



SUITE #	SIZE	RATE	
101	1,424 SF	Negotiable	Grey Shell
105	1,424 SF	Negotiable	Former Yogurt Shop

AVAILABLE SF	Two 1,424 SF Suites
LEASE RATE	Negotiable
BUILDING SIZE	18,478 SF
YEAR BUILT	2007
ZONING	PAD
CROSS STREETS	NWC 83rd Avenue & Thunderbird Road
TRAFFIC COUNT	51,306 VPD (Intersection)

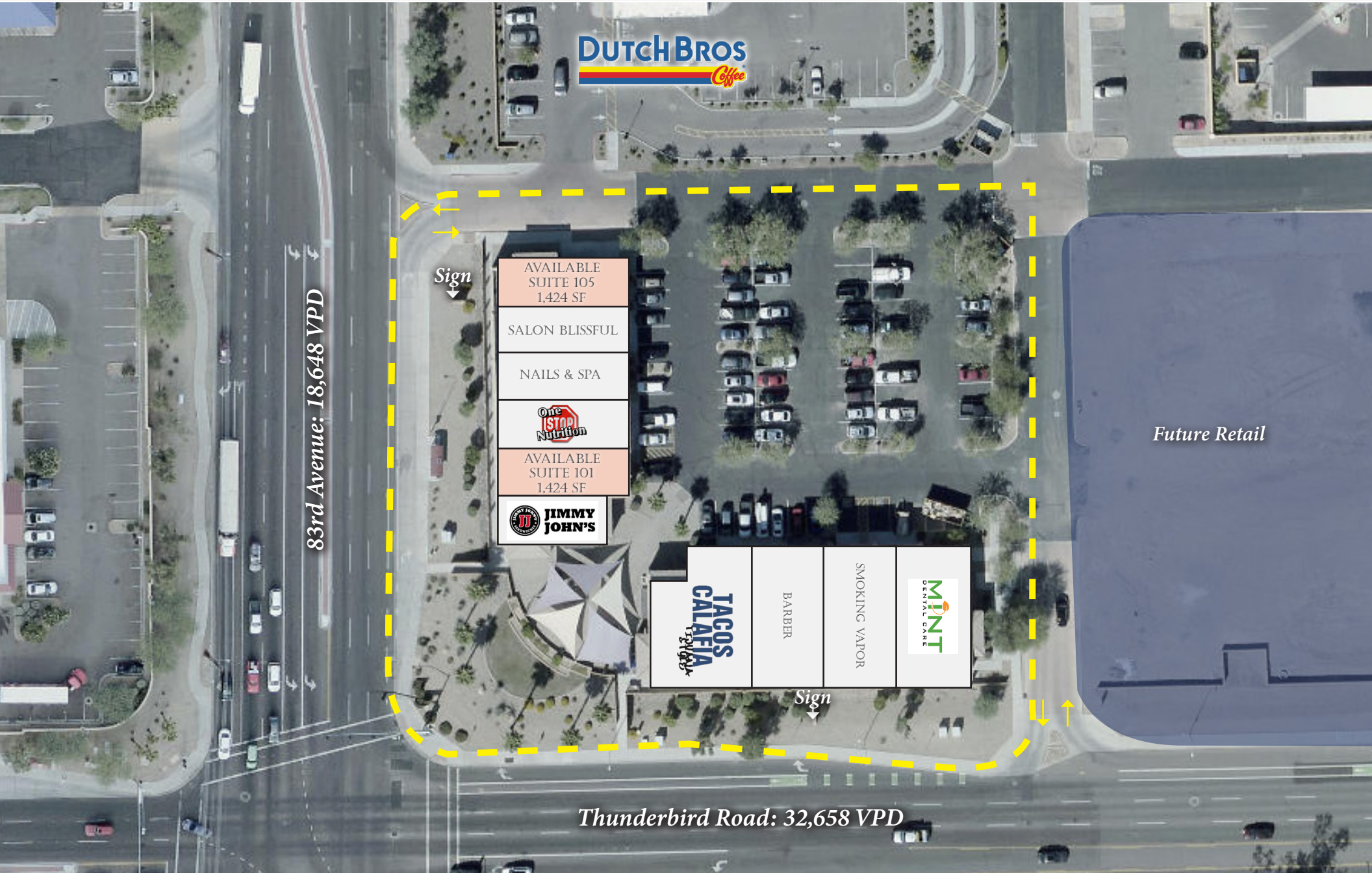


- Easy Access to Loop 101
- Second Generation Yogurt Shop available
- Newer property built in 2007
- Affluent West Side neighborhood with over an average household income of over \$90 K within a mile radius

