

FOR LEASE

SEC OF 83RD & ENCANTO AVENUES

RETAIL



PROPERTY INFO

- + Space Available: $\pm 1,171$ to $\pm 2,342$ SF
- + New tenant incentives including free rent and tenant improvement allowance
- + Three very successful restaurants located in the center
- + Great visibility on the hard corner with monument signage available
- + High traffic intersection seeing $\pm 40,000$ VPD
- + Easy access from US 10 & 101 Freeways
- + $\pm 148,205$ people in a 3 mile radius
- + \pm Two miles from Desert Sky Mall

Demographics

	1 mile	3 miles	5 miles
2018 Population	20,716	148,205	367,944
2023 Population	22,668	156,946	391,709
Daytime Population	16,175	127,107	314,531
Households	6,337	40,065	101,034
Avg. HH Income	\$51,385	\$51,982	\$56,710

Source: ESRI 2018



CONTACT US

Chris Ryan

Vice President
+1 602 735 5828
chris.ryan3@cbre.com

Bill Bones

Vice President
+1 602 735 5215
bill.bones@cbre.com

2201 NORTH 83RD AVENUE, PHOENIX, ARIZONA 85035

www.cbre.us

CBRE

FOR LEASE

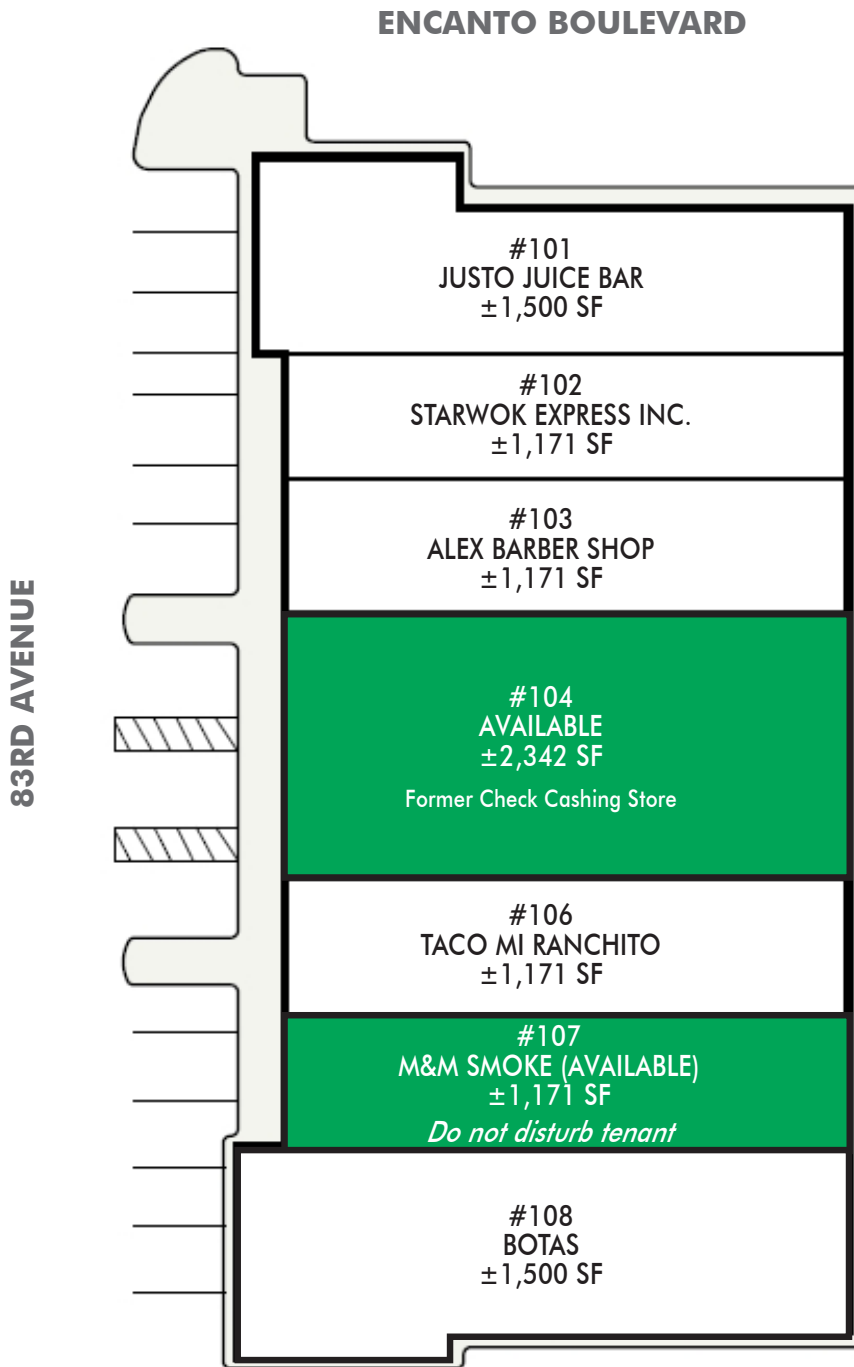
SEC OF 83RD & ENCANTO AVENUES

RETAIL



NOT TO SCALE

Traffic Counts Source: MPSI 2016



Current Tenants

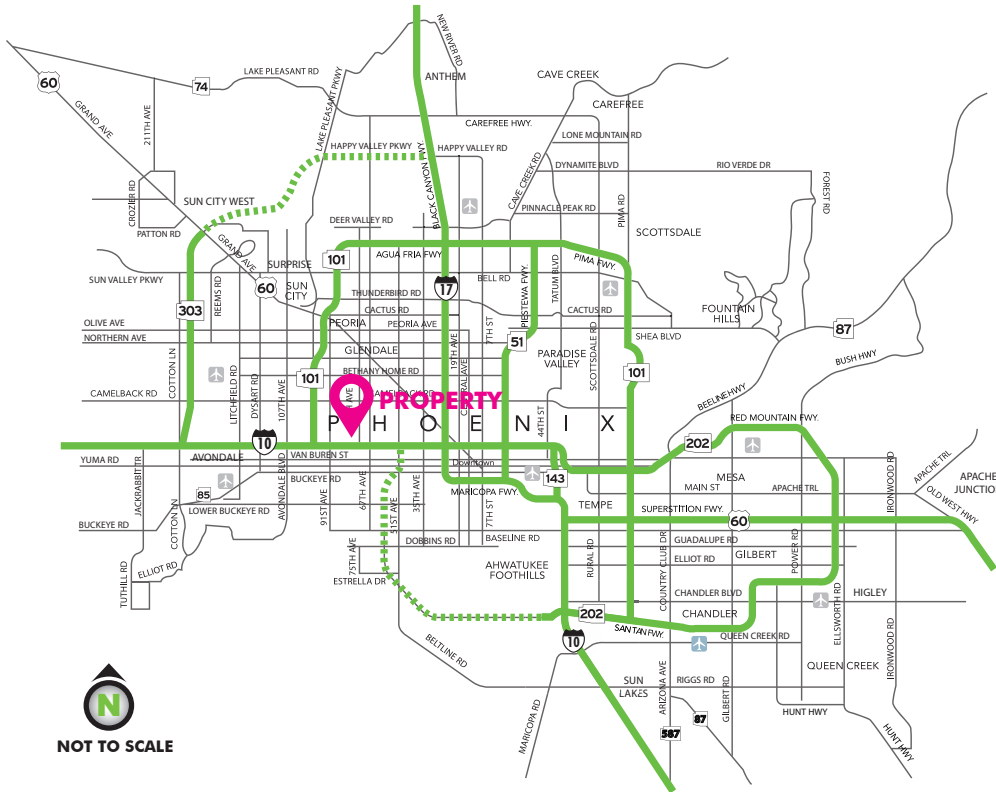
Suite	Tenant	±SF
101	Justo Juice Bar	1,500
102	Starwok Express Inc.	1,171
103	Alex Barber Shop	1,171
104	Available Former Check Cashing Store	2,342
106	Taco Mi Ranchito	1,171
107	Available M&M Smoke (Do Not Disturb)	1,171
108	Botas	1,500



FOR LEASE

SEC OF 83RD & ENCANTO AVENUES

RETAIL



CONTACT US

Chris Ryan

Vice President
+1 602 735 5828
chris.ryan3@cbre.com

Bill Bones

Vice President
+1 602 735 5215
bill.bones@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

2201 NORTH 83RD AVENUE, PHOENIX, ARIZONA 85035

www.cbre.us

CBRE