

CHARACTER. FLEXIBILITY. POSSIBILITY.

CAMCRE.

NORTH CENTRAL PHOENIX
RETAIL/OFFICE SPACE

SEC 7th St & Butler Dr
8341 N 7th St, Phoenix, AZ 85020

FOR LEASE



MULTIPLE SUITE
CONFIGURATIONS



SHARED COURTYARD
ENVIRONMENT



FRONTAGE ON 7TH
STREET (28,086 VPD)



MINUTES TO
SR-51 & I-17



UPDATED
EXTERIOR & PARKING

7TH ST & BUTLER DR

PROPERTY FEATURES

- Suites Available From ± 432 SF to $\pm 1,856$ SF
- Excellent Frontage on N 7th Street
- Minutes from SR-51 & I-17



CLOSE PROXIMITY TO RESIDENTIAL
& EMPLOYMENT HUBS



SURROUNDED BY MULTIPLE
RETAILERS, RESTAURANTS, AND
NEW AREA DEVELOPMENTS



\$32.00 PSF GROSS
Utilities & Internet Included

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

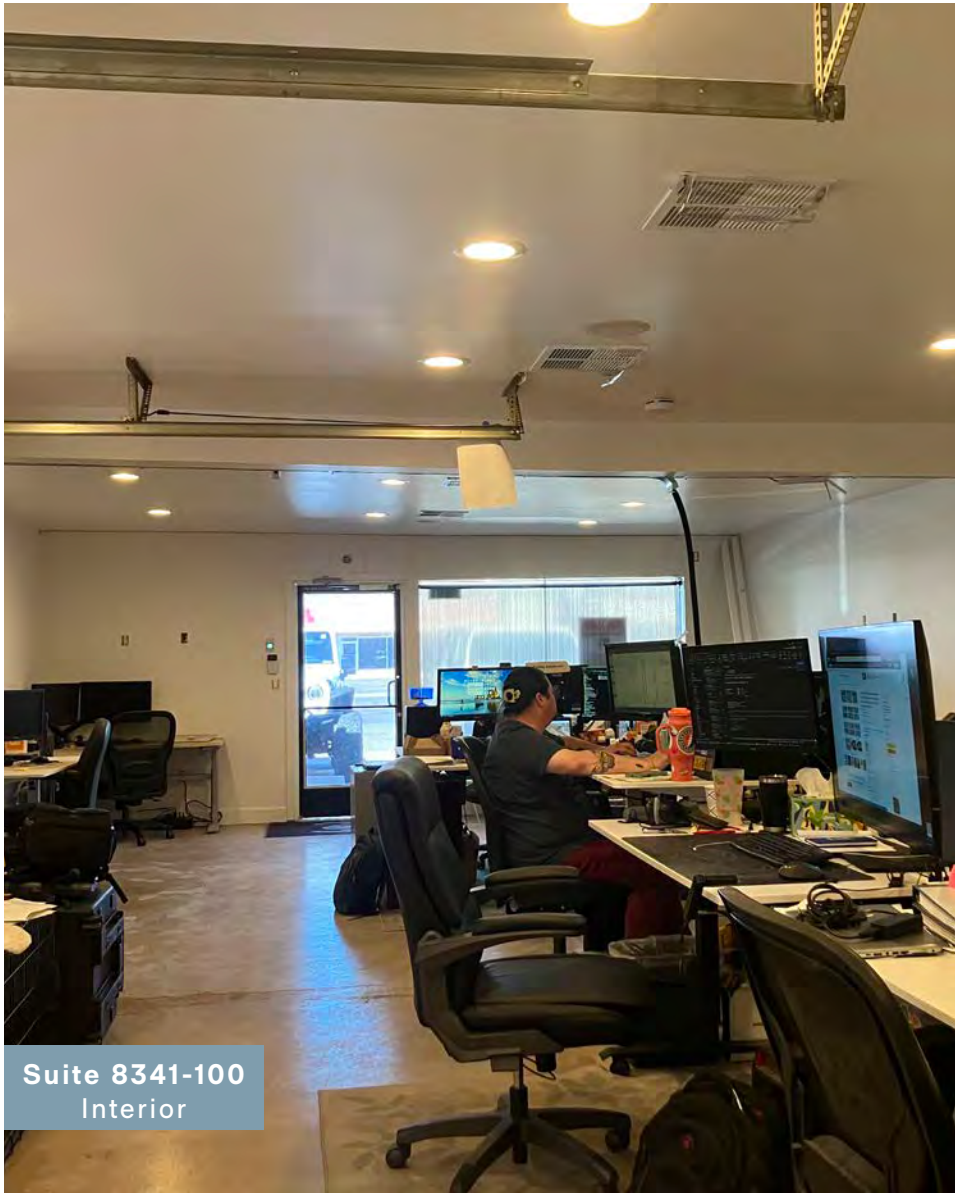
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FLOOR PLAN



