

Algodon Center

Prime Office/Medical/Retail Location for Lease NWC of Thomas Road & 91st Avenue, Phoenix, AZ



Leasing Information

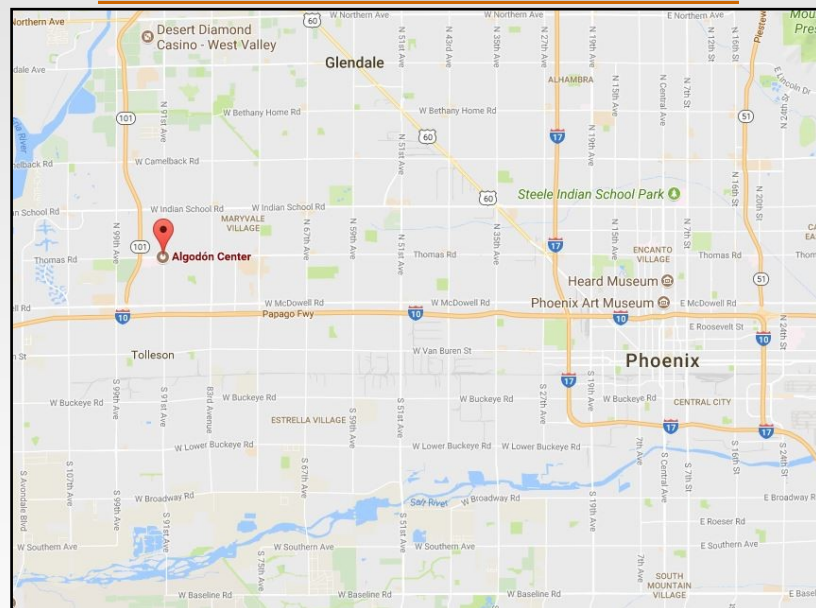
Property Info

- Space Available: 939 /*1,213 /*1,844 SF
**Can be combined to 3,057 SF*
- Building Size: 24,746 SF
- Lease Rate: \$18.00 - \$22.00/SF
- Lease Type: NNN

Comments

- Generous TI Allowance
- Neighborhood style shopping center with a diverse tenant mix.
- Across from Banner Estrella Hospital (2,000+ employees & over 100,000 patients annually) and Simon-Med Imaging.
- Adjacent to 140-acre Algodon Medical Office Park, Mainstreet rehab center and Mariposa Care Facility.
- Excellent visibility.
- Easy access points, less than 2 miles from I-10 and 1/2 mile from Loop 101.
- Monument signage.

Location Map



Exclusively Represented by:

Robert Nolan

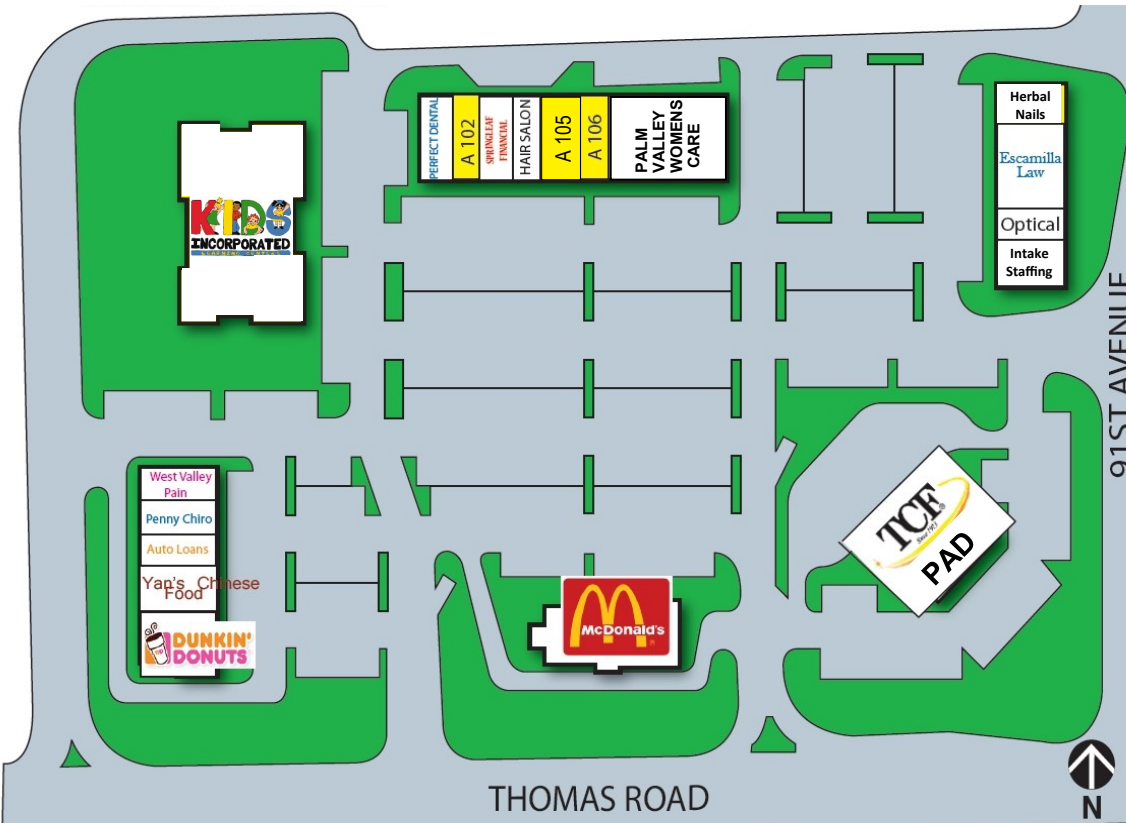
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Site Plan



ALGODON RETAIL CENTER SITE SUMMARY

ANCHOR LEASED AVAILABLE

Anchor	Leased	Available	Anchor
KIDS INCORPORATED			PAD A
TCF BANK	4400 SQ. FT.		PAD 1
MCDONALDS	46,239 SQ. FT.		PAD 2
PERFECT DENTAL	1236 SQ. FT.		A 101
AVAILABLE	939 SQ. FT.		A 102
SPRINGLEAF FINANCIAL	1402 SQ. FT.		A 103
HAIR SALON	1088 SQ. FT.		A 104
AVAILABLE	1844 SQ. FT.		A 105
AVAILABLE	1213 SQ. FT.		A 106
P. VALLEY WOMENS CARE	1213 SQ. FT.		A 107
P. VALLEY WOMENS CARE	2426 SQ. FT.		A 108
DUNKIN DONUTS	2012 SQ. FT.		B 101
YAN'S CHINESE FOOD	1758 SQ. FT.		B 103
PRESTO AUTO LOANS	1232 SQ. FT.		B 104
PENNY CHIROPRACTIC	1251 SQ. FT.		B 105
WEST VALLEY PAIN	1251 SQ. FT.		B 106
INTAKE STAFFING	1233 SQ. FT.		C 101
OPTICAL EXPERTS	933 SQ. FT.		C 102
ESCAMILLA LAW GROUP	2400 SQ. FT.		C 103
HERBAL NAILS	1233 SQ. FT.		C 105

Aerial



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Algodon Center Photos



	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<u>Total Population:</u>	16,250	137,971	371,299
<u>AVG Household Income:</u>	\$57,310	\$59,087	\$59,637
<u>Traffic: Thomas Road & 91st Ave.</u>	41,716 VPD		

*CoStar 2019



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