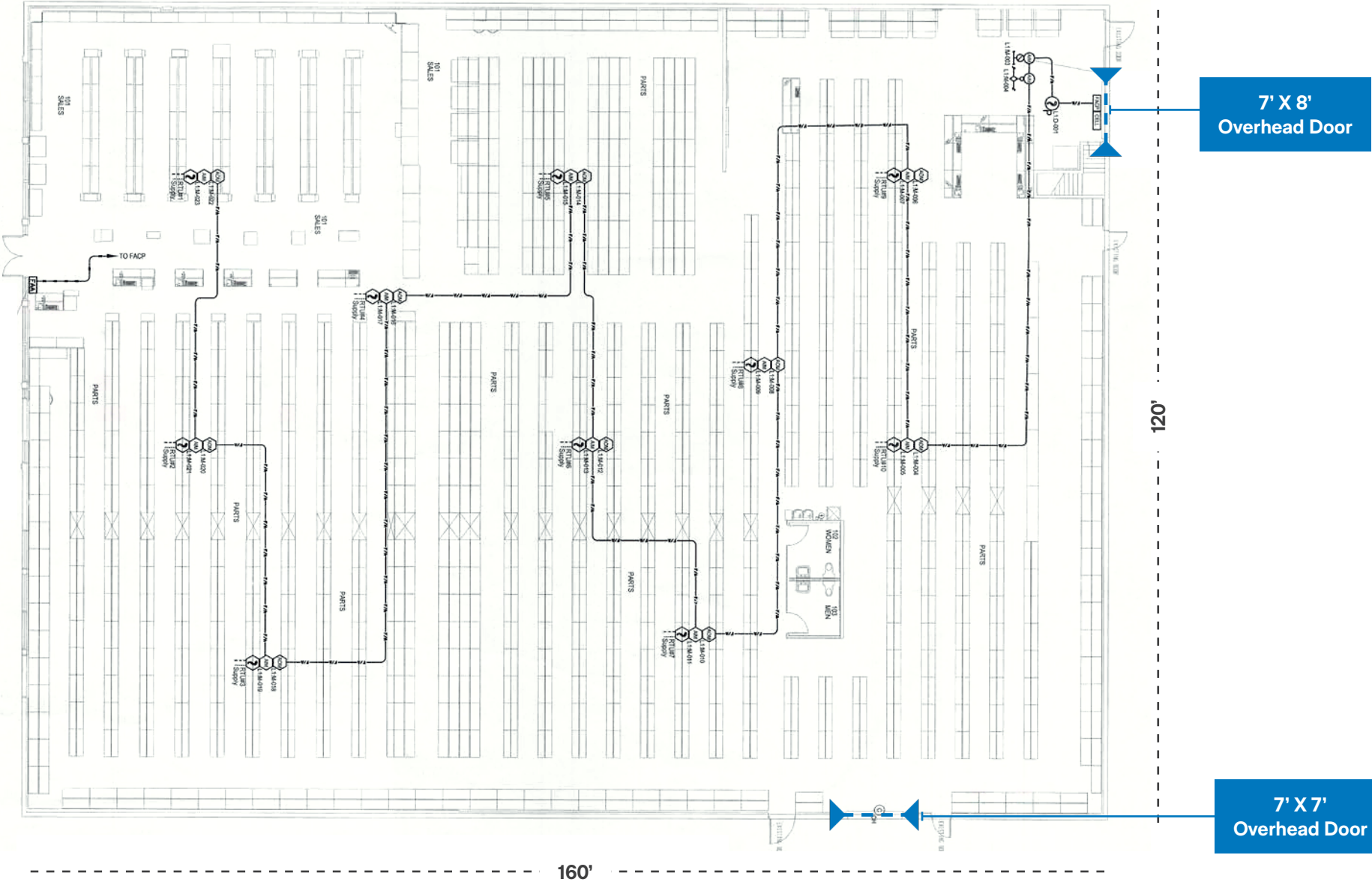


**HIGH TRAFFIC CORRIDOR WITH
OVER 60,000 VEHICLES
AT INTERSECTION**



PYLON SIGNAGE

FLOOR PLAN



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Cave Creek Rd

Dunlap Ave

27,067 VPD

Dunlap Ave

4,467 VPD

27,067 VPD

7th St

SA|AD
GO

SUBJECT
PROPERTY

CUBESMART
self storage

SUBWAY

