

# Mountain Park Plaza

NWC Baseline Road and 7th Street, Phoenix, AZ 85042

## PROPERTY INFORMATION

- + Busy Fry's-anchored center with other great tenants including: Daiso, Subway, Nationwide Vision, and Yes Beauty Supply
- + Densely populated area with over 100,000 people in a three mile radius  
Source: ERSI 2022
- + Zoning C-1
- + Traffic Counts: Baseline Road - 43,419 VPD  
7th Street - 14,934 VPD  
Source: CoStar2022



| Demographics                  | 1-Mile   | 3-Miles  | 5-Miles   |
|-------------------------------|----------|----------|-----------|
| 2024 Population (Est.)        | 17,944   | 103,094  | 192,920   |
| Daytime Population            | 14,732   | 86,653   | 262,369   |
| 2024 Households (Est.)        | 5,477    | 32,242   | 60,423    |
| 2024 Average Household Income | \$96,873 | \$99,481 | \$102,947 |

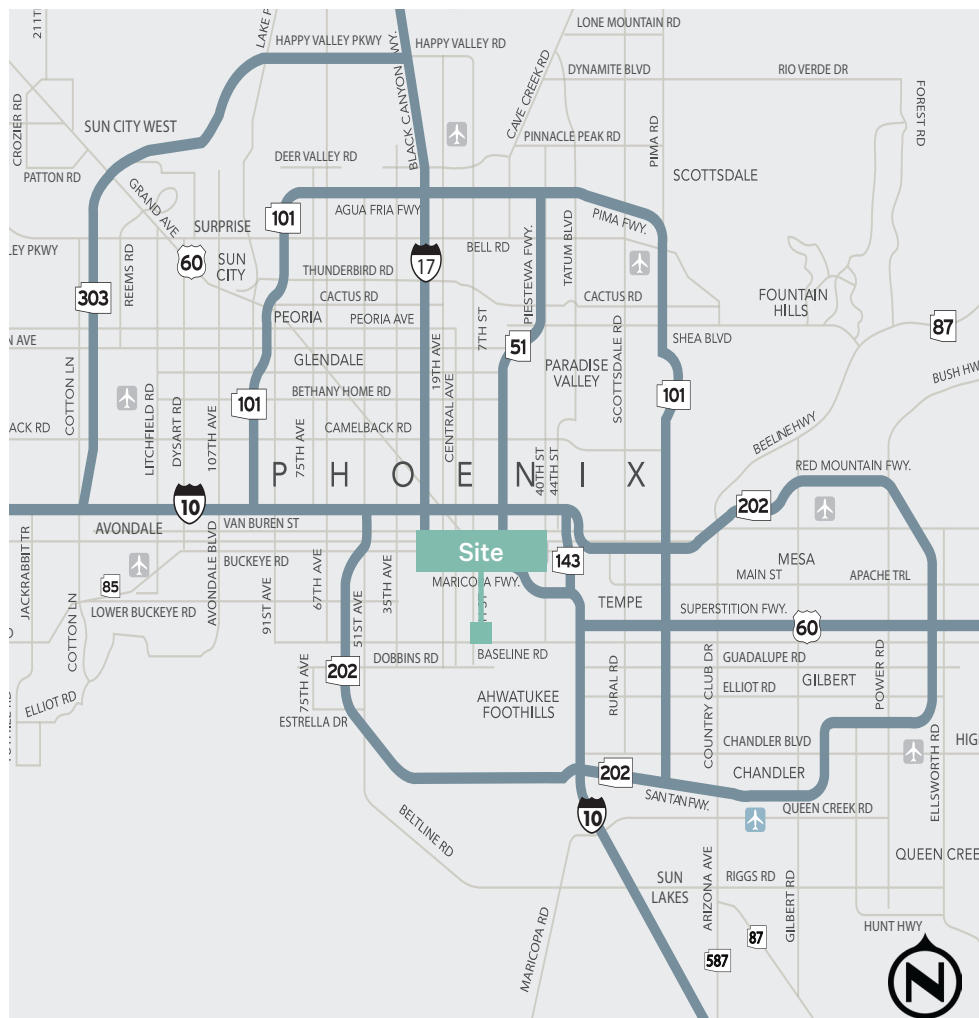




**CURRENT TENANTS**

| SUITE      | TENANT                       | ±SF        |
|------------|------------------------------|------------|
| MAJOR      | Fry's                        | 50,812     |
| MINOR      | Daiso                        | 13,800     |
| C1         | Verizon                      | 1,200      |
| C2         | Subway                       | 1,200      |
| C3         | Nationwide Insurance         | 3,100      |
| C4         | Bayless Healthcare           | 2,150      |
| C7         | Hollywood Beauty             | 750        |
| C8         | Truth Fitness                | 1,500      |
| D1         | Latin Style Barbering School | 2,240      |
| D3         | Hong Kong Kitchen            | 1,960      |
| D5-D8      | Yes Beauty Supply            | 4,160      |
| D9         | Above All Insurance Agency   | 1,200      |
| D10        | Griselda's Beauty Salon      | 900        |
| D11        | Angel Nails                  | 900        |
| <b>D12</b> | <b>AVAILABLE</b>             | <b>900</b> |
| D13        | Your Tailoring Boutique      | 900        |





## Contact Us

**Bill Bones**  
First Vice President  
+1 480 390 8859  
bill.bones@cbre.com

**Theresa Lau**  
Associate  
+1 612 597 8839  
theresa.lau@cbre.com