

THE CAMP AT BLACK CANYON



UNDER NEW OWNERSHIP

RENOVATIONS UNDERWAY

8024 N 24TH AVE // 8027 & 8041 N BLACK CANYON HWY // PHOENIX // AZ

FOR MORE INFORMATION:

Jenette Bennett, CCIM
o. 602.513.5113
jenetteb@kiddermathews.com

Michael Kogan
o. 602.513.5120
mkogan@kiddermathews.com

Kidder Mathews
2555 E Camelback Rd, St. 100
Phoenix, AZ
www.kiddermathews.com

PROPERTY FEATURES

- » Renovations of this project recently completed – prime opportunity to lease
- » Available shell retail space: ±784 SF to ±6,949 SF with high-image design
- » Excellent visibility from I-17 Freeway with easy access to highway
- » Shaded patios for outdoor seating with upgraded landscaping and curb appeal throughout
- » Adjacent 185,000 SF business park with 80% occupancy
- » 11,684 daytime employees within a 1 mile radius (1,093 businesses)



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

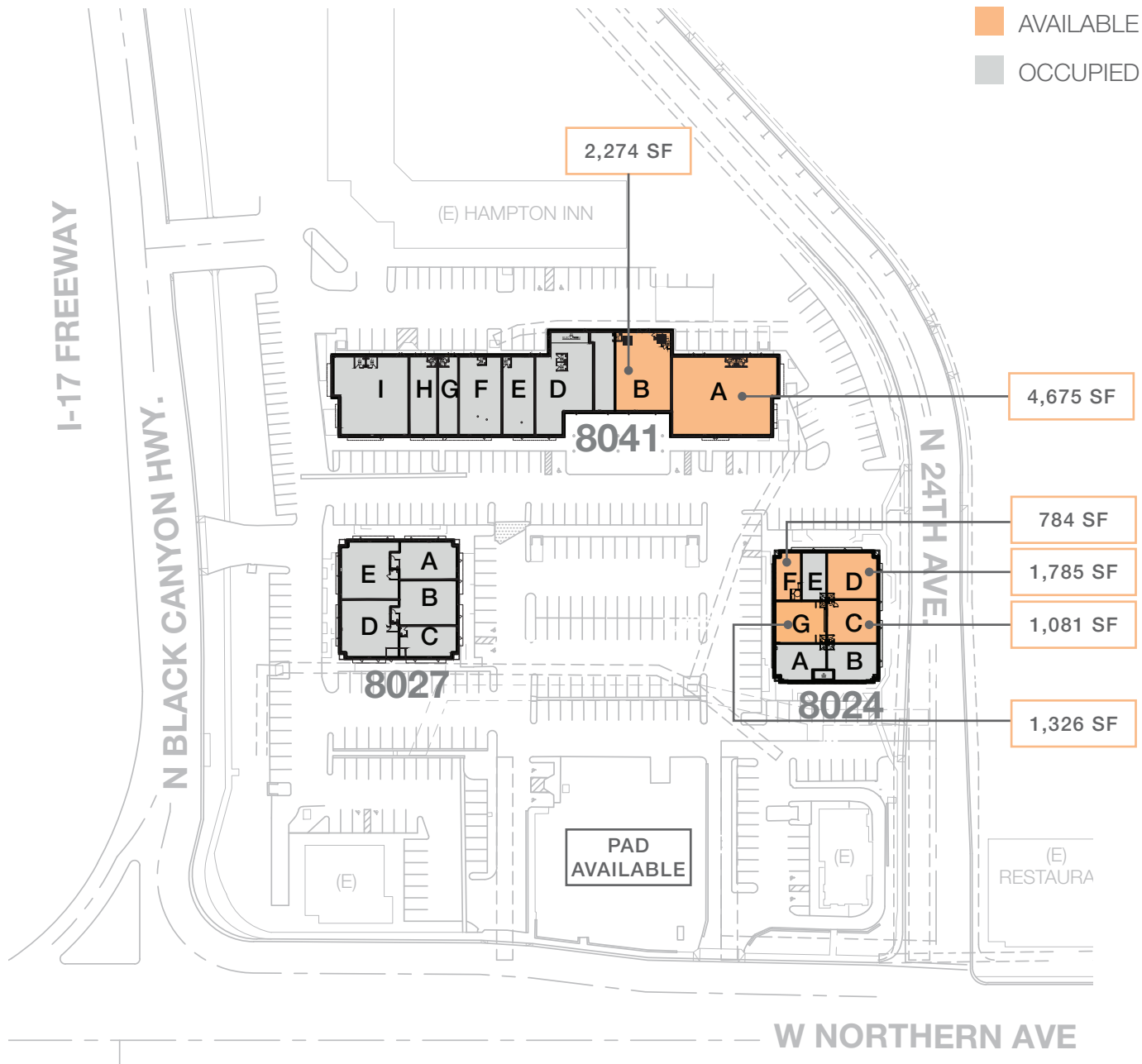
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SITE PLAN

