SHERIDAN SQUARE

2317-2337 N 7TH STREET // PHOENIX, AZ 85006



OWNED GLA
10,546 SF

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	16,210	168,962	398,588
Avg Income	$87,284	$71,055	$73,262

Sheridan Square is a neighborhood shopping center located along North 7th Street, one of Phoenix's established infill retail corridors just north of Downtown Phoenix. Originally developed in 1958 and renovated in 2021, the center features a complementary mix of restaurant, food service, and neighborhood-oriented retailers. The property benefits from strong visibility and traffic along North 7th Street and draws from a dense, established trade area serving Phoenix's central neighborhoods, with approximately 169,000 residents within a three-mile radius.

Major Tenants: Urban Cookies, The Velo, La Hamburguesa, The Main Ingredient

ZRP

ZIFF
REAL ESTATE
PARTNERS

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SUITE#	Tenant Name	GLA(SF)
2321	AVAILABLE	2,141 SF

SUITE#	Tenant Name	GLA(SF)
2317	THE VELO	2,126 SF
2325	URBAN COOKIES	2,433 SF
2333	LA HAMBURGUESA	2,025 SF
2337	THE MAIN INGREDIENT	1,821 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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