

Agua Caliente NWC Shea Blvd & 70th Street



For more information, contact:

Cliff Johnston
Senior Vice President
602.224.4445
cjohnston@brephoenix.com

Chris Hollenbeck
Senior Associate
602.224.4475
chollenbeck@brephoenix.com

John Appelbe
Executive Vice President
602.224.4447
jappelbe@brephoenix.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016

ph: 602.954.9000
fx: 602.468.8588

www.brephoenix.com

Building Features

- Shop space rates: From \$15.00 Per SF plus \$5.68 NNN's
- Shop space available: ±1,997 SF, ±4,203 SF, ±1,583 SF, ±5,037 SF, ±1,053 SF, ±2,646 SF, ±4,000 SF Former Restaurant
- Co-tenants: Ajo Al's Mexican Restaurant, Kidstop, Kumon
- Center size: 48,623 SF
- Shea Blvd is the dominant east/west street for this trade area.
- Located in the heart of Scottsdale in one of the highest income areas for Metro Phoenix

Demographics:

- Population

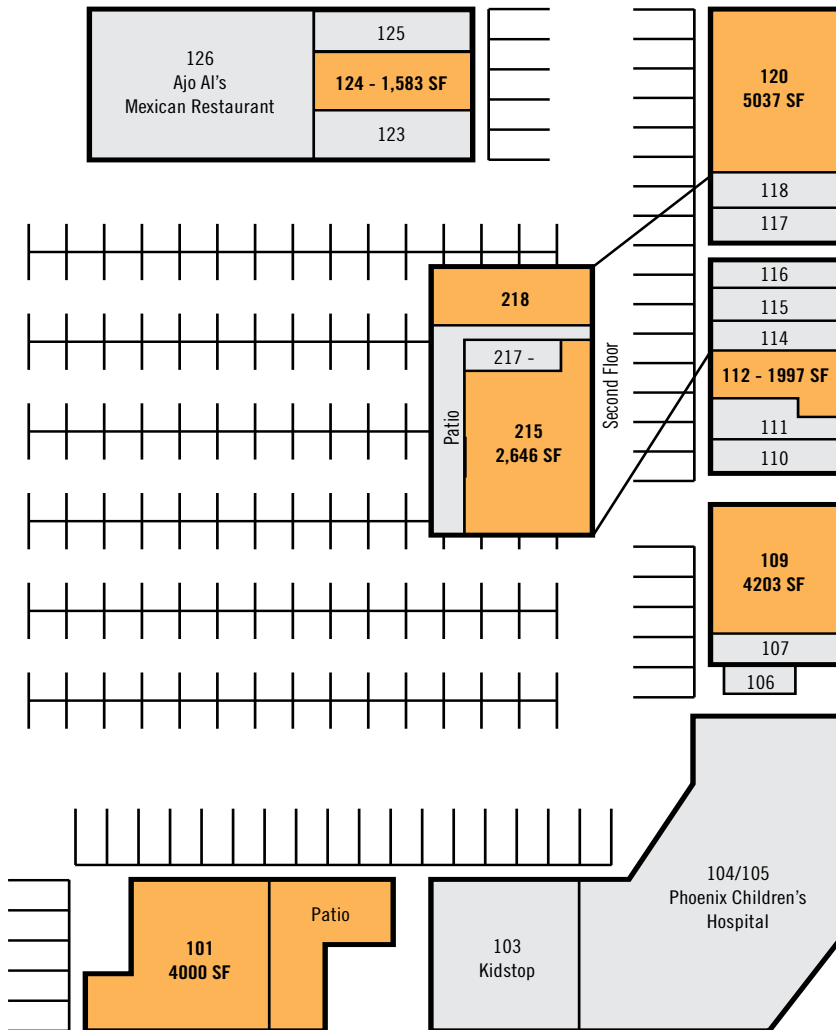
1 mile	3 miles	5 miles
7,123	60,857	192,220
- Average Household Income

1 mile	3 miles	5 miles
\$112,791	\$132,879	\$117,178
- Traffic Counts: 82,800 VPD at Shea Blvd & Scottsdale Road



**Cassidy
Turley** / BRE
Commercial

Agua Caliente NWC Shea Blvd & 70th Street



Suites:

- | | | |
|--|--------------------------------|----------------------------|
| 101 - Vacant - 4,000 SF
Former Restaurant | 111 - Travel | 124 - Vacant - 1,583 SF |
| 103 - Toys | 112 - Vacant - 1,997 SF | 125 - AZ Clinical Services |
| 104/- Phoenix Children's
105 Hospital/Urgent Care | 114 - Chiropractor | 126 - Ajo Al's |
| 106 - Nails | 115 - Weight Watchers | 215 - Vacant - 2,646 SF |
| 107 - Kumon Math | 116/117/217 - Goodytwos Toffee | 218 - Vacant - 1,053 SF |
| 109 - Vacant - 4,203 SF | 118 - Hidden Closet Clothing | |
| 110 - Salon | 120 - Vacant - 5,037 SF | |
| | 123 - Salon | |

For more information, please contact:

Cliff Johnston
Senior Vice President
602.224.4445
cjohnston@brephoenix.com

Chris Hollenbeck
Senior Associate
602.224.4475
chollenbeck@brephoenix.com

John Appelbe
Executive Vice President
602.224.4447
jappelbe@brephoenix.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016

ph: 602.954.9000
fx: 602.468.8588

www.brephoenix.com

**Cassidy
Turley** / BRE
Commercial