

3838 N 7TH ST
PHOENIX, AZ 85014



Unique 1,840 SF boutique commercial space in Central Phoenix with excellent visibility on 7th St and private on-site parking. Ideal for med spa, salon, wellness, or other service-based businesses seeking a professional yet private setting. Located near a major hospital. Flexible layout with multiple rooms and strong street presence. Great opportunity for a business looking for character and convenience in a high-demand corridor.

Kassandra Noriega
(480)750-9671

REALTOR®



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FLOOR PLAN



- 2 PRIVATE OFFICES
- BASEMENT
- GARAGE

- PARKING LOT
- PRIVATE BATHROOMS
- HIGH-VISIBILITY FRONTAGE

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CENTRAL PHOENIX | MIDTOWN CORRIDOR

Strong demographics, dense daytime population,
and exceptional visibility along 7th Street.
Ideal for retail, office, medical & service businesses.



HIGH VISIBILITY
7th Street Corridor
Major Commuter Route



**STRONG DAYTIME
POPULATION**
30,000+ Employees
Within 3 Miles

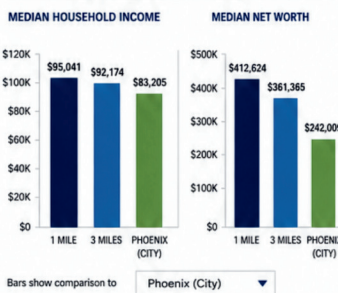


**ABOVE AVERAGE
INCOME**
Affluent Trade Area with
High Spending Power

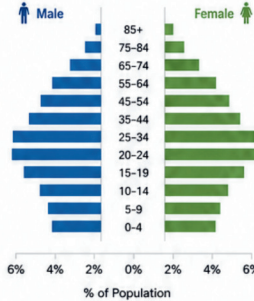


PREMIER LOCATION
Minutes to Midtown,
Biltmore, SR-51 &
Downtown Phoenix

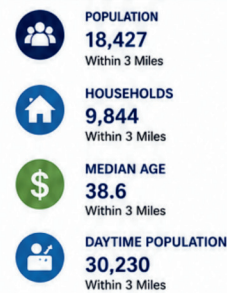
INCOME & NET WORTH



AGE BY SEX

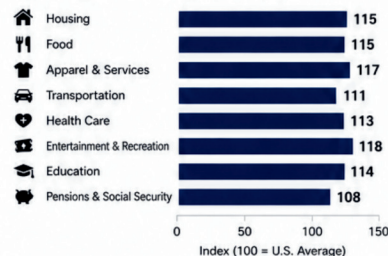


KEY FACTS

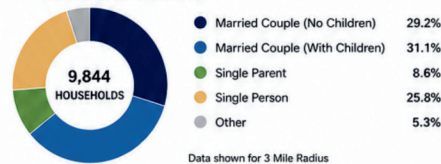


AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all U.S. households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20% greater above the national average.



HOUSEHOLD SUMMARY



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



TOP LIFESTYLE & SPENDING HIGHLIGHTS



PRIME CENTRAL PHOENIX LOCATION

Surrounded by affluent neighborhoods, dense office and medical employment, and strong consumer spending. Excellent visibility and accessibility with immediate access to SR-51, Biltmore Corridor, Midtown and Downtown Phoenix.



34,000+
Vehicles Per Day
on N 7th Street



30,000+
Daytime Employees
Within 3 Miles



165,000+
Population
Within 5 Miles

Source: Sites USA 2024 Demographic Estimates

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AMPLIFY

REAL ESTATE TEAM

kw KELLER WILLIAMS, REALTY
SONORAN LIVING

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