









RETAIL | FOR LEASE

Ross Plaza

NEC 43rd Ave & Peoria Ave



Property Highlights

-  Established trade area with high density
-  Strong traffic counts of 64k VPD
-  Endcap available
-  2 miles from Arizona State West Campus & Banner Health
-  Anchored by Ross, has been here since 1990
-  Turnkey office space with bathrooms
-  Perfect for medical use
-  Strong incomes

Demographics

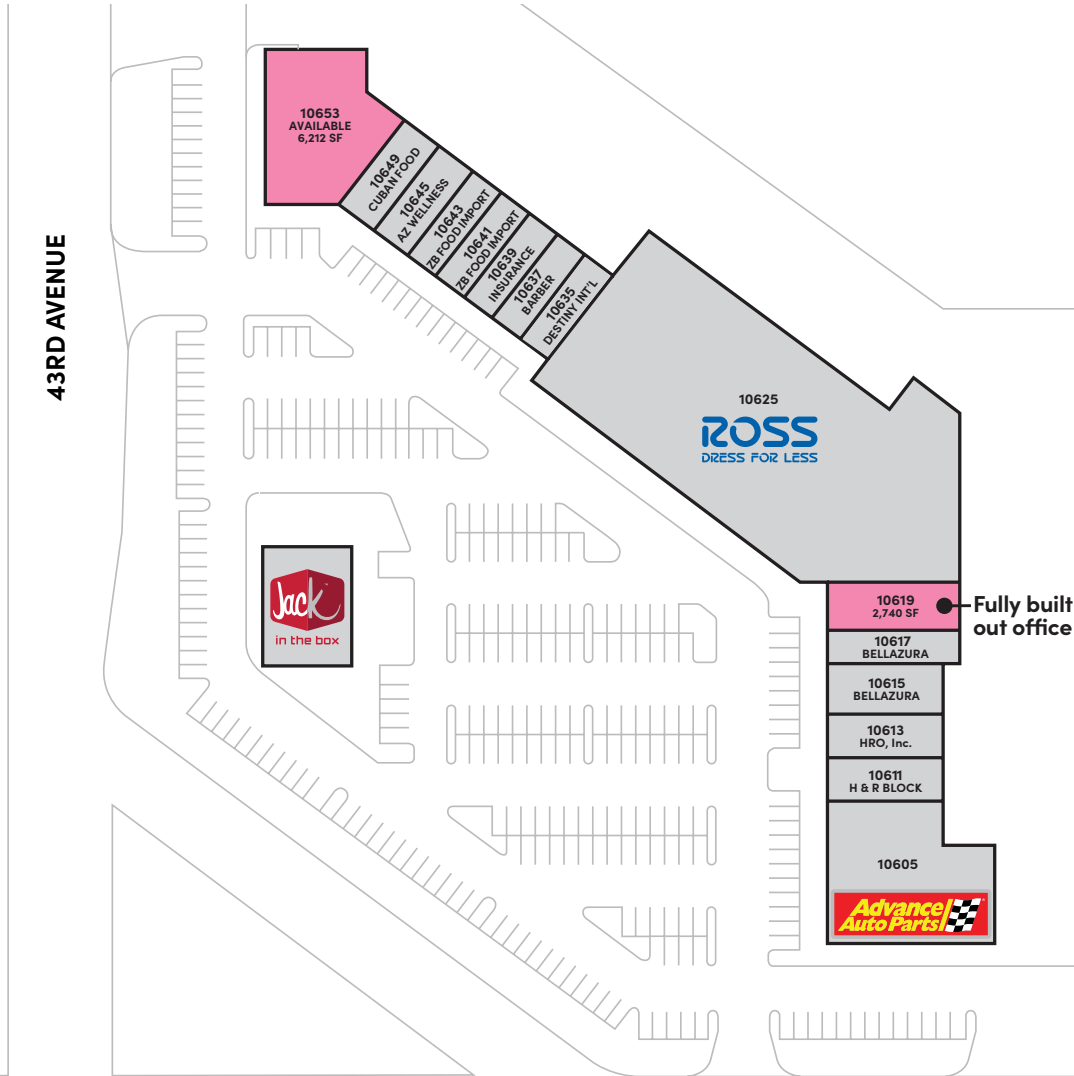
	1 Miles	3 Miles	5 Miles
Population	19,820	167,539	439,670
Household Income	\$109,804	\$93,429	\$94,013
Estimated Households	7,043	62,798	161,317
Daytime Demos	8,485	95,269	241,754
Total Businesses	456	5,706	14,701
Total Employees	2,756	47,645	116,95

