

SPACE FOR LEASE

4630 N 12th St, Phoenix, AZ 85014 | LEASING BROCHURE



OSCAR LOPEZ

SENIOR ASSOCIATE

(602) 975-0810

License No. SA691653000 (AZ)

oscar.lopez@matthews.com

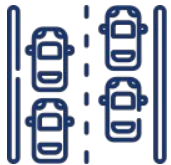
MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

PROPERTY SPECIFICATIONS

Total Building SF	±8,446 SF
Building SF Available	±1,099 SF - ±8,446 SF
Zoning	C-2, Intermediate Commercial
Lot Size	±15,236 SF ±0.35 AC
Clear Height	±8'-10'
APN #	115-12-182



±1,099 - 6,367 SF AVAILABLE



±23,700 VPD 12TH STREET



CONTACT BROKER RENTAL RATE



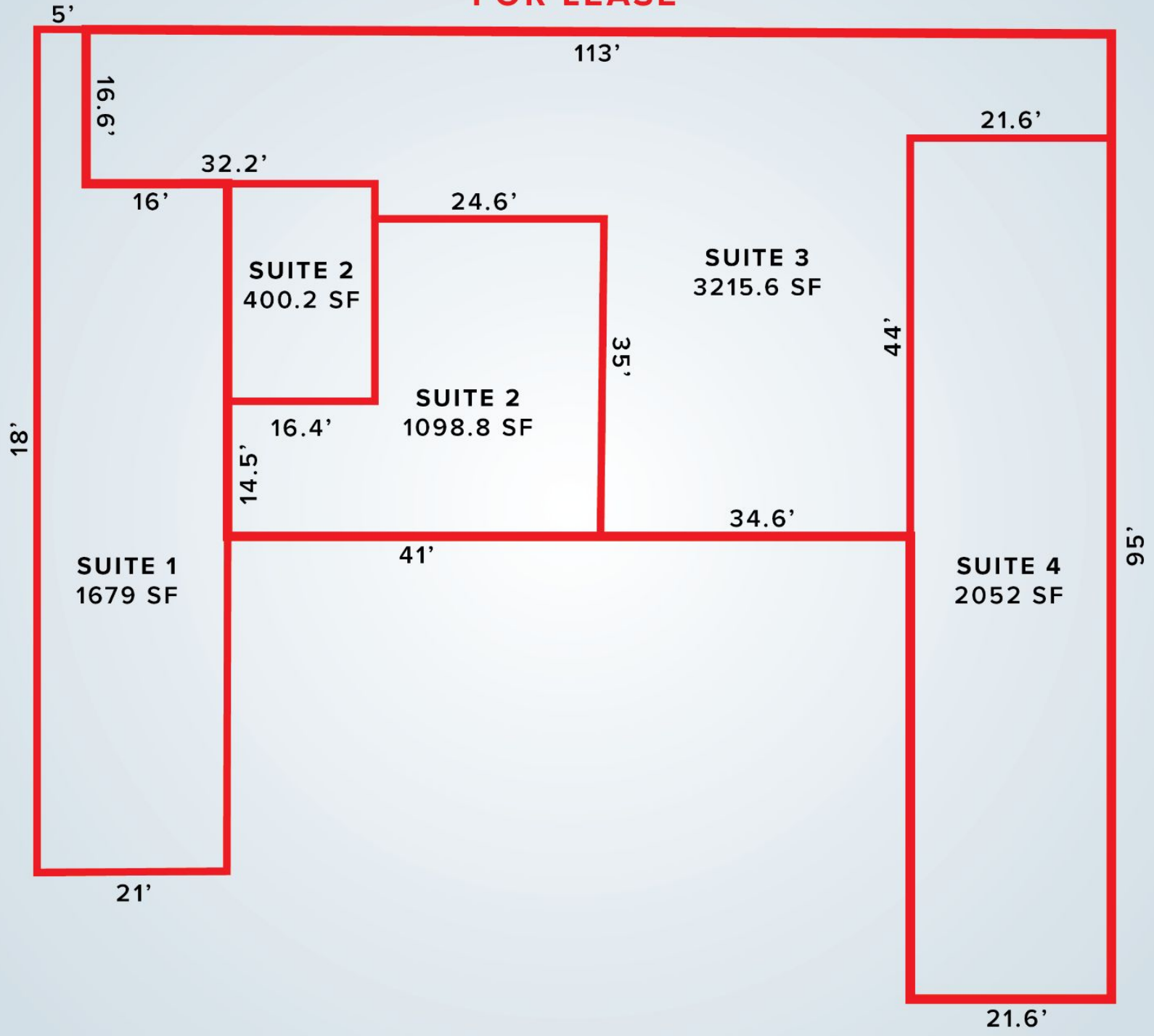
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	20,414	161,663	423,831
Current Year Estimate	20,072	158,874	412,720
2020 Census	20,069	156,920	402,162
Growth Current Year-Five-Year	1.71%	1.76%	2.69%
Growth 2020-Current Year	0.01%	1.25%	2.63%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,158	79,744	185,218
Current Year Estimate	10,944	77,887	177,055
2020 Census	9,750	71,712	159,986
Growth Current Year-Five-Year	1.96%	2.38%	4.61%
Growth 2020-Current Year	12.25%	8.61%	10.67%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$97,819	\$125,319	\$112,307

