



## Space coming available on 2/1/2026 (Do Not Disturb)



Dominant grocer in submarket



Captive submarket in growing trade area



Strong national retail co-tenancy at this destination shopping center in the southwest valley



Located near Loop-202 and I-10 freeways

### For further information

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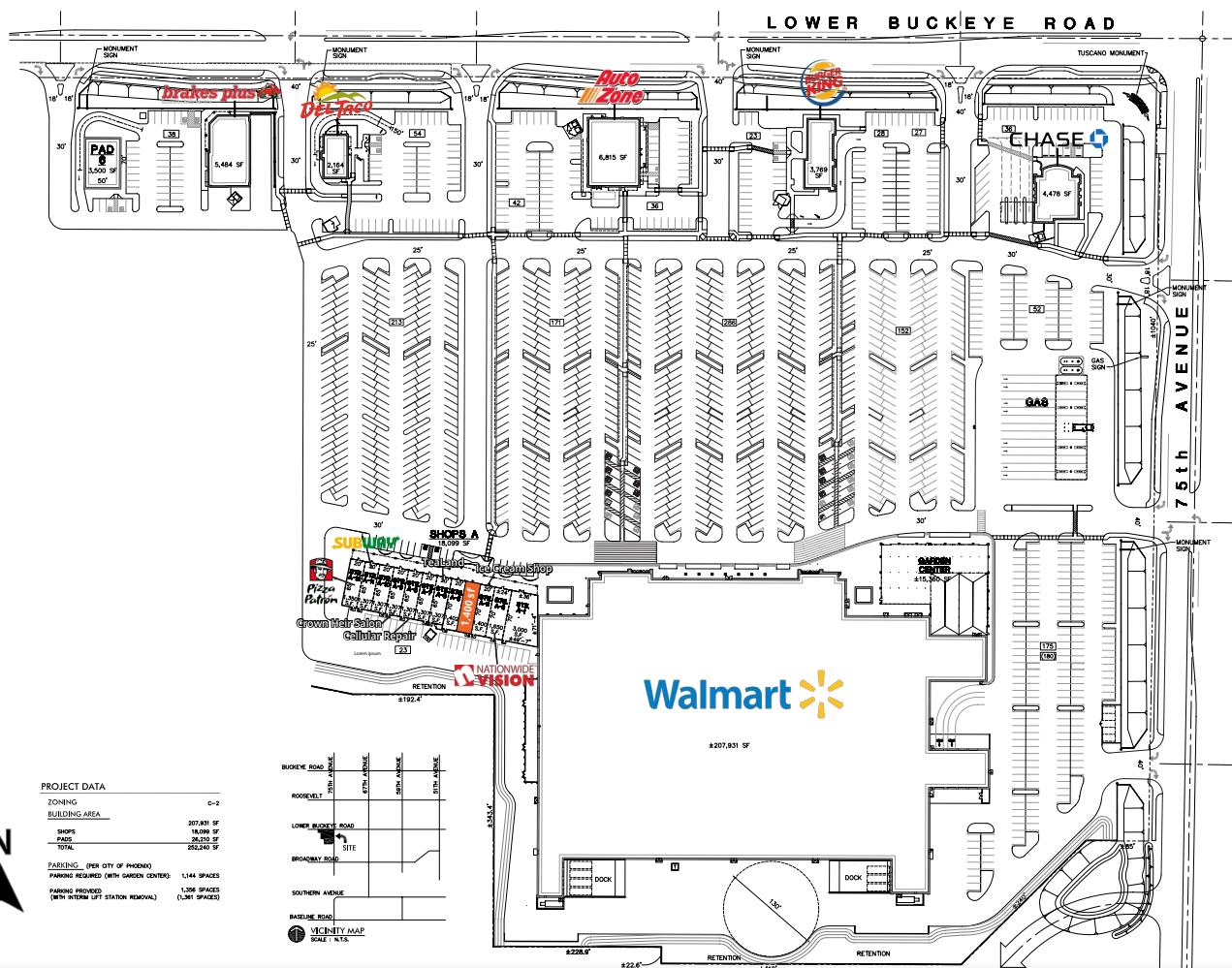
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# Property overview

