

The Shops at Park Place

16725-16845 E. Avenue of the Fountains | Fountain Hills, AZ 85268



*Ground Level Retail, Restaurant and
Office Suites for Lease in the
Heart of Fountain Hills*

Ready for Delivery 3/1/18
Building C & Building D - Pre-Leasing Underway Now!



For Additional Information, Please Contact:

TRENT RUSTAN

Vice President - Retail Sales & Leasing

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Property Description



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Overview	
Offering:	32,000 SF of Ground Level Retail, Restaurant and Office Suites for Lease in Downtown Fountain Hills
Address:	16725-16845 E. Avenue of the Fountains Fountain Hills, AZ 85268
Phases:	14,462 SF + 1,291 SF Patio - Bldg C 15,371 SF + 700 SF Patio - Bldg D
Total Square Feet:	±32,000 SF
Delivery Date	Building C - Ready for Delivery Now (3/1/18)
T.I. Allowance:	\$20/SF*
Tax Parcel Number:	176-27-611, -641
Zoning:	TCCD
Construction:	Steel frame w/concrete bearing walls and metal framed demising walls.
Parking:	Street front and covered parking available
Rental Rates:	Starting at \$17/SF + \$5.88 NNN*
*Incentives:	Preleasing incentives are available during construction (depending on location) for leases signed before April 1, 2018. Call or Email for details

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LOCATION, LOCATION, LOCATION

The Shops at Park Place is located in the affluent community of Fountain Hills, Arizona. Situated just west of Fountain Park in the heart of downtown, this location offers views of the park and the fountain as well as the surrounding mountains of the Tonto National Forest and the McDowell Mountain Range.

BUILT-IN CLIENTS AND CUSTOMERS

The tenants of the Shops at Park Place benefit from the built-in foot traffic that 230 multifamily apartment units bring every day. These 1000 additional daily shoppers enjoy the convenience and prestige of living in the new heart of Fountain Hills.

SOMETHING TO DO ALL THE TIME

Known for its world-famous fountain, downtown Fountain Hills brings locals and visitors from around the world together. Fountain Hills hosts 40 events throughout the year bringing thousands of visitors to the area.

CLASS "A" CONSTRUCTION

The Park Place Project offers 32,000 square feet of ground floor commercial space and is ideal for retail shops, corporate offices, and specialty restaurants. Flexible demising wall spacing allow retailers to maximize the efficiency of their floor space and sales area. Tenant spaces will be delivered in "Grey Shell" condition allowing each tenant to customize their store.

UNIQUE DINING EXPERIENCES

The shops at Park Place is targeting vibrant dining options to provide unique dining experiences to the community and Fountain Hills residents. These restaurants are anticipated to occupy anchor positions within the development and offer patios to enjoy Arizona's amazing outdoor climate. Breakfast or Dinner... Snacks or gourmet meals, the Shops at Park Place has space for you.

GO GLOBAL BY SHOPPING LOCAL

Local and small boutique retailers like day spas, salons, clothing retailers and more are needed to meet the needs of this new and expanding population.

BUSINESS FRIENDLY

The affluent demographics of Fountain Hills are a natural haven for financial consultants, tax planners, and entrepreneurs.

LIVE WHERE YOU WORK, WORK WHERE YOU PLAY

Fountain Hills offers the ideal Arizona lifestyle with friendly people, beautiful scenery, and endless outdoor activities. Modern communication networks and efficient traffic planning allows residents to work and live in a community where others come for vacation. This is Southwest living at its best.

THE DEAL

Tenants who sign a lease during construction get special upfront "Construction Incentives" from the developer including: Discounted Lease Rates, Generous Build-Out (T.I.) Allowances, and Flexible Lease Terms. Local businesses interested in leasing at Park Place and needing relocation assistance are encouraged to contact the leasing broker below for additional incentives.



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Demographics	1 Mile	3 Mile	5 Mile
2017 Total Population	8,753	24,866	31,166
2022 Projected Population	9,598	26,826	33,555
2017 AVG Household Income	\$78,290	\$101,234	\$116,876
Total Businesses	718	1,224	1,925
Total Employees	4,309	8,569	15,052



