



FREESTANDING RETAIL/INDUSTRIAL BUILDING

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

FOR SALE

\$1,200,000

\$135/SF

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 Yard/Lot

10' Roll Up Door w/
Cover Loading

36 Parking Spaces

Recently Updated with
All New HVAC, Electrical,
Roof, Restrooms and
Block Fenced Yard

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



JARED LIVELY

480.214.9411

Jared@RGcre.com

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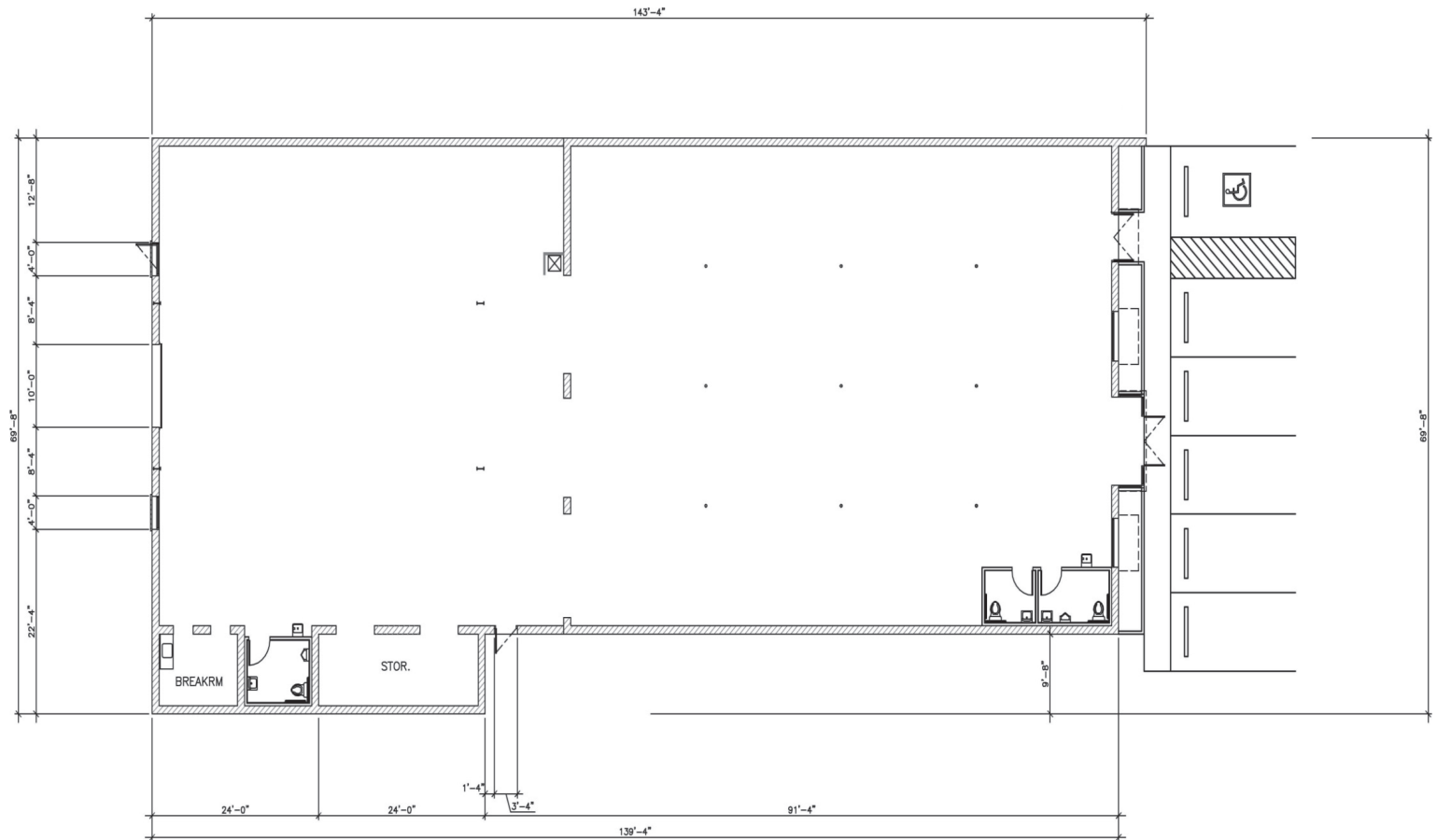
Rare Freestanding
 Industrial Type Building
 with Building Signage