Shop space coming available  
SWC 75th Ave & Lower Buckeye Rd

| #   | Tenant                                     | Size     |
|-----|--|----------|
| A1  | Long Wongs                                 | 3,000 sf |
| A2  | Nationwide Vision                          | 1,650 sf |
| A3  | La Michoacana Ice Cream                    | 1,400 sf |
| A4  | Coming available 2/1/2026 (Do Not Disturb) | 1,400 sf |
| A5  | LA Nails                                   | 1,402 sf |
| A6  | TeaLand                                    | 1,307 sf |
| A7  | Dental                                     | 1,307 sf |
| A8  | Cellular Repair                            | 1,307 sf |
| A9  | Crown Heir Salon                           | 1,307 sf |
| A10 | Valley Cutz Barber                         | 1,307 sf |
| A11 | Subway                                     | 1,307 sf |
| A12 | Pizza Patron                               | 1,350 sf |

| #     | Tenant      | Size     |
|-------|-------------|----------|
| PAD 1 | Chase Bank  | 4,478 sf |
| PAD 2 | Burger King | 3,769 sf |
| PAD 3 | AutoZone    | 6,815 sf |
| PAD 4 | Del Taco    | 2,164 sf |
| PAD 5 | Brakes Plus | 5,484 sf |



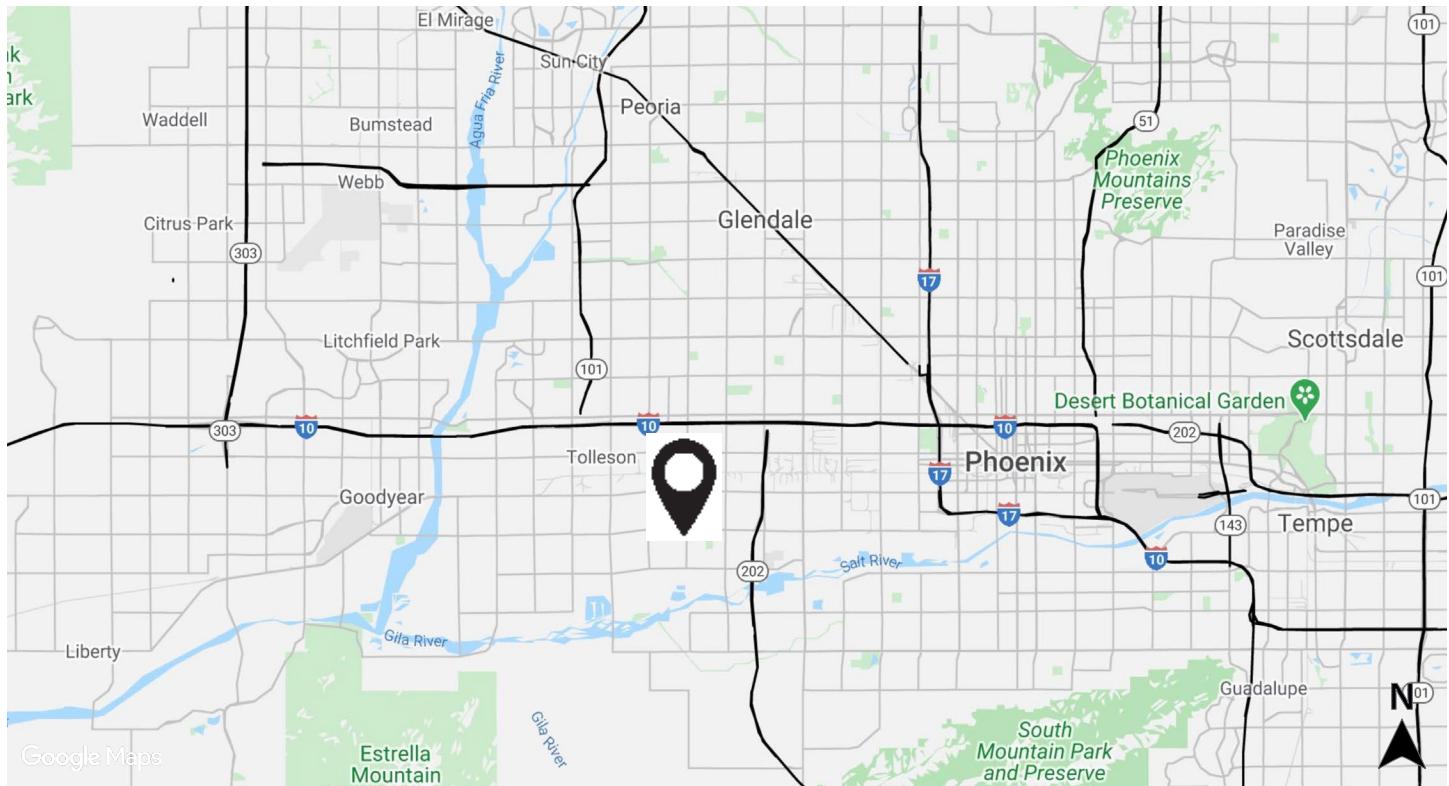
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# Location

