



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## FREESTANDING RETAIL 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/  
Covered 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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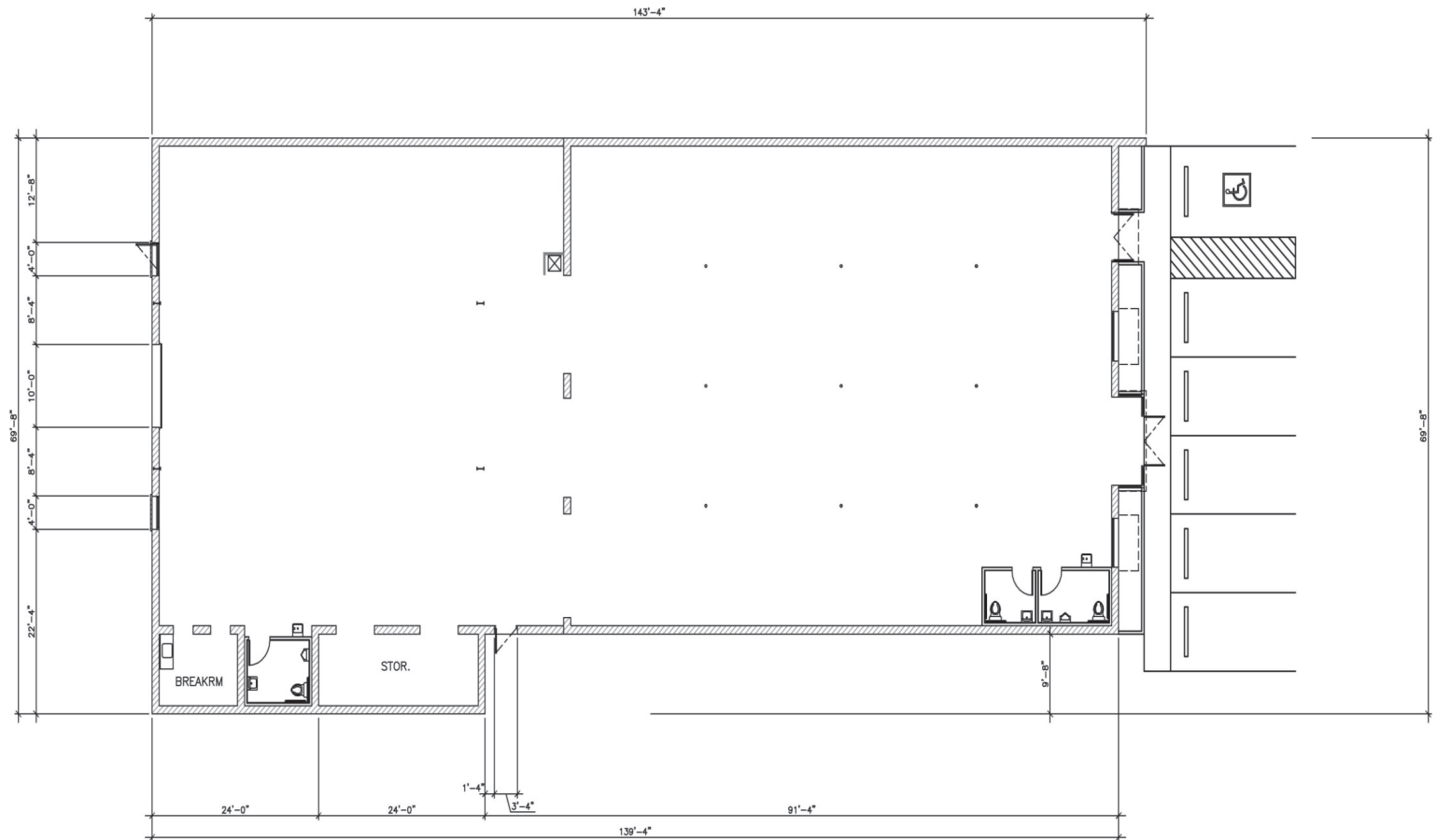
Rare Freestanding  
Building with Signage

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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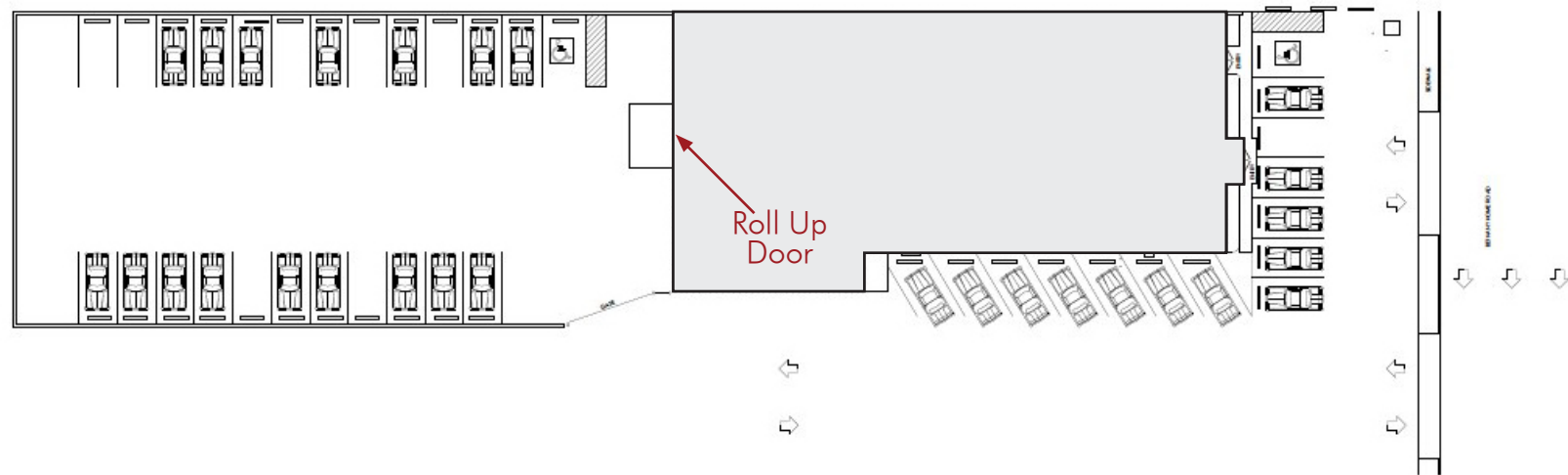
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## DEMOGRAPHICS

