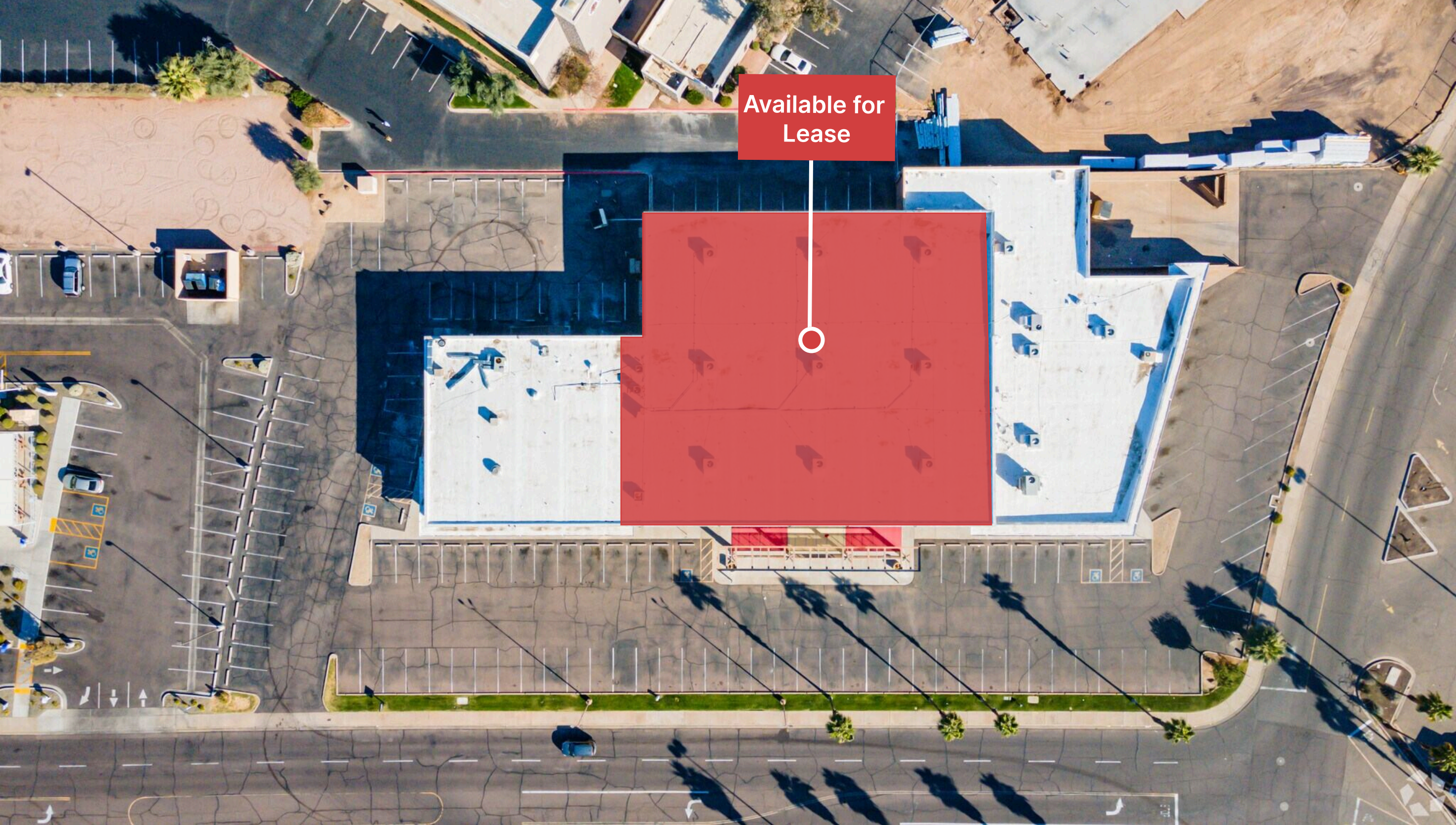


PROPERTY FOR LEASE

T-Mobile

10215 N
28th Dr

16,000 SF of Retail Space Available in Phoenix, AZ 85010



Available for
Lease

ABOUT THE PROPERTY

Seize the opportunity to lease 16,000 square feet of prime retail space within a 35,250-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
Klean Kutz Barbershop	Hair Salon	-	-
The Chill Spot	Restaurant	-	-
T-Mobile	Wireless Communications	8,872	International



petco

five
BELOW

DOLLAR TREE

Michaels

Staples

Guitar Center

Party City

Burlington

Cane's

Olive Garden

BUFFALO WILD WINGS

INTERSTATE
17

18

BANK OF AMERICA

BURGER KING

IN-N-OUT
BURGER

jiffy lube

Flabert's
MEXICAN FOOD

HUNTERS

BARNES & NOBLE

DOUBLE TREE
BY HILTON

Red Lobster

N. 28TH DRIVE

Available for
Lease

RED LOBSTER

BRAND NEW UNITS

418 units,
mid-level
townhomes on
17.3 acres

185 units,
entry-level
townhomes on
8.6 acres

Subject
Property

357 units,
upper-level
townhomes on
17 acres



LOCATION HIGHLIGHTS



- 16,000 SF of prime retail space available within a 35,250 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





DEMOGRAPHICS 2024

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