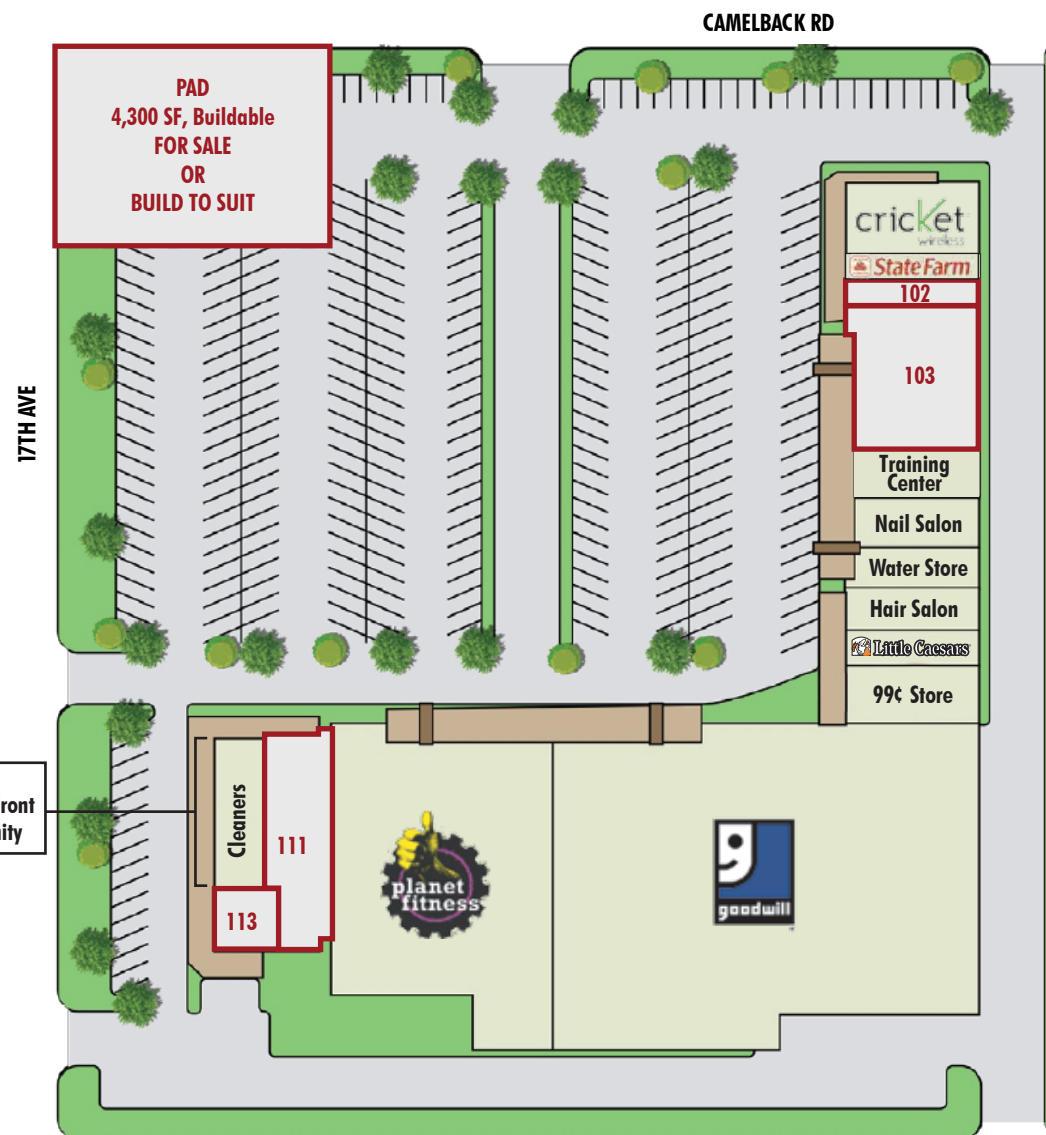


East of the Southeast Corner of 19th Ave & Camelback Rd - Phoenix, Arizona

FOR LEASE

- Suite 102: 1,110 SF
- Suite 103: 4,925 SF
- Suite 104: 1,575 SF
- Suite 111: 3,090 SF
- Suite 113: 800 SF
- Pad: Buildable Up to 4,300 SF



Aggressive Possible Store Front Sign Opportunity

DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	29,364	191,040	496,874
Projected Population (2022)	32,253	210,959	550,471
Estimated Avg. Household Income (2017)	\$41,438	\$58,243	\$55,159
Projected Avg. Household Income (2022)	\$50,659	\$71,241	\$67,003
Average Household Size (2017)	2.58	2.54	2.66
Total Daytime Employees (2017)	8,823	105,342	324,208
Median Age (2017)	32.2	34.0	33.1

TRAFFIC COUNTS (2016 Source: CoStar)