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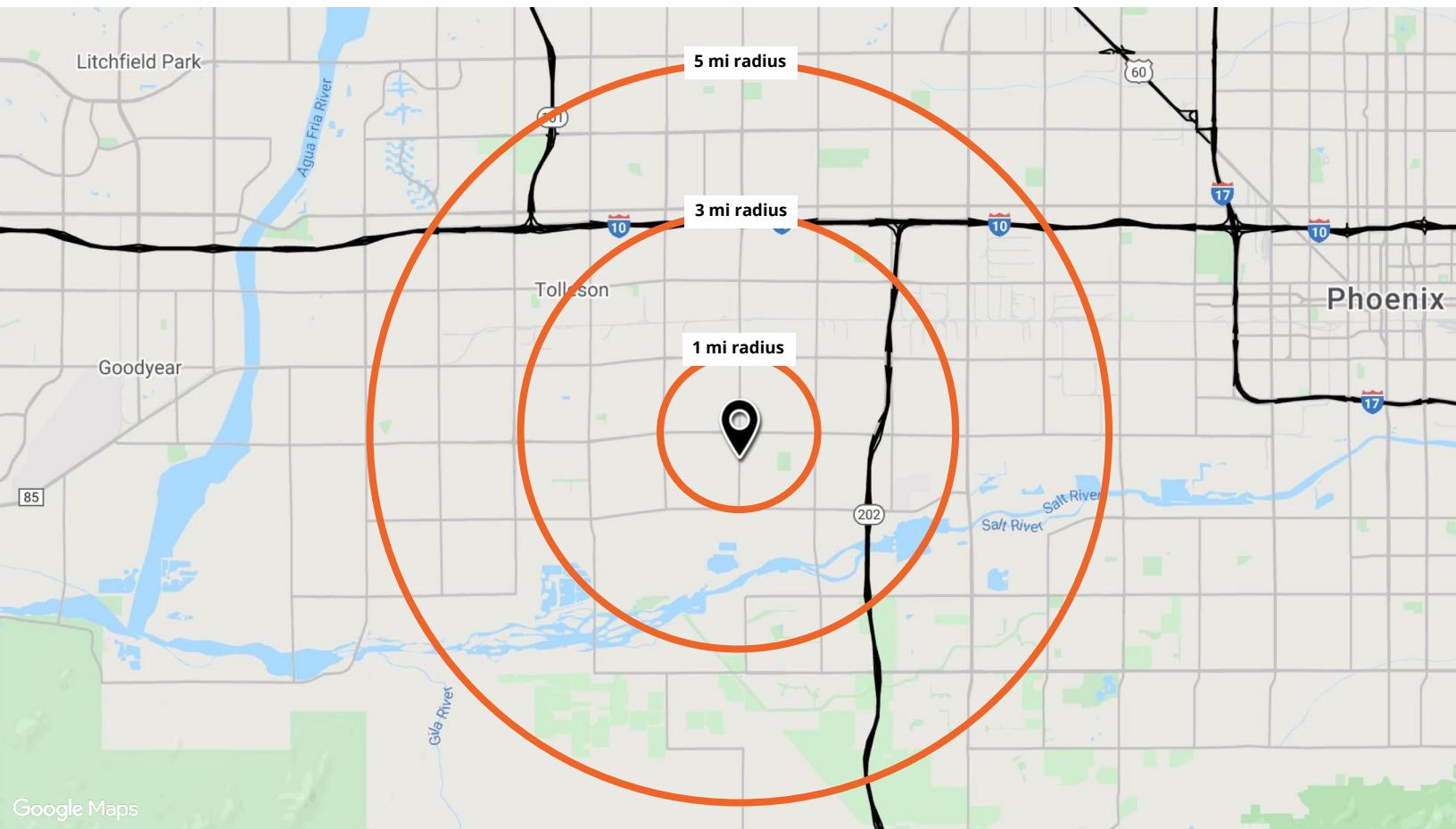
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# Demographics

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|                    | 1-mile    | 3-miles   | 5-miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 14,115    | 73,510    | 262,683   |
| Median age         | 30.1      | 29.5      | 29.4      |
| Daytime employment | 1,277     | 22,931    | 66,679    |
| Avg. HH income     | \$114,728 | \$107,410 | \$102,472 |
| HH units           | 4,168     | 22,174    | 80,813    |

## Traffic counts

75th Avenue **±56,864 vpd**

Lower Buckeye Road **±66,024 vpd**

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