FOR LEASE





CAMELBACK COLONNADE MALL



THE ART ON HIGHLAND
349 UNITS



ESCAPE APARTMENT HOMES
MIDTOWN



± 167,000 VPD 51



THE RISE BILTMORE
APARTMENT COMPLEX

MADISON HIGHLAND PREP
460 STUDENTS



PARTENZA ON HIGHLAND
74 UNITS

LEVEL AT SIXTEEN APARTMENTS
240 UNITS



THE CLAYTON ON HIGHLAND
34 UNITS



SUBJECT PROPERTY

N 12TH ST ± 23,700 VPD



E HIGHLAND AVE



TREON & SHOOK, P.L.L.C.
ARIZONA PERSONAL INJURY ATTORNEYS



**SUBJECT
PROPERTY**

BILTMORE FASHION PARK
± 1.9 MILES AWAY

J.CREW *Saks Fifth Avenue* POTTERY BARN WILLIAMS SONOMA
 AMC SEPHORA LENS CRAFTERS MAC
 FINISH LINE CHASE CHICO'S macy's
 Starbucks Soma LIFETIME FITNESS BLANCO california pizza kitchen W. H. B. N.

E INDIAN SCHOOL RD ± 41,800 VPD



E OSBORN RD ± 28,800 VPD

SHAMROCK BIG D
EST. 1922 - FARM'S -
Atkore
Unistrut

+ BANNER - UNIVERSITY MEDICAL CENTER
746 BEDS

+ PHOENIX CHILDREN'S HOSPITAL - THOMAS CAMPUS
433 BEDS

fry's FLOOR & DECOR **Michaels** **BEST BUY**
 IHOP COLD STONE CREAMERY PET SMART ULTA BEAUTY
 IN-N-OUT BURGER five BELOW BED BATH & BEYOND NORDSTROM
 OLD NAVY Staples Marshalls
 LENS CRAFTERS The Container Store FOREVER 21

± 164,200 VPD

51

± 167,400 VPD

INTERSTATE 10
± 209,200 VPD



INTERSTATE 17

**DOWNTOWN
PHOENIX**

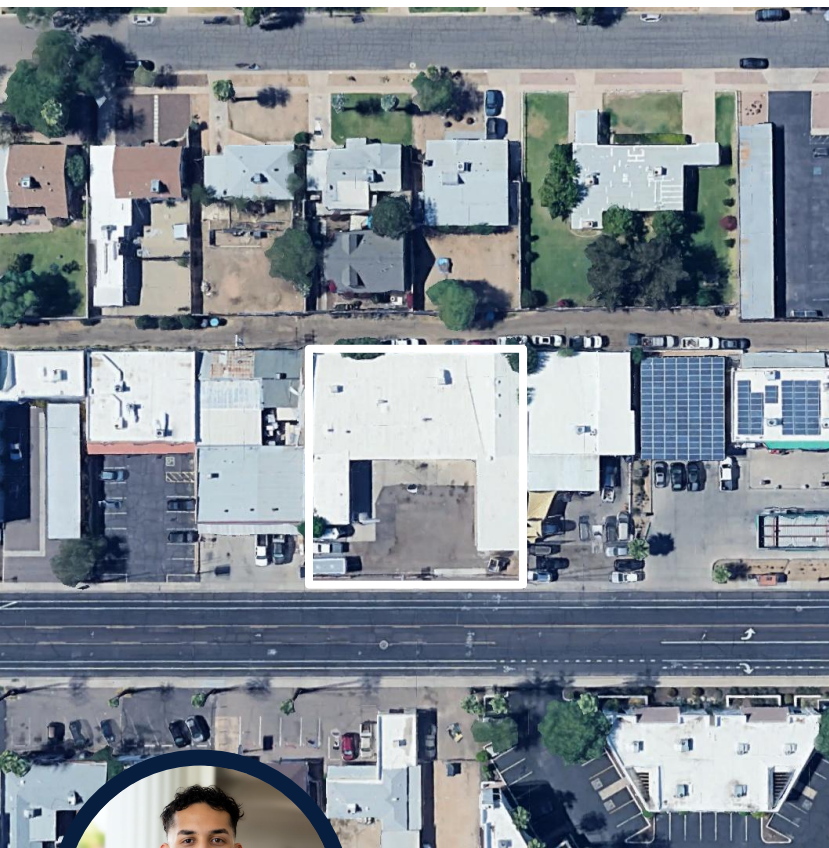


**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
± 6.1 MILES AWAY

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BROKER OF RECORD

SIMON ASSAF

License No. CO701910000 (AZ)

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