



BUILT OUT SANDWICH RESTAURANT



**51ST AVE
& I-10**

Phoenix, AZ



property summary

AVAILABLE	±1,800 SF Port of Subs End-cap	LEASE RATE	Call for Rates
ADDRESS	1075 N 51st Ave Suite #101, Phoenix, AZ 85043	ZONING	C-2

LOCATION HIGHLIGHTS

- » Top Tier Monumnet Signage
- » 2nd Generation Sandwich Shop
- » End Cap Fronting 71,000 cars per day
- » 148,000 daytime population

NEARBY TENANTS



TRAFFIC COUNTS

51st Ave

N ±52,583 VPD (NB & SB)

S ±71,748 VPD (NB & SB)

ADOT 2024

I-10

E ±290,476 VPD (EB & WB)

W ±242,390 VPD (EB & WB)



S
SEC

BUILT OUT SANDWICH RESTAURANT

51ST AVE & I-10



zoom aerial



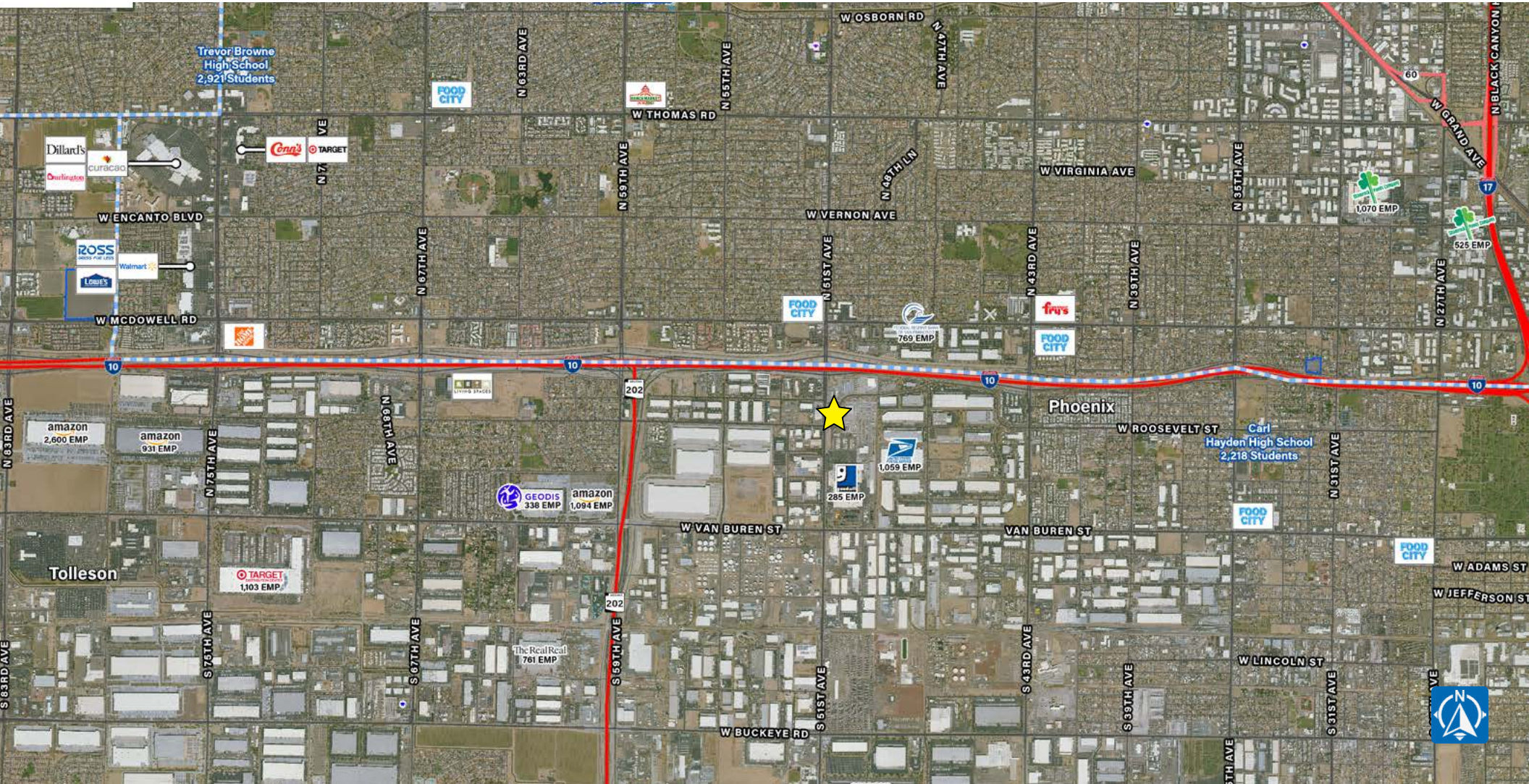
S
SEC

BUILT OUT SANDWICH RESTAURANT

51ST AVE & I-10



wide aerial



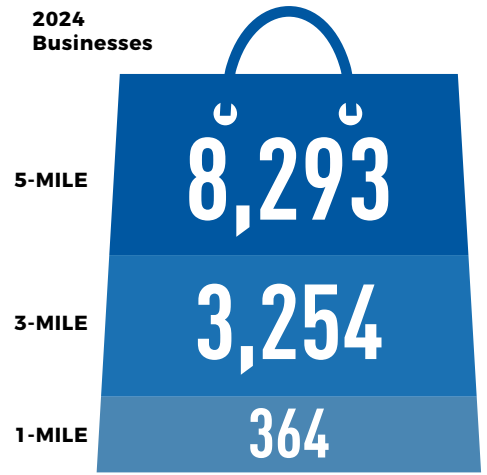
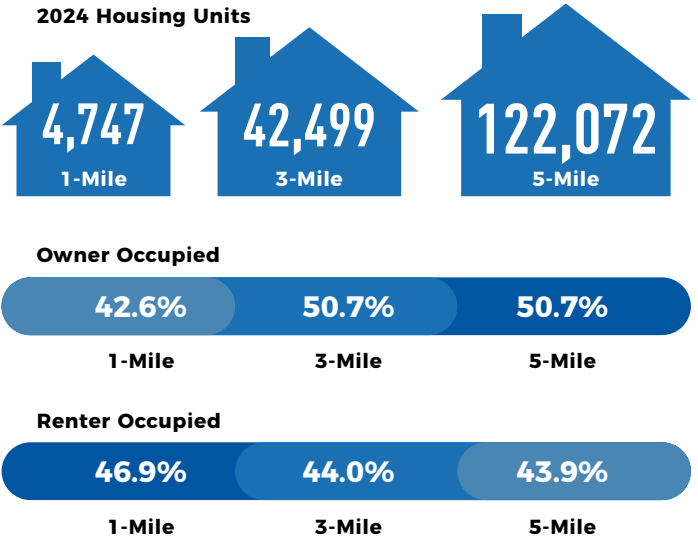
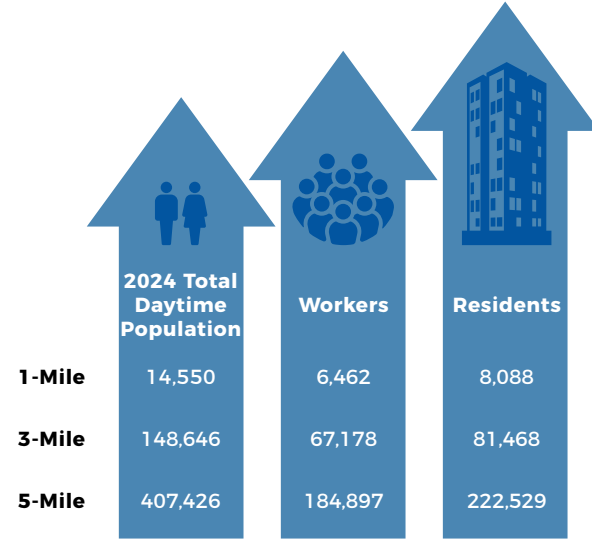
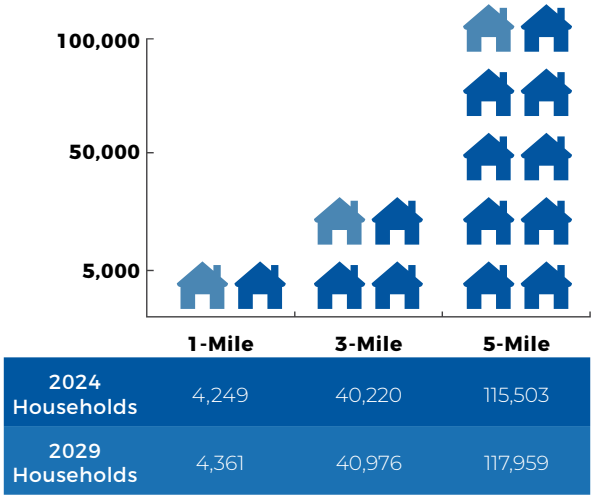
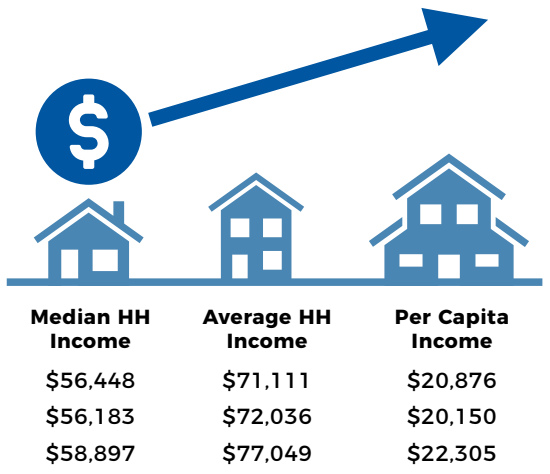
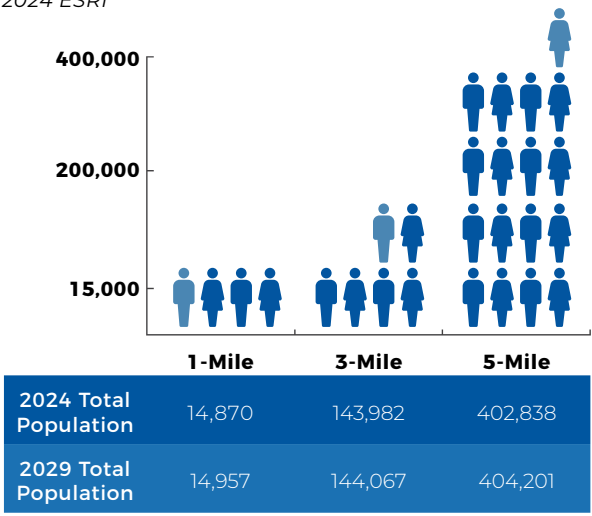
S
SEC

BUILT OUT SANDWICH RESTAURANT

51ST AVE & I-10

demographics

2024 ESRI



BUILT OUT SANDWICH RESTAURANT

51ST AVE & I-10





Exclusively listed by

NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com