RETAIL AVAILABILITIES: 784 - 6,854 SF



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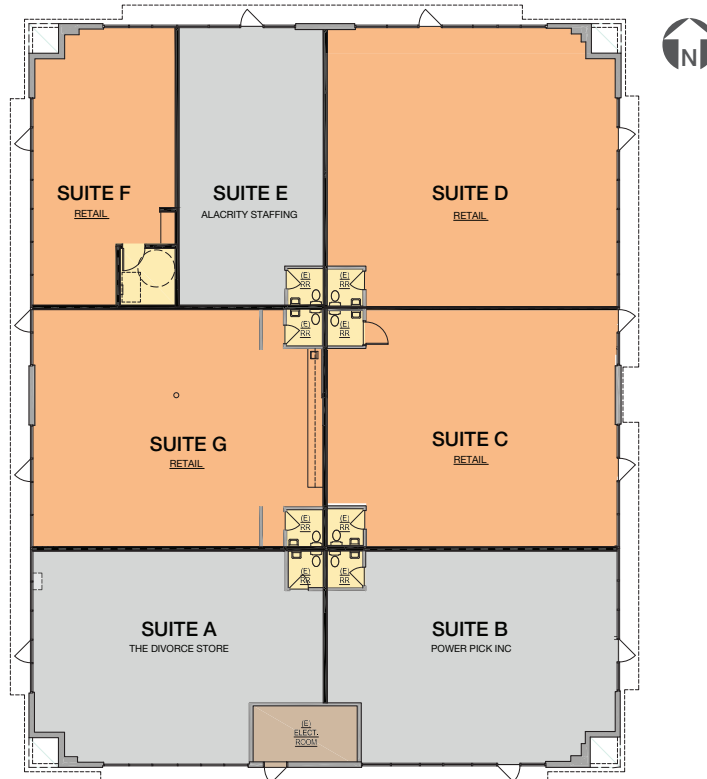


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8024 N 24TH AVE

AVAILABLE

SUITE C: 1,081 SF | SUITE D: 1,785 SF | SUITE F: 784 SF | SUITE G: 1,326 SF



SUITE	TOTAL SF	ANNUAL RATE	TENANTS
Suite A	1,112	-	The Divorce Store
Suite B	1,173	-	Power Pick, Inc.
Suite C	1,081	\$14.00	AVAILABLE
Suite D	1,785	\$14.00	AVAILABLE
Suite E	775	-	AdvisaCare Home Health Care
Suite F	784	\$14.00	AVAILABLE
Suite G	1,326	\$14.00	AVAILABLE

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8027 N BLACK CANYON HWY



SUITE	TOTAL SF	ANNUAL RATE	TENANTS
Suite A	1,460	-	AlphaGraphics
Suite B	1,691	-	AlphaGraphics
Suite C	1,105	-	Lizzie G Formals
Suite D	2,000	-	Lizzie G Formals
Suite E	1,968	-	Lizzie G Formals

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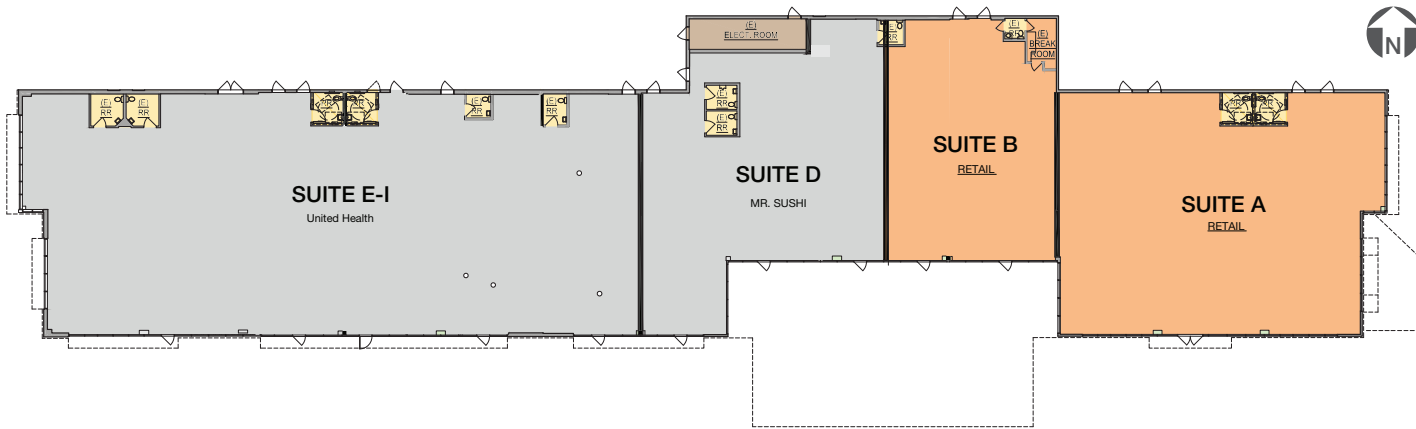
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THE CAMP AT BLACK CANYON

