

# BRAND NEW END CAP WITH DRIVE-THRU AT TRAMONTO NEC I-17 & Carefree Highway

Phoenix, Arizona

## HIGHLIGHTS

- ± 2,047 SF end cap with drive-thru available for LEASE
- Additional 400 SF patio
- New building, just completed
- Located at Tramonto Marketplace, a 100% leased power center anchored by Kohls & Bed Bath & Beyond
- Great visibility and signage from I-17
- North Valley Parkway frontage
- High end trade area with household incomes over \$95,000 within 1 mile



### Contact:

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## DEMOGRAPHICS 2018

Source: SITES USA, Inc.

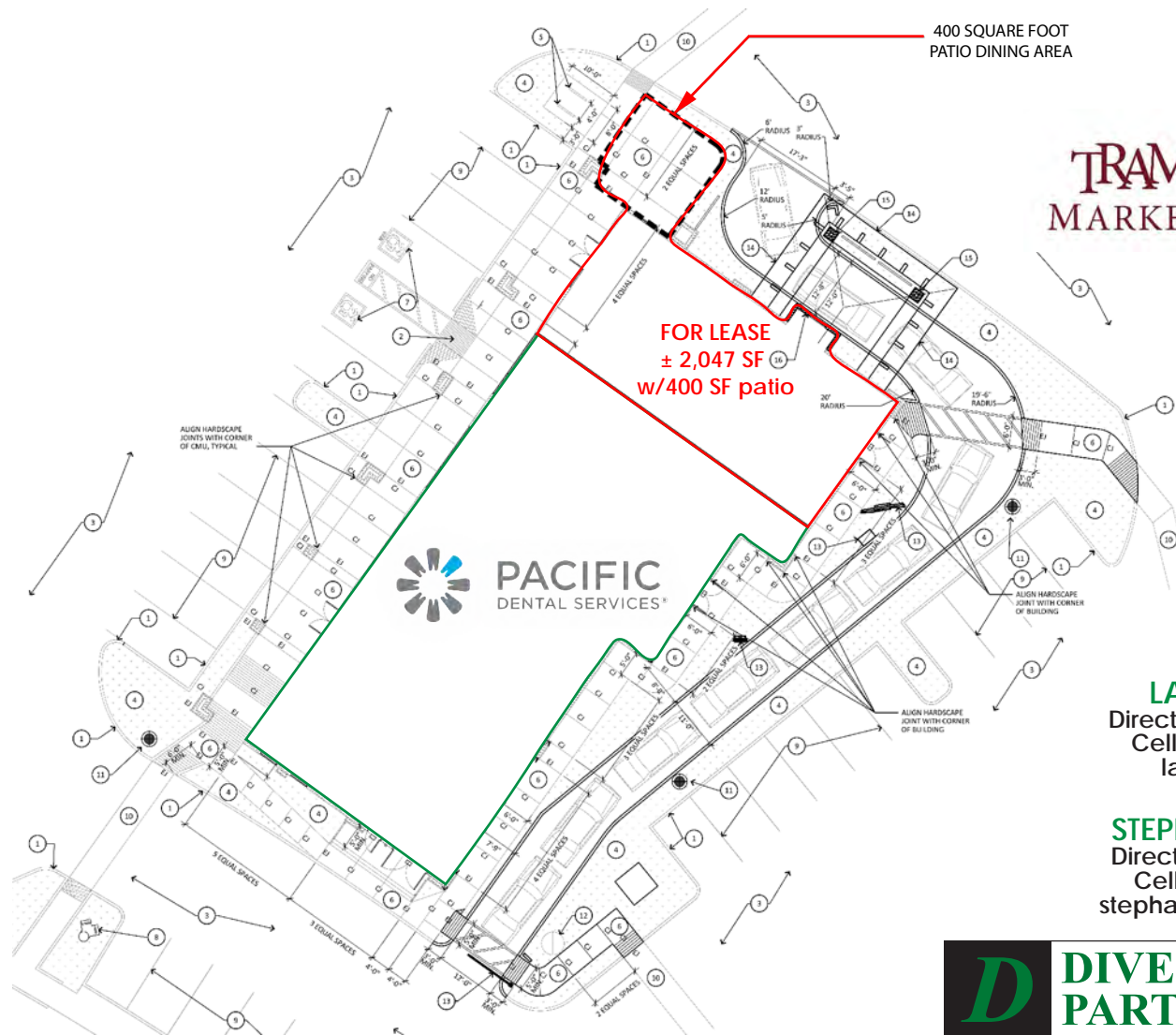
	1 MI	3 MI	5 MI
Estimated Population	6,592	20,625	62,095
Estimated Households	2,537	7,710	21,706
Estimated Avg HH Income	\$95,427	\$106,033	\$123,995
Estimated Median HH Income	\$73,364	\$83,960	\$92,054
Daytime Employees	1,798	4,210	9,833

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## KEYNOTES (E) = EXISTING

1. (E) CONCRETE CURB TO REMAIN
2. (E) ACCESSIBLE CURB RAMP
3. (E) ASPHALT PAVING, REFERENCE CIVIL DRAWINGS
4. LANDSCAPE PLANTING AREA, SEE LANDSCAPE DRAWINGS
5. (E) BIKE RACK
6. (E) CONCRETE WALKWAY, SEE DETAIL 2\SP2.0
7. (E) ACCESSIBLE PARKING STALL, ACCESS ISLE AND CURB RAMP, REFERENCE CIVIL DRAWINGS FOR DETAILS
8. (E) REMOTE FIRE DEPARTMENT CONNECTION FOR SHELL BUILDING '1'
9. (E) PARKING STALL STRIPE
10. (E) MARKED CROSSWALK TO REMAIN
11. (E) LIGHT POLE WITH ROUND CONCRETE BASE TO REMAIN
12. (E) FIRE HYDRANT TO REMAIN
13. NEW DRIVE THROUGH EQUIPMENT
14. NEW DRIVE THROUGH CANOPY ROOF OUTLINE
15. NEW DRIVE THROUGH CANOPY CMU PIERS
16. NEW DRIVE THROUGH SERVICE WINDOW BUMP OUT



TRAMONTO  
MARKETPLACE



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**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services



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Unit	Tenant	Bldg SF
Major A	Kohl's	89,134
Major B	Bed Bath & Beyond	28,000
Major C	Downeast Outfitters	20,388
A104	Nextcare Urgent Care	3,400
A106	T-Mobile	1,826
A108	Pizza Hut	1,800
A110	Sports Clips	1,200
A115	Mattress Firm	4,680
A117	Hot Bagels & Deli	1,552
A119	Verizon Wireless	1,552
A121	Novelle Nail Spa	1,547
A125	Cookies & Clean Pet Spa	3,000
B126	Big 5 Sporting Goods	9,576
PAD A	Chase Bank	4,000
PAD B	Chili's	5,811
PAD C	In-N-Out	3,500
PAD D	Taco Bell	3,000
PAD E	First Watch Cafe	4,013
<b>PAD F</b>	<b>FOR LEASE</b>	
STE A	Pacific Dental	4,512
<b>STE B</b>	<b>AVAILABLE</b>	<b>2,047</b>
<b>Total:</b>		<b>± 195,350</b>

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