

Arcadia Hard Corner Redevelopment



**SWC 36th St. & Indian School Rd.
Phoenix, AZ 85018**

NEW
REDEVELOPMENT



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End Cap Restaurant & Shop Space For Lease

Key Features/Highlights

Rare urban infill location perfectly situated in the prestigious Arcadia neighborhood just south of Camelback Corridor and the Biltmore area.

- › For lease, ground lease or BTS
- › Lease rate: please call
- › 19,898 SF (lot size)
- › Zoning C-2
- › Free standing ±5,100 SF building (can be demised)
- › Heart of Arcadia Trade Area
- › Monument signage available
- › 68,346 total daily traffic at intersection (2014 CoStar)
- › Immediate delivery



Proposed Exterior Renderings

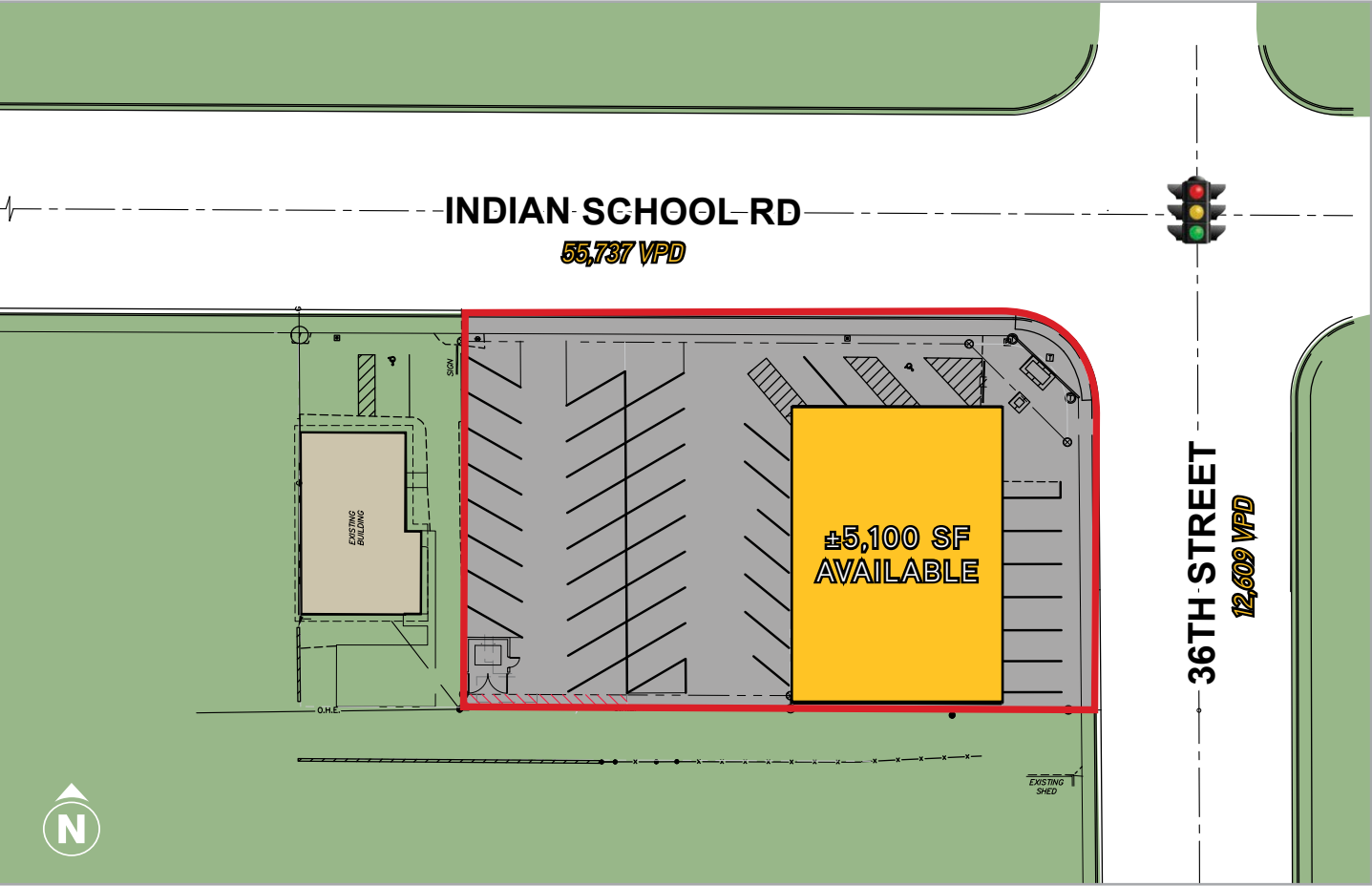


Southwest View



Southeast View

Proposed Site Plan



Site Location





FOR LEASE >

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Demographics

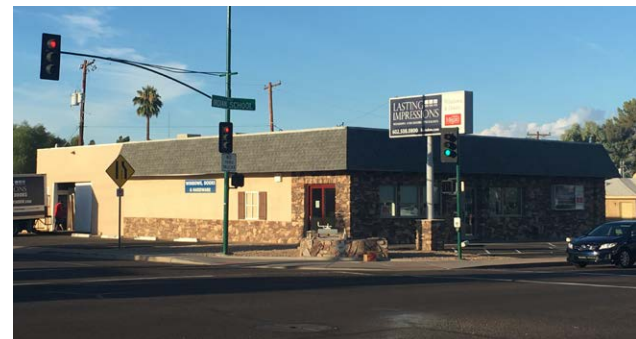
Radius	2016 Total Population	2016 Average Household Income	2016 Total Daytime Population
1 Miles	22,133	\$65,366	20,719
3 Miles	145,672	\$71,178	189,752
5 Miles	282,757	\$73,117	508,787

Source: Colliers International

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