



Property Highlights

- **New Anchor: Baiz Market - 3rd location in the Valley**
- Located just west of the I-17 Freeway
- High Traffic Counts - 120,353 cars per day at the intersection
- Dense residential population - 181,891 within 3 miles
- Washington Elementary School located across the street
- **Drive-thru Pads available**
- **4,260 SF End Cap (Divisible)**
- **2,800 SF In-Line**
- **1,020 SF available**

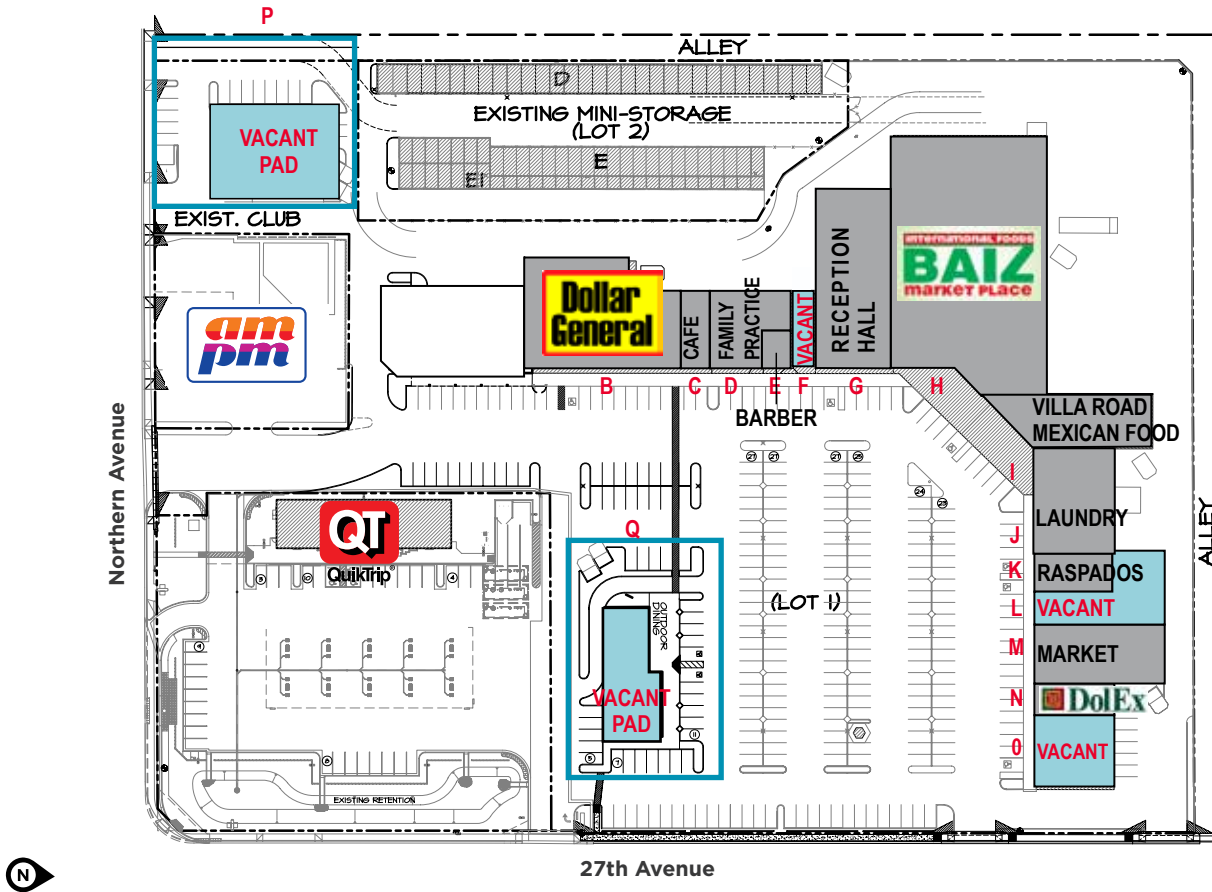


Chris Campbell
 Director
 +1 602 224 4412
 chris.campbell@cushwake.com

2555 E Camelback Rd, Ste 400
 Phoenix, Arizona
 main +1 602 954 9000
 fax +1 602 253 0528

www.cushmanwakefield.com

Aerial / Location Map



Space Available

UNIT	TENANT	SF
A 25	Clearly Water Mills, LP	0
B 8010	Dollar General	9,147
C 8020	Cafe Emina	1,200
D 8022	Gutierrez Family Clinic	3,120
E 8024	Barber	480
F 8026	Vacant	1,020
G 8028	Event Hall	8,400
H 8030	Baiz Market	21,507
I 8032	Villa Road Mexican Food	4,369
J 8036	Crystal Coinless Laundry	6,728

UNIT	TENANT	SF
K 8040	Las Nieves Raspados	1,200
L 8042	Vacant	2,800
M 8048	Market	4,000
N 8050	Dolex Financial Services	558
O 8054	Vacant	4,260 (Divisible)
P	Drive-Thru Pad Available	2,370 - 3,066 (Buildable)
Q	Drive-Thru Pad Available	3,922 (Buildable)

Demographics

	1 Mile	2 Mile	3 Mile
Population	21,000	82,844	181,891
AVG. HH Income	\$42,125	\$49,180	\$51,241

Traffic Counts

	North	South	East	West
	9,280	13,285	55,609	42,179

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