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Dutch Bros
Coffee

Sign

AVAILABLE SUITE 105
1,424 SF

SALON BLISSFUL

NAILS & SPA

One STOP Nutrition

AVAILABLE SUITE 101
1,424 SF

JIMMY JOHN'S

Future Retail

TACOS GALAFIA

BARBER

SMOKING VAPOR

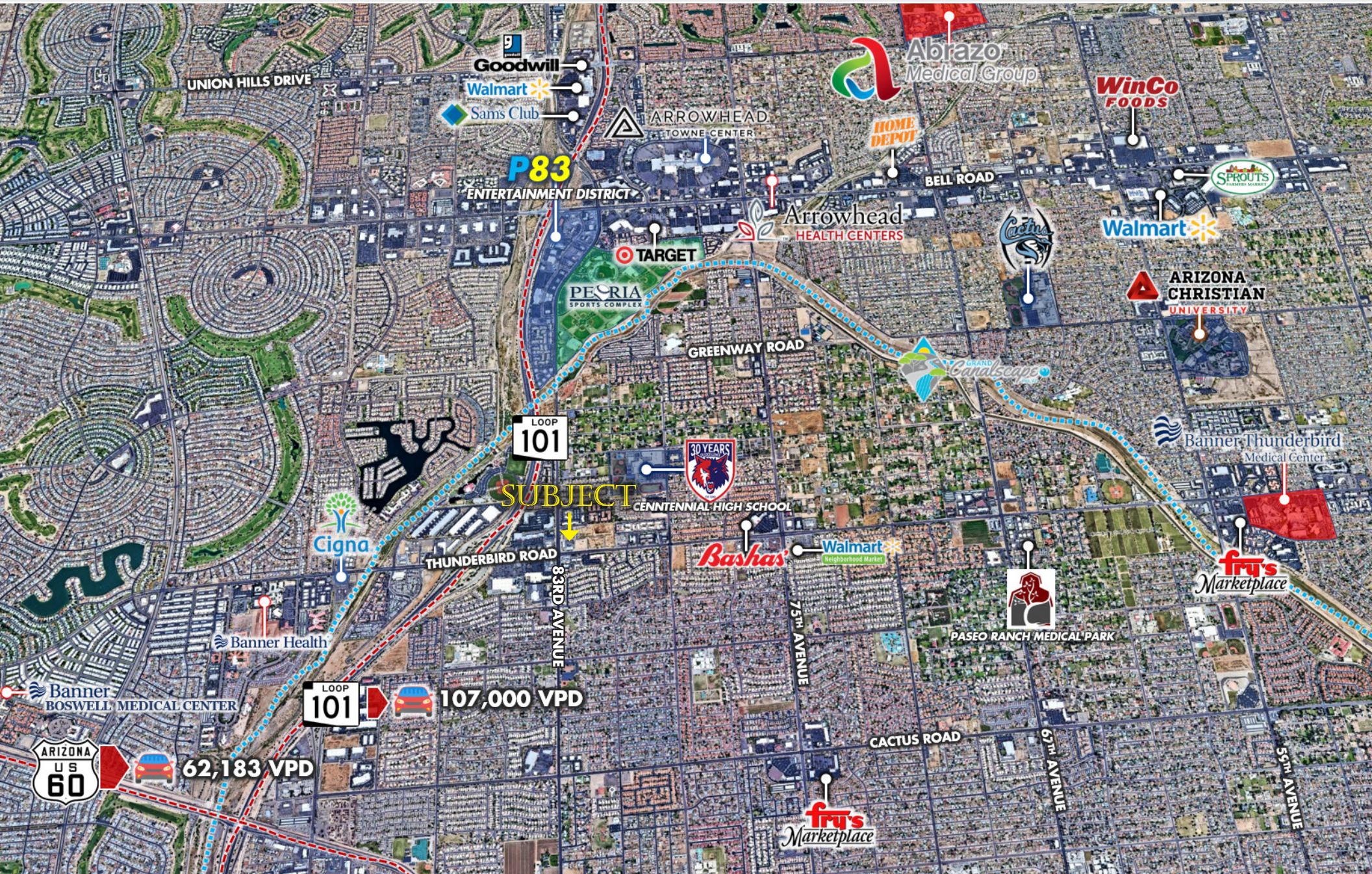
MINT DENTAL CARE

Sign

83rd Avenue: 18,648 VPD

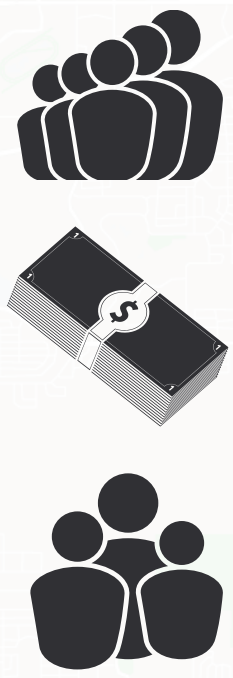
