

FOR SALE 1002 North 35th Avenue Phoenix, AZ 85009



PROPERTY HIGHLIGHTS

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

BUILDING SF	3,104	SIGNAGE TYPE
LAND SF	20,704	1-MILE (POP.)
YEAR BUILT	1986	3-MILE (POP.)
PARKING	10 spaces	MED. INCOME
TRAFFIC COUNTS	±41,403 VPD	SPACE USE



JEFF SCHEIDEGGER Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com Shane Carter Director +1 602-22-4442 Shane.carter@cushwake.com

Monument

22,938

113,483

\$50,781

Retail

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LEGAL INFORMATION

TAX PARCEL ID	106-08-005, 106-08-004, 106- 08-003	
2024 RE TAXES	\$7,700.52	
ZONING	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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