WELLS
FARGO

planet
fitness

Little Miss
BBQ

DEMOGRAPHICS WITHIN 3 MI



117,447
TOTAL POPULATION



49,677
DAYTIME POPULATION



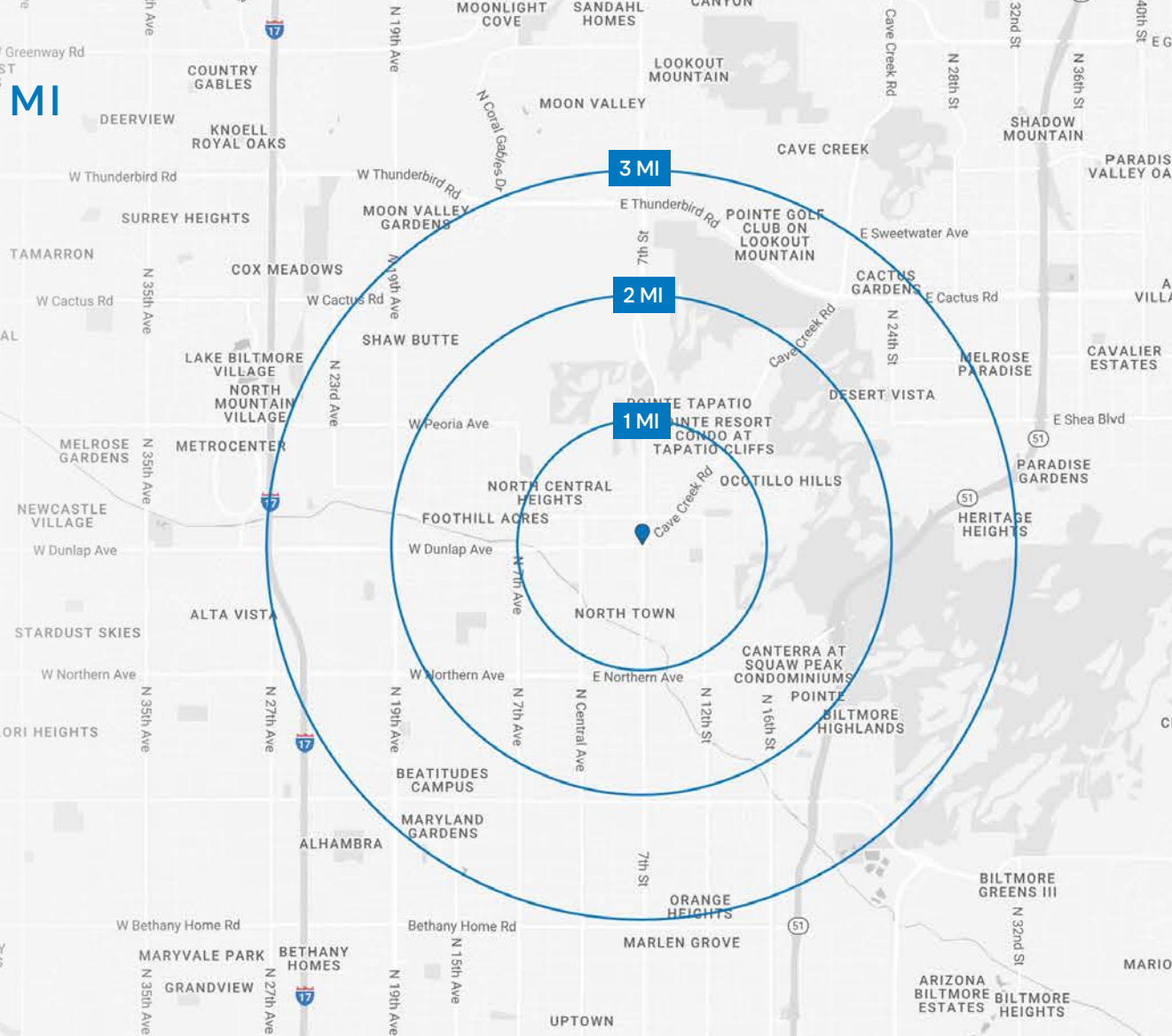
38.8
MEDIAN AGE



52,192
TOTAL HOUSEHOLDS



\$116,217
AVERAGE HH INCOME



FOR MORE INFORMATION, CONTACT

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