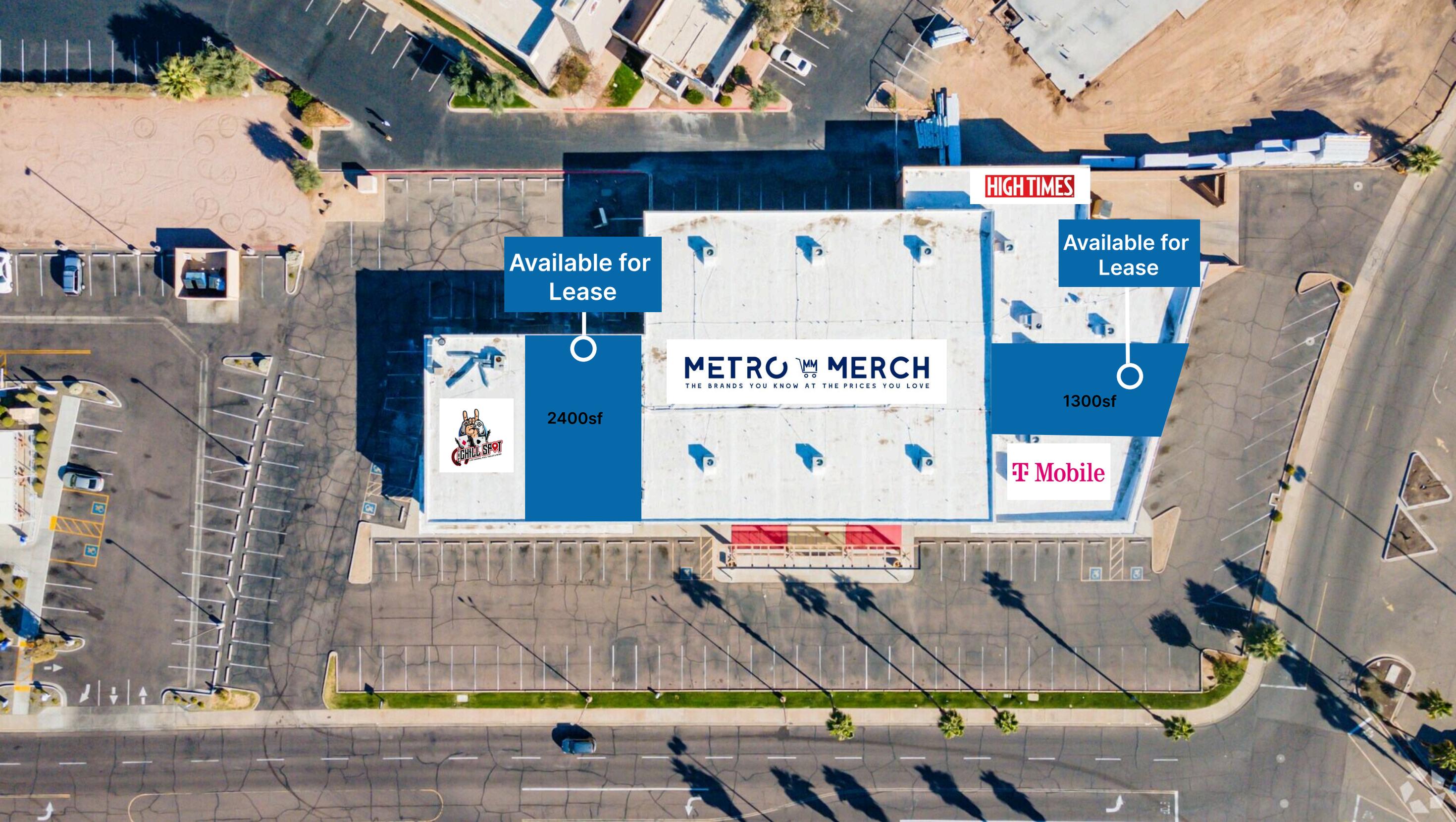


PROPERTY FOR LEASE

T Mobile

10215 N
28th Dr

1300-2400 SF of Retail Space Available in Phoenix, AZ 85010



ABOUT THE PROPERTY

Seize the opportunity to lease 1300-2400 square feet of prime retail space within a 29,000-square-foot center. Originally built in 1981 and renovated in 2000, this property boasts a strong parking ratio of 5.4 spaces per 1,000 SF, ensuring easy access for customers. Situated in a high-traffic retail corridor, it offers excellent visibility and accessibility for a variety of retail uses.



SELECT TENANTS AT 10215 N 28TH DR, PHOENIX, AZ 85051

TENANT	DESCRIPTION	US LOCATIONS	REACH
The Chill Spot	Restaurant	-	-
T-Mobile	Wireless Communications	8,872	Internationa
High Times	Tobacco Shop	-	-
Metromerch	Discount Store	-	-



petco

five BEL'W

DOLLAR TREE

Michaels

Staples

Guitar Center

Party City

Durlington

Cane's

Olive Garden

BUFFALO WILD WINGS

INTERSTATE 17

18

BURGER KING

IN-N-OUT

BANK OF AMERICA

Jiffy lube

Flabber's MEXICAN FOOD

WHITERS

BARNES & NOBLE

CHILL SPOT

METRO MERCH
THE BRANDS YOU KNOW AT THE PRICES YOU LOVE

DOUBLE TREE

Available for Lease

Available for Lease

Pepper's

N. 28TH DRIVE

T Mobile

HIGH TIMES

RED LOBSTER

BRAND NEW UNITS



418 units,
mid-level
townhomes on
17.3 acres

Subject
Property

185 units,
entry-level
townhomes on
8.6 acres

357 units,
upper-level
townhomes on
17 acres

LOCATION HIGHLIGHTS



- 1300-2400 SF of prime retail space available within a 29,000 SF center
- Strong parking ratio of 5.4 spaces per 1,000 SF, ideal for high customer volume
- Excellent visibility and access from major roads in a well-trafficked retail corridor
- Recently renovated – originally built in 1981 and updated in 2000
- Positioned near Phoenix’s only Light Rail-integrated master plan community
- Potential customer base of over 3,000 residents within walking distance from The Metropolitan development

OVERALL SITE PLAN



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mid-level
townhomes on
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DEMOGRAPHICS 2024



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DEMOGRAPHICS 2024	1 MILE	3 MILE	5 MILE
POPULATION (2024)	14,204	167,998	443,147
PROJECTED POPULATION (2029)	14,839	165,851	438,376
AVG HH INCOME	\$70,013	\$87,511	\$96,341
DAYTIME POPULATION	14,928	94,730	245,925
MEDIAN AGE	34.2	34.6	35.5
TOTAL BUSINESSES	1,081	6,005	15,729

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$524.68 M	\$5.96 B	\$16.32 B
Total Non-Retail	\$260.91 M	\$2.94 B	\$8.12 B
Total Retail	\$263.78 M	\$3.02 B	\$8.2 B
Entertainment	\$30.72 M	\$349.93 M	\$949.66 M
Food & Beverages (Away from Home)	\$23.4 M	\$266.57 M	\$725.6 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$6,878	\$7,854	\$8,088
Total Non-Retail	\$3,420	\$3,878	\$4,023
Total Retail	\$3,458	\$3,976	\$4,066
Entertainment	\$403	\$461	\$471
Food & Beverages (Away from Home)	\$307	\$351	\$360

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