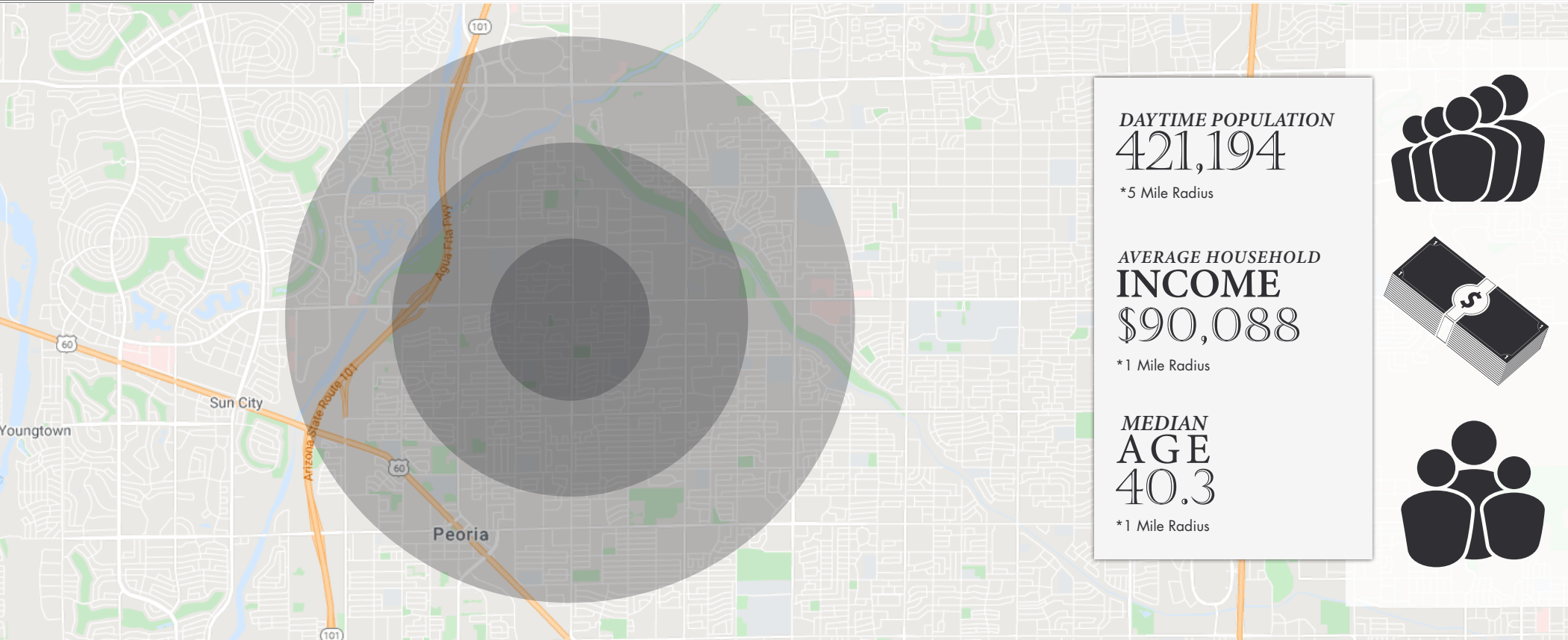
Thunderbird Road: 32,658 VPD





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2020 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	19,038	165,813	421,194
POPULATION	14,110	118,466	323,486
AVG HOUSEHOLD SIZE	2.56	2.40	2.45
AVG HOUSEHOLD INCOME	\$90,088	\$75,933	\$75,235
MEDIAN AGE	40.3	45.8	43.8

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