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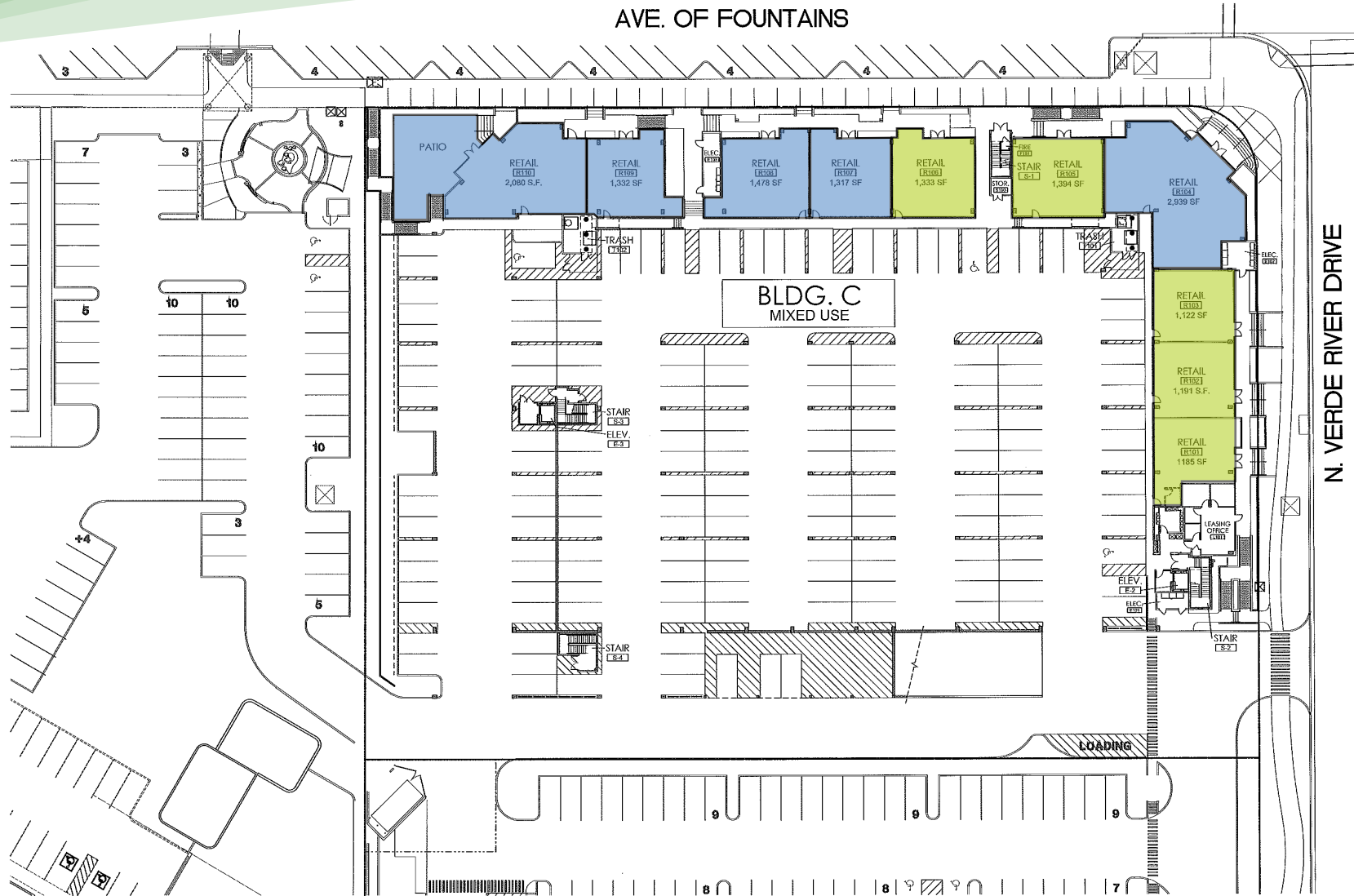