Ideal for a User That Needs
 Showroom and Warehouse
 Space with a Yard

Great Access to I-17

Next to Grand Canyon
 University and Their \$2
 Billion Expansion Campus

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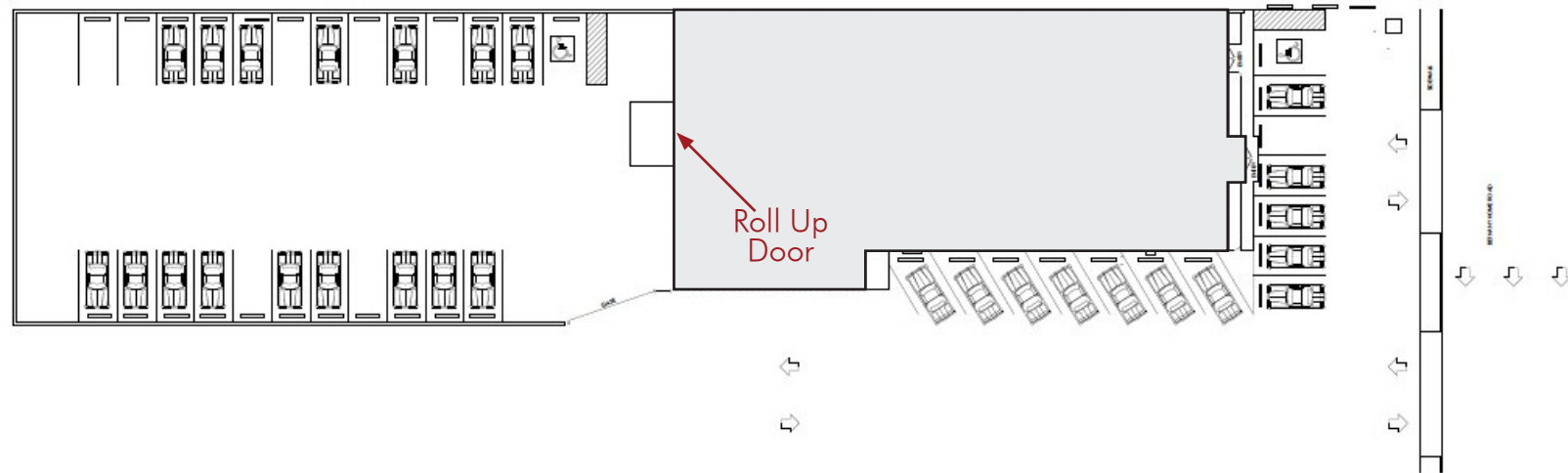
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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

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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

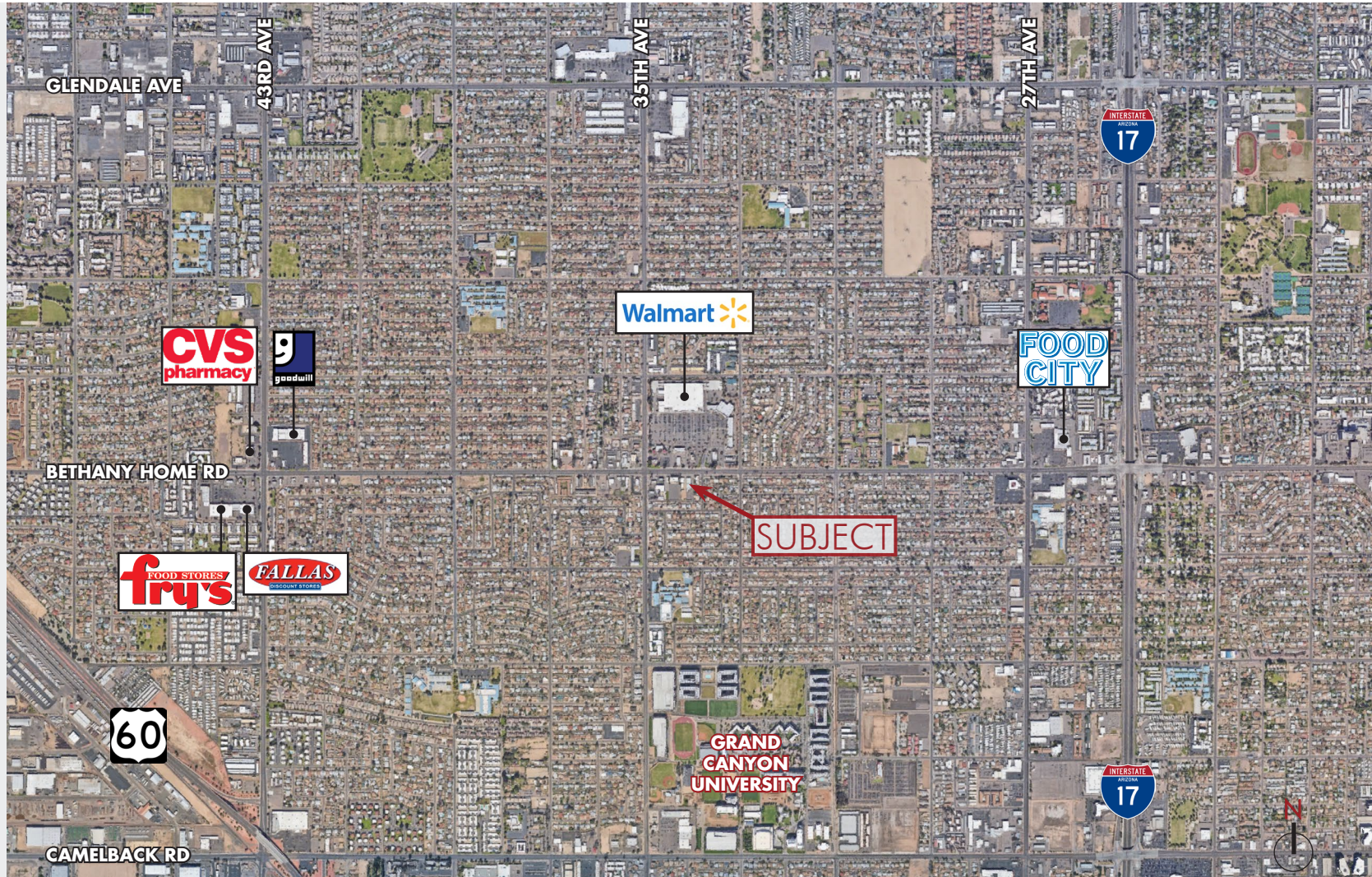
(2016)

Bethany Home Rd.

35,983 VPD

35th Ave.

29,123 VPD



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