8041 N BLACK CANYON HWY

AVAILABLE | SUITE A: 4,675 SF | SUITE B: 2,179 SF



SUITE	TOTAL SF	ANNUAL RATE	TENANTS
Suite A	4,675	\$14.00	AVAILABLE
Suite B	2,274	\$14.00	AVAILABLE
Suite D	3,878	-	Akaihana Sushi & Grill
Suite E-I	8,993	-	Optum Care

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AMENITIES & IMPROVEMENTS



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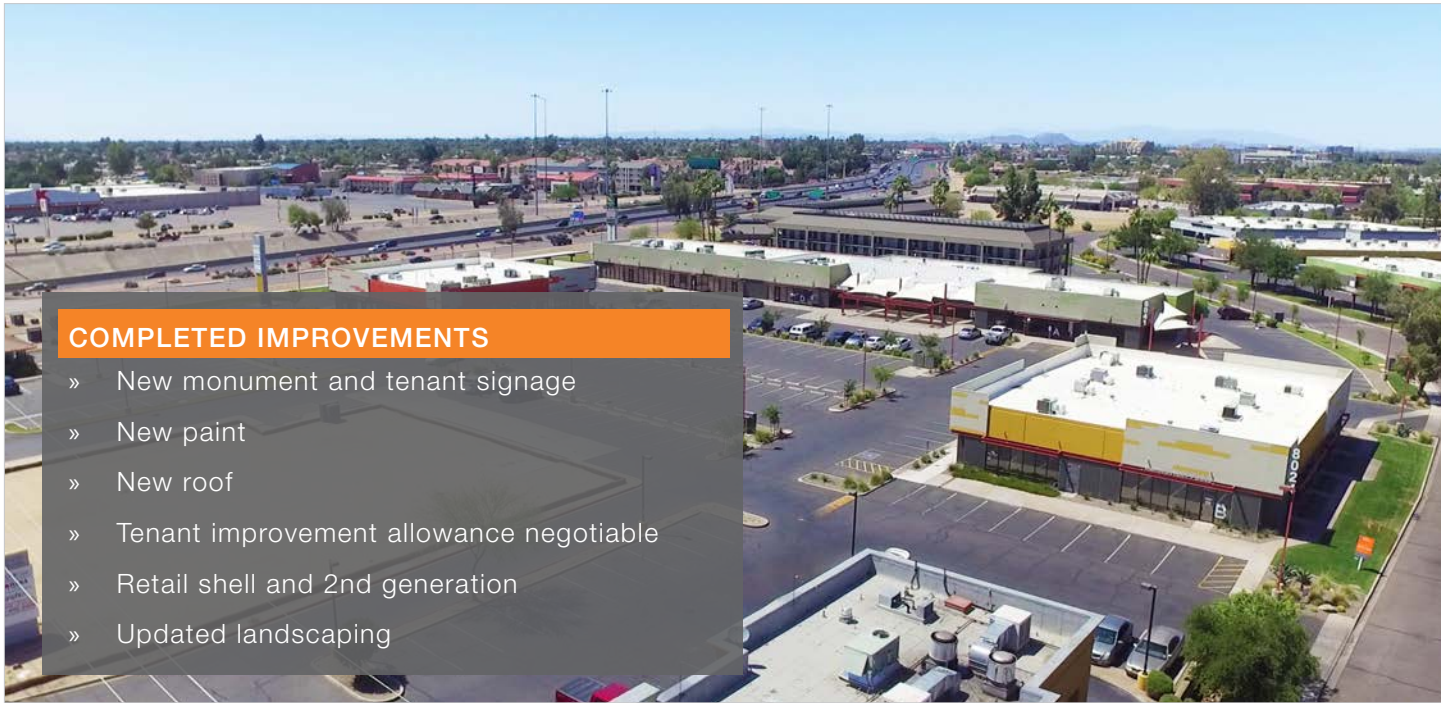
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	21,253	174,579	426,299
Avg HH Income	\$44,157	\$52,129	\$53,290

TRAFFIC COUNTS	
North / South on I-17	187,000 VPD
East / West on Northern	41,000 VPD

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COMPLETED IMPROVEMENTS

- » New monument and tenant signage
- » New paint
- » New roof
- » Tenant improvement allowance negotiable
- » Retail shell and 2nd generation
- » Updated landscaping



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