(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

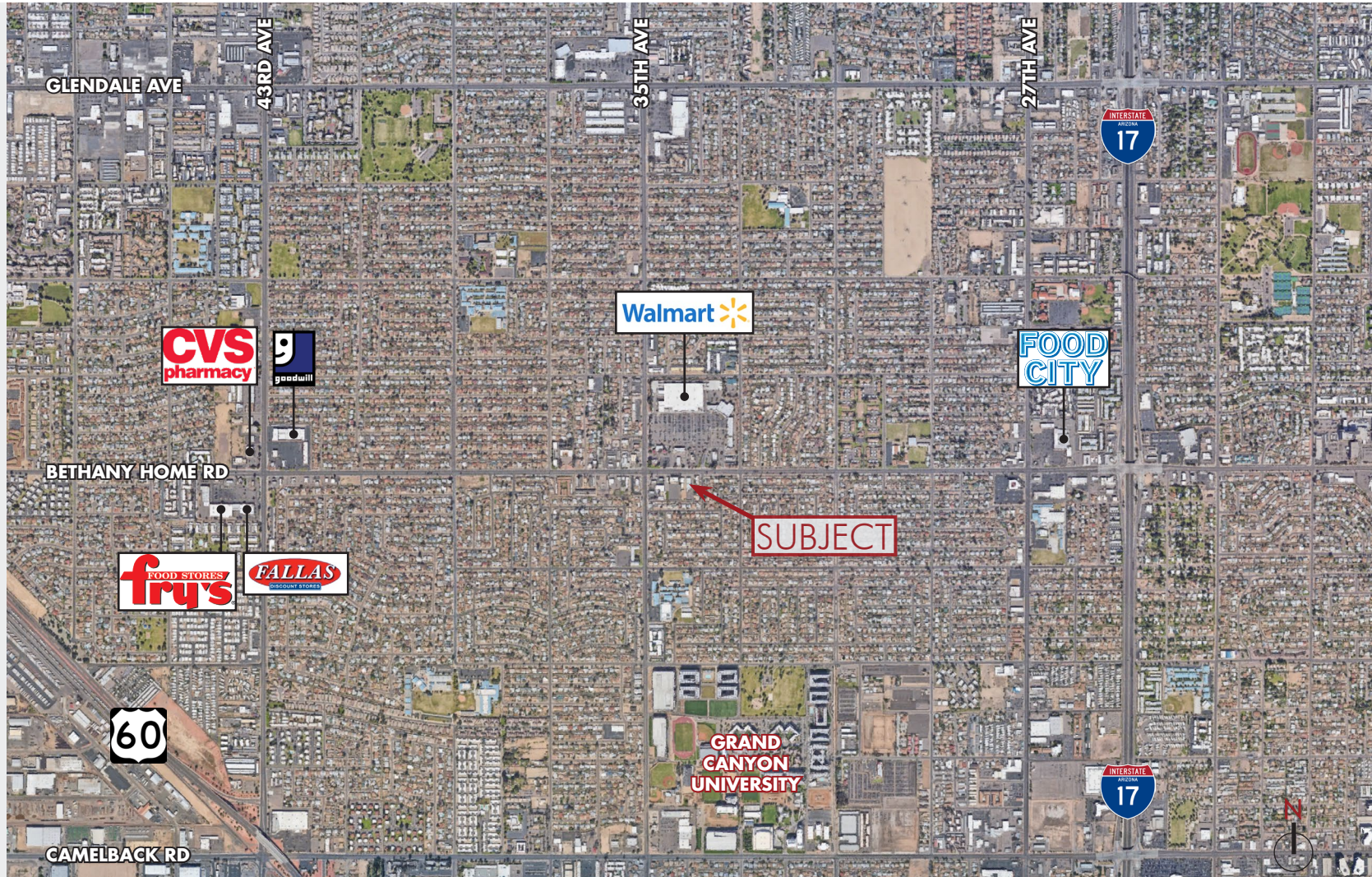
(2016)

### Bethany Home Rd.

35,983 VPD

### 35th Ave.

29,123 VPD



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