Traffic Counts

35th Avenue	27,372 Vehicles Per Day
Thunderbird Road	38,720 Vehicles Per Day

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UNIT	TENANT	SQ FT
PAD	Jack in the Box	
10605	Advanced Auto Parts	8,240
10611	H & R Block	1,680
10613	HRO, Inc.	1,680
10615	BellaZura	2,740
10617	BellaZura	1,260
10619	AVAILABLE - Former Jenny Craig	2,740
10625	Ross	30,000
10635	Destiny's Int'l Worship Center	1,243
10637	Barber	1,110
10639	Insurance	1,045
10641	ZB Food Imports	1,045
10643	ZB Food Imports	1,307
10645	AZ Wellness	2,172
10649	Cuban Foods	2,270
10653	AVAILABLE	6,212

PEORIA AVENUE



This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.



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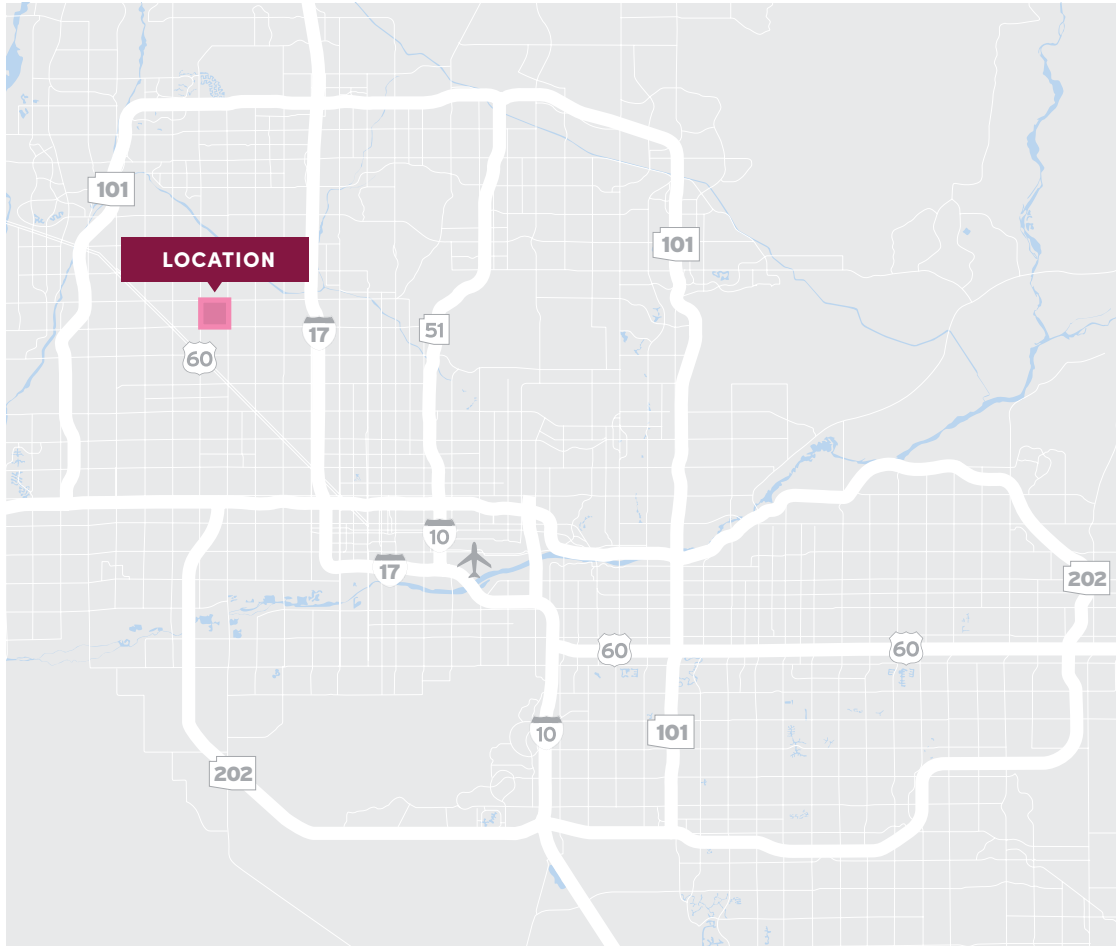
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