Rendering Concept





Suite 8341-100
Interior



Suite 8341-100
Rear Access

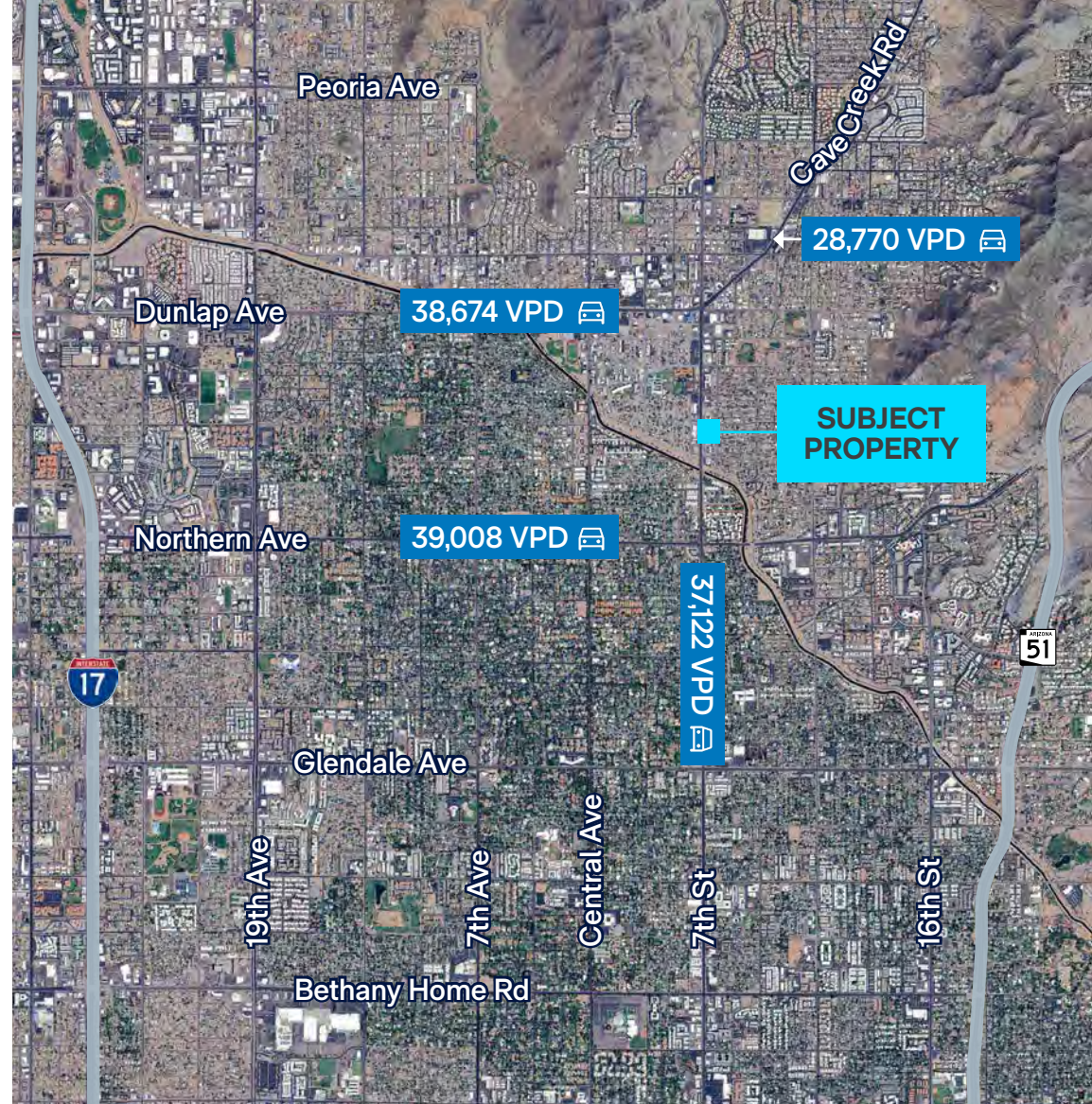


DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	18,069	121,054	384,234
Proj. Pop. (2030)	18,798	125,832	399,568
Daytime Population	3,271	52,910	130,317
Median Age	41.3	39.8	37.6

Household	1-Mile	3-Mile	5-Mile
Total Households	7,822	52,221	156,177
Proj. Households (2030)	8,138	54,311	162,896
Avg. Household Size	2.3	2.2	2.3

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$108,745	\$104,610	\$100,551
Med. HH Income	\$83,162	\$74,299	\$72,863



FOR MORE INFORMATION, CONTACT

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

602.489.7990
CAMCRE.COM

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