Camelback Road	39,600
19th Avenue	20,254
Total Cars Per Day	59,854



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

SHOPS & PAD OPPORTUNITY IN CENTRAL PHOENIX SHOPPING CENTER

East of the Southeast Corner of 19th Ave & Camelback Rd - Phoenix, Arizona

800 SF - 11,310 SF SHOPS AVAILABLE FOR LEASE / CORNER PAD FOR SALE OR GROUND LEASE



For further information contact:

LIZETTE BORBON-ISKHAKOVA
 (602) 553-2948
 lizette.borbon@derito.com

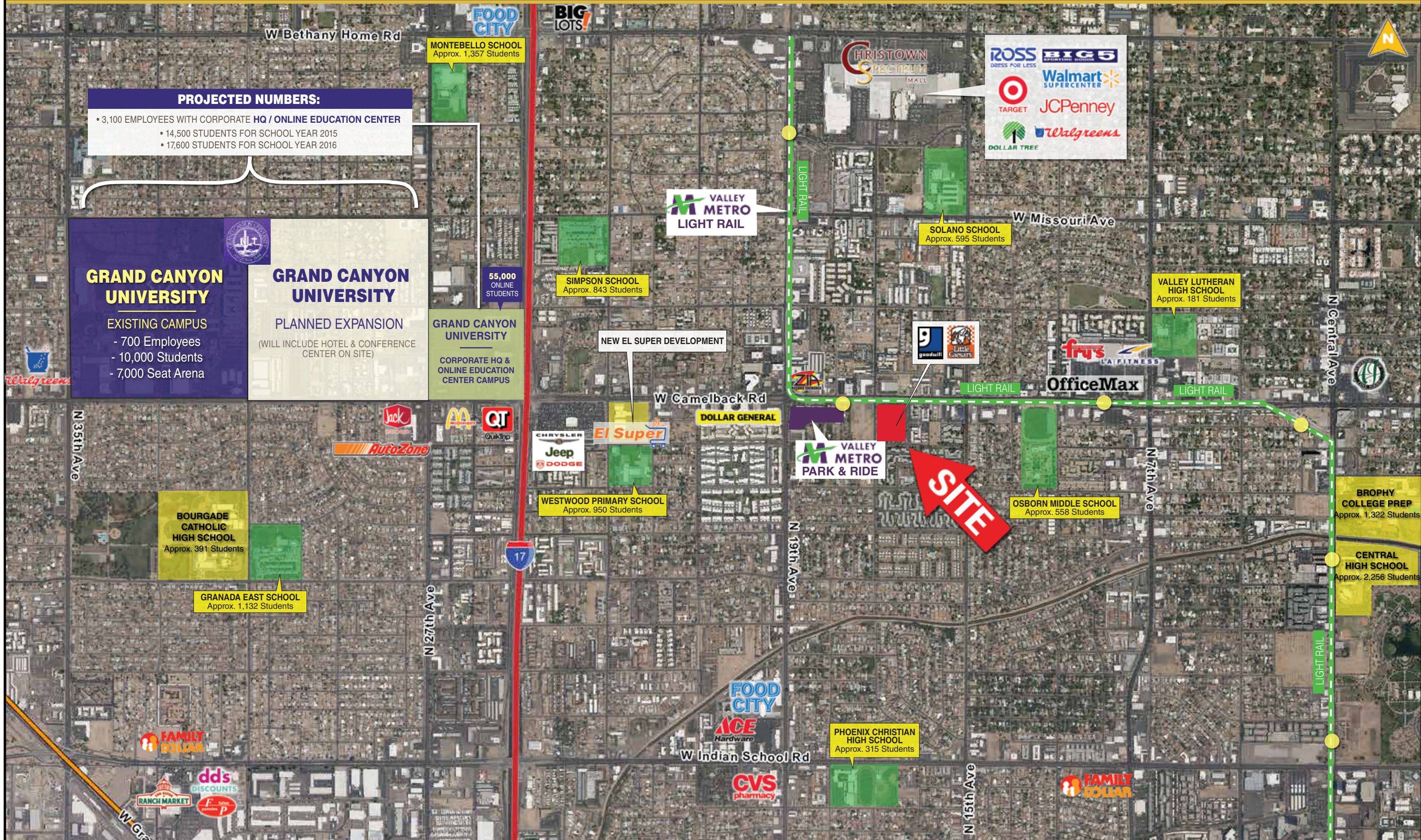
9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

PROJECT HIGHLIGHTS

- Approximately 1 mile east of GRAND CANYON UNIVERSITY
- Infill location at lighted intersection
- Pad for Sale or Build To Suit
- Along Light Rail route near Park & Ride
- Dense trade area with over 485,000 people in a 5 mile radius
- Monument signage available
- Property located between **El Super** & **Fry's**
- Just 1 mile east of the I-17 freeway

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.





PROPOSED REMODEL OF MONUMENT SIGN



Key Cleaners

YOUR SIGN HERE

YOUR SIGN HERE

SIGNS ARE VISIBLE FROM CAMELBACK ROAD

Camelback Road

N 17th Ave

N 18th Ave

N 17th Ave

N 18th Ave

N 17th Ave

N 19th Ave

W Pierson St

W Pierson St

W Pierson St

W Pierson St



Google