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Space Plan - Bldg C



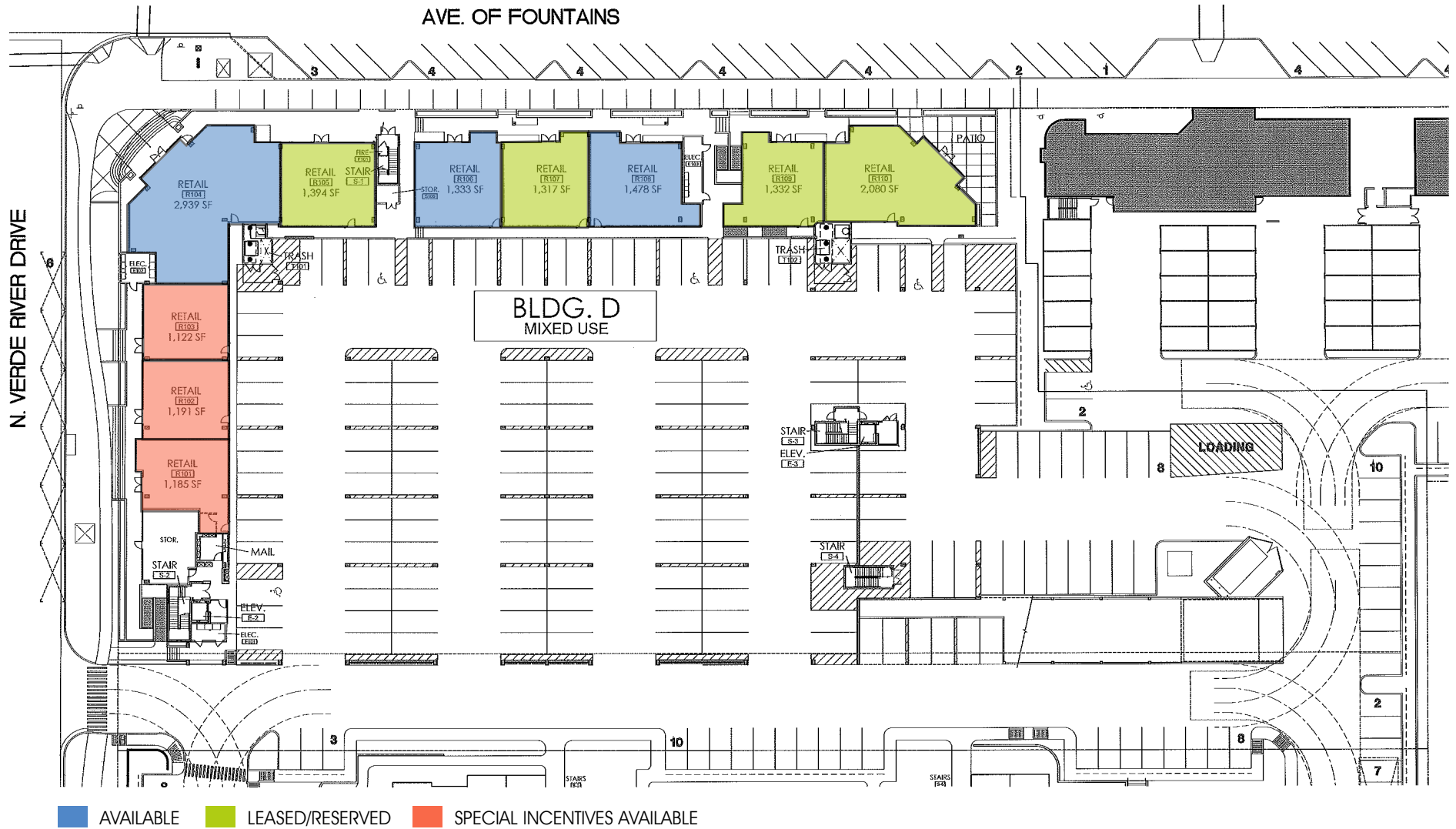
■ AVAILABLE
 ■ LEASED/RESERVED
 ■ SPECIAL INCENTIVES AVAILABLE

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Space Plan - Bldg D



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DEMOGRAPHICS

Named after the impressive 560' water fountain that is a major tourist attraction for the area, the town of Fountain Hills has grown to a population of approximately 25,000 people.

IDEAL LOCATION

Nestled along the McDowell Mountains, Fountain Hills' location provides easy access to the 3 State Highway Routes that connect with Interstate 10 which services Greater Phoenix and the entire Southwestern United States.

Fountain Hills also offers connectivity to the rest of the Phoenix metropolitan area with quick, multiple lane access to the Loop 101 and Loop 202 Freeways. Due to its geographic location in the east valley, Fountain Hills provides for a convenient reverse commute for employers based in the community.

Just 28 miles to Phoenix Sky Harbor International Airport, it offers an easy connection to virtually any major worldwide hub.

SUSTAINABLE RETAIL OPPORTUNITIES

Fountain Hills offers 2.3 million square feet of retail space. Impressive demographics include a median household income of \$74,551 and 47.6% educational attainment of an Associate's degree or higher. Fountain Hills' affluent population provides a high disposable income to sustain and expand future retail businesses.

WORKFORCE

The strong local and regional transportation system allows residents to freely and easily commute back and forth around the Metro Phoenix area. The easy commuting patterns open up opportunities to attract a workforce from a wide geographic area. The average



1-way commute time in the metro Phoenix area is approximately 29 minutes. Within the 29-minute average 1-way commuting distance, Fountain Hills has access to a labor force of approximately 193,000 highly skilled and educated workers.

Fountain Hills possesses a well-educated workforce with 47.6% holding an associate's degree or higher, an invaluable asset to local and regional companies. The education level of the Fountain Hills region exceeds that of the County and State with about 79% of the 193,000 workers having a "white collar" occupation classification, which includes those who work in a manufacturing environment.

Fountain Hills' business community benefits from a state-of-the-art telecommunication infrastructure. The presence of an extensive fiber optics network and redundant, low cost electric power has contributed to the area's desirability for data centers and other companies with strict technology infrastructure requirements.

GROWTH

The finance and insurance services industry is an expanding business cluster in Fountain Hills. Many well-known companies in this sector have found success here including Bank of America, Chase, Meridian, MidFirst, US Bank, Wells Fargo and Brokers Alliance.



JOBS

Fountain Hills offers prime locations from downtown office views of Fountain Lake to suburban office campuses. Approximately 10% of all workers in Fountain Hills are employed in the financial and insurance services industry.

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