FOR LEASE > SHOP SPACE & STAND-ALONE PAD AVAILABLE

Shops on Signal Butte







Opportunity Highlights

- > NEC Signal Butte Road & Southern Avenue convenient homebound side of major N/S arterial thoroughfare
- > 1,150-3,000 up to 4,500 SF available for retail, convenience, services, medical, and/or office uses
- > Pad available: 37,864 SF, great visibility, drive-thru approved

JK JACKSON 602 222 5115

ik.jackson@colliers.com

LARRY MILLER

602 222 5114

larry.miller@colliers.com

- > Large monument signage opportunities available at the intersection
- > Existing Shoppes at Parkwood Ranch and planned Mountain View Marketplace Mixed use development located on the NW and SW corners of the intersection will create a strong regional draw to the trade area

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2390 East Camelback Road, Suite 100 Phoenix, AZ 85016

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\$15.00-\$25.00/SF > ± NNN

Property Highlights

- > Shop space and vacant pad available to compliment existing strong national and local tenants
- > Center services Mountain Vista Medical Center, The District at Mountain Vista luxury apartment community, and dense surrounding residential homes
- Site provides great access and visibility to both Southern and Signal Butte
- > Full interchange access from US-60
- > 3-mile radius demographics show a current daytime population of approximately 75,000

Traffic Counts

| US 60 | 82,242 VPD |
|-------------------|------------|
| Signal Butte Road | 18,988 VPD |
| Southern Avenue | 17,609 VPD |

Snapshot Demographics

| 2016 | 3 Mile | 5 Mile | 7 Mile |
|-------------------|----------|----------|----------|
| Total Population | 93,215 | 186,157 | 260,682 |
| Average HH Income | \$33,746 | \$67,595 | \$95,308 |
| Median HH Income | \$50,249 | \$51,346 | \$52,341 |

Nearby Tenants















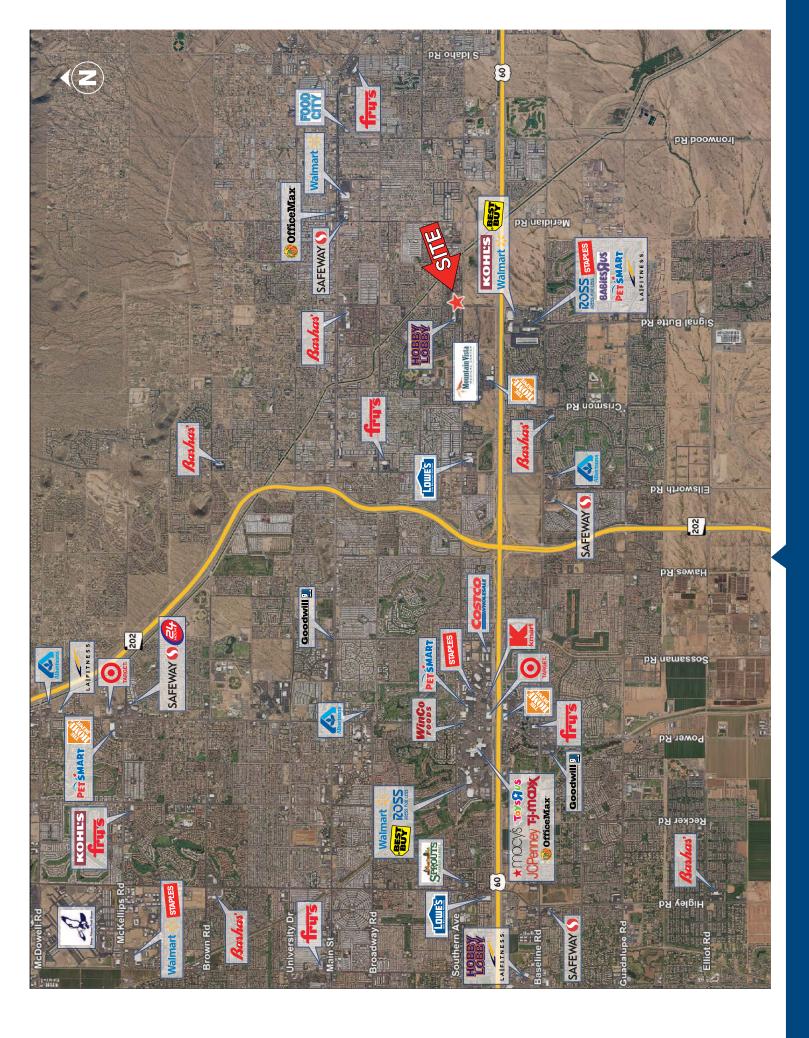














S SIGNAL BUTTE ROAD



Existing Site Availability

| SUITE | TENANT | SQ.FT. |
|---------|--|-----------|
| 101-104 | Gental Dental | 4,530 sf |
| 105 | Careful Cleaners | 1,378 sf |
| 106 | AVAILABLE (fully fixurized former pizza restaurant) | 3,026 sf |
| 108 | AVAILABLE (frozen yogurt operator, beautifully built out) | 1,543 sf |
| 109 | State Farm | 1,250 sf |
| 110 | AVAILABLE (former insurance office, perfect for financial services) | 1,150 sf |
| 111 | Edward Jones | 1,000 sf |
| 112 | Invincible Nail Spa | 1,200 sf |
| 113 | AVAILABLE | 1,598 sf |
| PAD | AVAILABLE | 37,864 sf |

Contact Us

JK JACKSON

602 222 5115

jk.jackson@colliers.com

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