

FOR LEASE

# TRAMONTO MARKETPLACE

3110-3170 W CAREFREE HWY | PHOENIX, AZ 85086  
NEC CAREFREE HWY & NORTH VALLEY PARKWAY



SEEKING SIT DOWN PIZZA RESTAURANT IN HIGH INCOME TRADE AREA



### FEATURES:

- High Income Trade Area
- PROJECT SIZE: 99,600 SF
- Just East of I-17 full interchange
- Adjacent to Power Center Anchored by Home Depot and Kohl's
- Zoning: C2, City of Phoenix
- Excellent demographics

### DEMOS:

2019	1 Mile	3 Mile	5 Mile
Population	8,404	21,859	63,527
Avg HH Income	\$111,042	\$110,878	\$128,494
Traffic Counts:	N/S on North Valley Parkway VPD	26,514	
	E/W on Carefree Highway VPD	33,643	

### JOIN:



**DONNA REECE**  
RETAIL LEASING SPECIALIST  
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**ZELL COMMERCIAL REAL ESTATE SERVICES INC.**  
5343 N. 16TH STREET, SUITE 290  
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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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SUITE	TENANT	SF
Anchor	Albertsons	57,520
A1	1st Tramonto Cleaners	2,250
A2/3	Azool Grill	4,901
A4	World Family Taekwondo	1,929
A5	H&R Block	1,203
A6	Pho Saigon	1,814
A7	GNC	1,216
A8	Echo Sushi	1,109
A9	Natural Dental Services	2,157
A10	Desert Donuts	1,184
A11	Arizona Auto (MVD)	1,544
A12	Edward Jones	1,019
A13	Princess Nails	1,475

SUITE	TENANT	SF
B1	The UPS Store	1,450
B3	Carefree Salon	1,944
<b>B5/B7</b>	<b>AVAILABLE w/ NOTICE</b>	<b>3,735</b>
B9	Subway	1,390
B11	Fantastic Sam's	1,202
B13	Carefree Tan	1,028
<b>B15</b>	<b>AVAILABLE</b>	<b>1,754</b>
C1	Hong Kong Restaurant	1,472
C3/C4	Carefree Eye Care	2,216
C5	Foundation Chiropractic	1,530
C6	Sonoran Aesthetics & Wellness	906
C7	William's Coffee Co.	1,054

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