

## FOR SALE

1002 North 35th Avenue  
Phoenix, AZ 85009



### PROPERTY HIGHLIGHTS

Former C-store and Gas Station located at the SWC 35<sup>th</sup> Ave and Roosevelt St. Excellent visibility with strong vehicle traffic. Hard corner location adjacent to Carl Hayden Community High School.

<b>BUILDING SF</b>	3,104
<b>LAND SF</b>	20,704
<b>YEAR BUILT</b>	1986
<b>PARKING</b>	10 spaces
<b>TRAFFIC COUNTS</b>	±41,403 VPD

<b>SIGNAGE TYPE</b>	Monument
<b>1-MILE (POP.)</b>	22,938
<b>3-MILE (POP.)</b>	113,483
<b>MED. INCOME</b>	\$50,781
<b>SPACE USE</b>	Retail



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### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	106-08-005, 106-08-004, 106-08-003
<b>2024 RE TAXES</b>	\$7,700.52
<b>ZONING</b>	C-G



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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