

FOR LEASE

Alta Vista Plaza

NWC 27th Ave and Northern Ave

Phoenix | Arizona

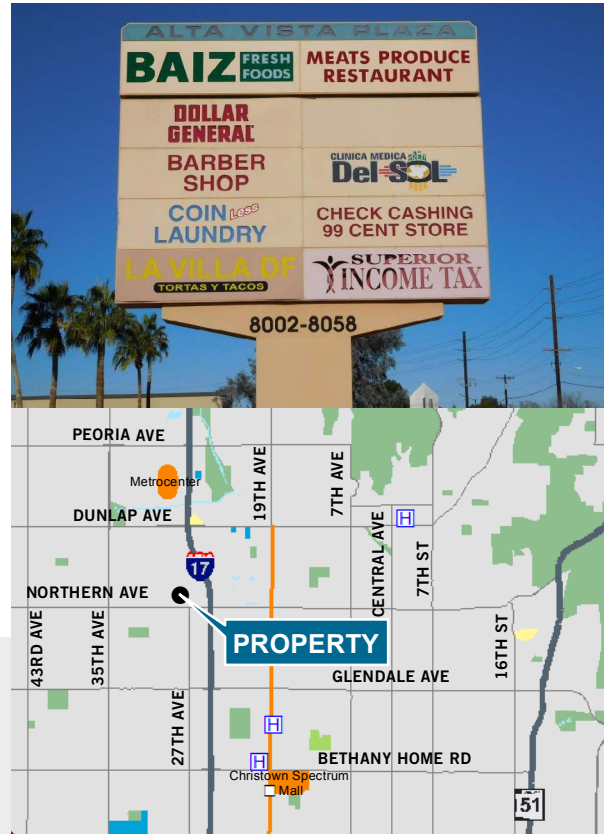


GROCERY ANCHORED CENTER



Property Highlights

- New Center Anchor: Baiz Market - 3rd location within the Valley
- Located ±0.25 miles west of the I-17 Freeway (Exit 206)
- High Traffic Counts - 120,353 vehicles per day at the intersection
- Dense residential population - 181,891 within 3 miles
- Washington Elementary School located across 27th Avenue
- Drive-thru Pads available
- 4,260 SF End Cap (Divisible)
- **Call for rates**



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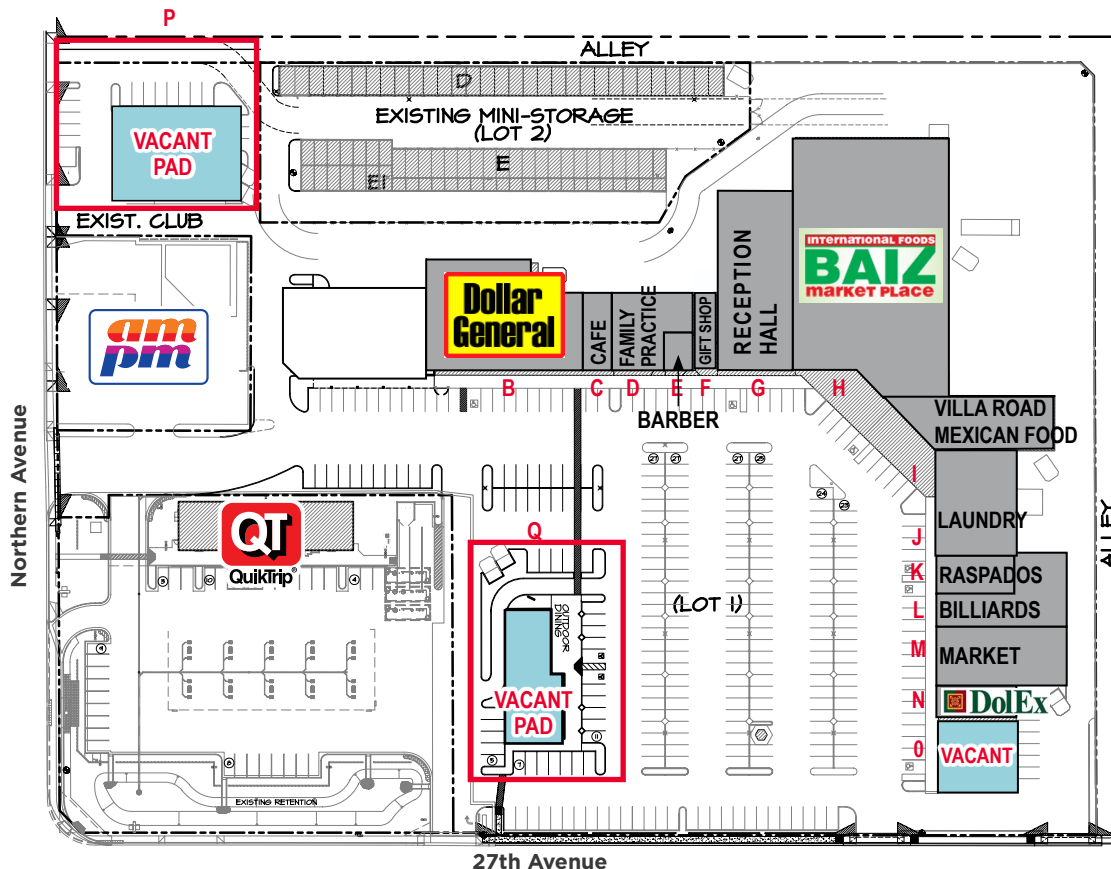
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Site Plan



Space Available

| UNIT | TENANT | SF | UNIT | TENANT | SF |
|--------|--------------------------|--------|--------|--------------------------|---------------------------|
| A 25 | Clearly Water Mills, LP | 0 | K 8040 | Las Nieves Raspados | 1,200 |
| B 8010 | Dollar General | 9,147 | L 8042 | Billiards | 2,800 |
| C 8020 | Cafe Emina | 1,200 | M 8048 | Market | 4,000 |
| D 8022 | Gutierrez Family Clinic | 3,120 | N 8050 | Dolex Financial Services | 558 |
| E 8024 | Barber | 480 | O 8054 | Vacant | 4,260 (Divisible) |
| F 8026 | Gift Shop | 1,020 | P | Drive-Thru Pad Available | 2,024 - 3,066 (Buildable) |
| G 8028 | Event Hall | 8,400 | Q | Drive-Thru Pad Available | 3,922 (Buildable) |
| H 8030 | Baiz Market | 21,507 | | | |
| I 8032 | Villa Road Mexican Food | 4,369 | | | |
| J 8036 | Crystal Coinless Laundry | 6,728 | | | |

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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