

FOR LEASE

# COLUMBIA PLAZA

9905-10061 W. CAMELBACK ROAD | PHOENIX, AZ 85037

SWC 99TH AVENUE & CAMELBACK ROAD



## SEEKING MINI ANCHOR & PAD USERS



### FEATURES:

- PROJECT SIZE: 260,000 SF
- Zoning: C2, City of Phoenix
- Direct access to Loop 101 (Agua Fria Freeway)
- One Mile from Camelback Ranch (Spring Training facility for the Los Angeles Dodgers and Chicago White Sox)
- Less than two miles from Jobing.com Arena (home of the Phoenix Coyotes) and the University of Phoenix Stadium (home of the Arizona Cardinals)

### DEMOS:

| 2019            | 1 Mile   | 3 Mile   | 5 Mile            |
|-----------------|--|----------|-------------------|
| Population      | 12,880   | 101,622  | 312,805           |
| Avg HH Income   | \$73,636   | \$75,542 | \$69,696          |
| Traffic Counts: | N/S on Loop 101 VPD<br>E/W on Camelback Road VPD |          | 131,047<br>31,169 |

### JOIN:



**DONNA REECE**  
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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Camelback Rd

99th Avenue

| SUITE   | TENANT                  | SF       |
|---|-------------------------|----------|
| Anchor  | The Home Depot          |          |
| Major D   | Goodwill                |          |
| <b>SHOPS A</b>                                  |                         |          |
| 101   | Red Star Vapor          | 1,196 SF |
| 105/109   | Camelback Chiropractic  | 2,647 SF |
| 113   | Don's New York Pizza    | 1,600 SF |
| 115   | Sun Palm Nails          | 1,200 SF |
| 117   | King Discus & Koi Fish  | 1,200 SF |
| 119/121   | AVAILABLE (With Notice) | 2,400 SF |
| 123   | Arizona Barbers         | 1,149 SF |
| <b>SHOPS B - Now Pre-Leasing 6,000 SF Space</b> |                         |          |
| <b>SHOPS C</b>                                  |                         |          |
| 101   | Jimmy Johns             | 1,502 SF |
| 103   | Art of Pet Grooming     | 1,809 SF |
| 104   | Arizona Sports Cards    | 1,500 SF |
| 105   | Camelwest Vet Hospital  | 3,500 SF |
| PAD 2A  | Taco Bell               | 3,200 SF |
| PAD 3   | Wendy's                 | 3,400 SF |
| <b>PAD 4</b>                                    |                         |          |
| 103   | AT&T                    | 1,246 SF |
| 107/111   | Salon Centric           | 2,492 SF |
| 115   | Starbucks               | 1,500 SF |
| PAD 7   | O'Reilly Auto Parts     | 9,500 SF |

**FUTURE DEVELOPMENT**

MAJOR B & C

PAD 1 AVAILABLE (Buildable to) 5,400 SF

PAD 2B AVAILABLE (Buildable to) 3,200 SF

PAD 3 AVAILABLE (Buildable to) 2,700 SF w/drive-thru

PAD 6 AVAILABLE (Buildable to) 3,600 SF w/drive-thru  
3,600 SF without drive-thru

5,000 SF - 6,000 SF without drive-thru

BREAKING GROUND  
Early 2020!!  
267 Residential Units  
Planned for Early 2020!  
Right Across 99th Ave

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