



## FREESTANDING RETAIL BUILDING

E of the SEC of Bethany Home & 35th Ave  
3409 W. Bethany Home Rd, Phoenix, AZ 85017

### FOR LEASE

8,891 SF Freestanding Building

Great Visibility on Bethany Home

Large Monument Signage

Directly Across from Walmart Supercenter

Over 65,100 Vehicles Per Day at this Intersection

12,500 SF Fenced Lot

10' Roll Up Door w/ Cover Loading

36 Parking Spaces



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JARED LIVELY

480.214.9411  
Jared@RGcre.com

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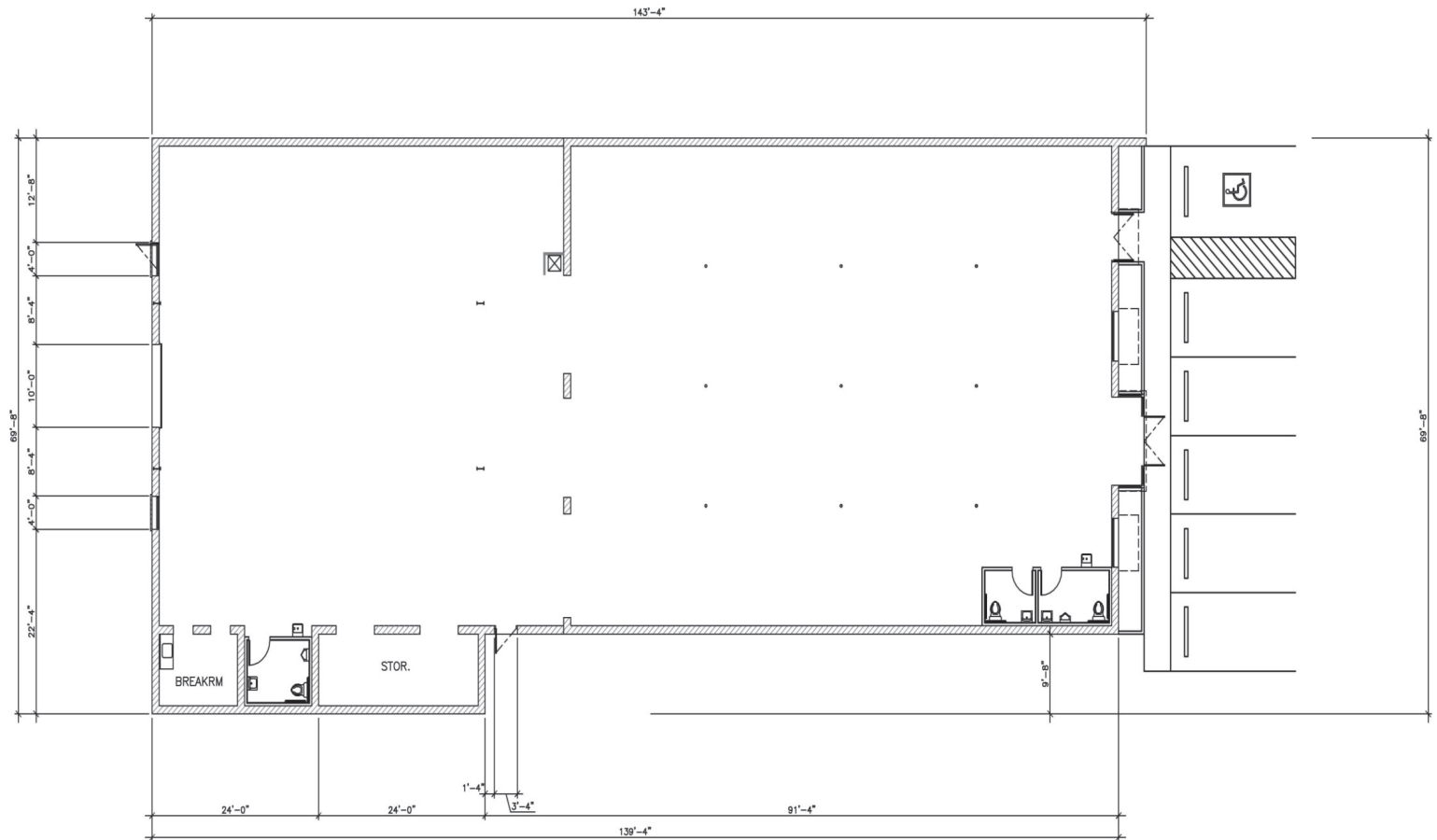
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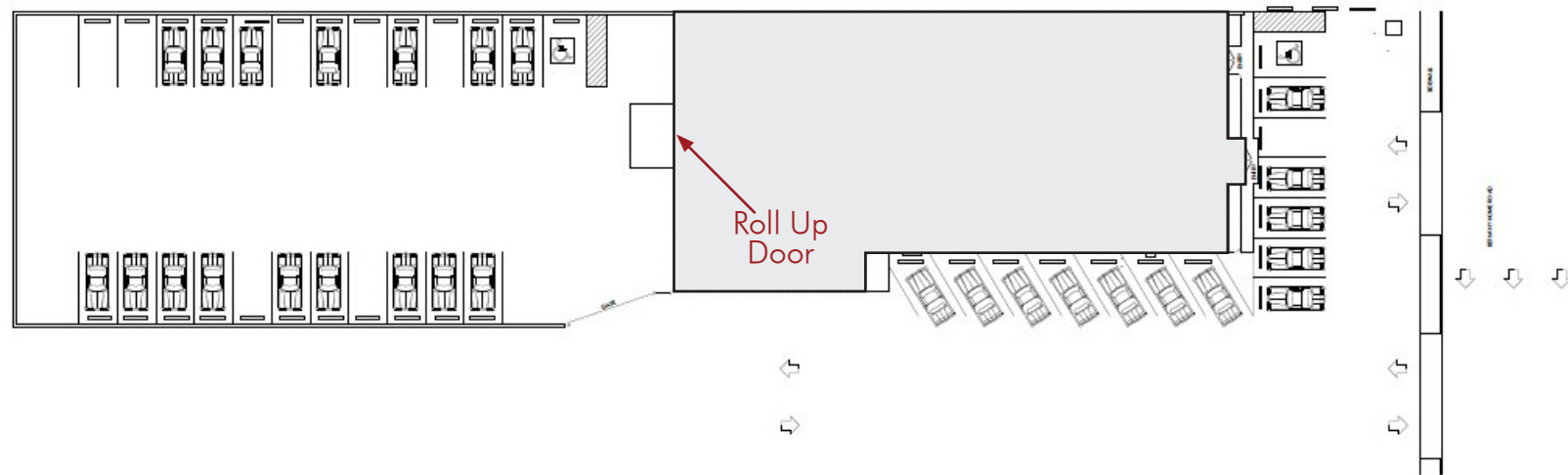
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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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## DEMOGRAPHICS

(2016)

### Population Estimates

1 Mile	26,415
3 Mile	211,679
5 Mile	541,657

### Average Household Income

1 Mile	\$42,128
3 Mile	\$42,351
5 Mile	\$49,167

### Households

1 Mile	7,595
3 Mile	70,575
5 Mile	184,676

## TRAFFIC COUNT

(2016)

### Bethany Home Rd.

35,983 VPD

### 35th Ave.

29,123 VPD



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