

Cartwright Pointe Plaza

5109 W Thomas Rd. #301 Phoenix, AZ 85031



AVAILABLE:

2,962 SF

USES:

Retail, Industrial, Office, Medical Office, or Warehouse

LEASE RATE:

\$18.00/ PSF, NNN

JOIN TENANTS:

Family Dollar, dd's Discounts, Palacio Real, Magic Smiles Dentistry, Metro-PCS by T-Mobile and more.

LOCATION:

Cartwright Pointe Plaza is on the SW corner of 51st Ave and Thomas Rd. in West Phoenix. The center has great visibility and frontage along both major streets. To the west, Desert Sky Mall is just minutes away and both Grand Ave and Interstate 17 are less than three miles to the east. Cartwright Pointe is immediately surrounded by commercial shopping centers, large multi-family complexes and established single family neighborhoods.

SUMMARY:

Suite 301 is the end-cap of the 5109 building, making this the corner suite for the whole center. It is a large, open floorplan. The front half of the unit is perfect for a showroom or retail shopping while the back room provides an excellent space for storage, warehousing, a workshop etc. As is, this space is lease ready or it can be customized to meet virtually any business need.

Urban Pointe Development Inc.

29 W Thomas Road
Suite 203
Phoenix, AZ 85013

James Ridgeway

Leasing Agent
(602) 430-7025 Mobile
(602) 314-8018 Office
jridgeway@urbanpointe.com



URBAN POINTE
DEVELOPMENT

Cartwright Pointe Plaza
Suite 301

**Available After 90 Day Notice,
Please Call James Ridgeway
to Schedule A Showing**

OVERVIEW

PROPERTY INFO:

- Lot Size: 7.3 Acres
- Subject Building Size: 12,962
- Daily Traffic Counts 37,453
- Estimated CAM of \$5.50 PSF
- Front and Rear Parking Lots
- Two Anchors (Family Dollar & dd's Discounts)

SUITE INFO:

- Renovated in 2018
- 400 Amp Switch Gear (Installed New in 2016)
- York, 7 ton, 3 Phase HVAC (Installed New in 2018)
- 2" Main Water Line
- Fire Sprinklers and Alarm Monitoring
- 18' Foot Ceilings
- LED Interior Lighting
- ADA Compliant Bathroom
- End-Cap/ Corner Space

PROPERTY HIGHLIGHTS

- Lot Size: 7.3 Acres
- Subject Building 12,962 SF
- Daily Traffic Counts 37,453
- Estimated CAM of \$4.00 PSF

PROPERTY SUMMARY

- \$18.00/ PSF, +NNN
- Renovated in 2018
- Lot Size: 7.3 Acres
- Subject Building 12,962 SF



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PROPERTY PHOTOS

**Cartwright Pointe Plaza
Suite 301**

**2,962 SF
\$18.00 PSF, +NNN
Estimated CAM of \$5.50 PSF**

Suite 301 Store Front. 2,962 SF of End Cap/ Corner Space. The Subject Building is a 12,962 SF Free Standing Building , Shared With One Tenant (Magic Smiles)..



Front Showroom Offers 2,450 SF of Conditioned Space. The Remaining Space is Currently Open Warehouse



A View of the Front Room at Suite 301 After Walking in the Front Door. The Space Feels Big, Open and Bright. LED Light Fixtures Hang From the 18' Ceilings, Complementing the Natural Light Pouring In From the Glass Storefront.

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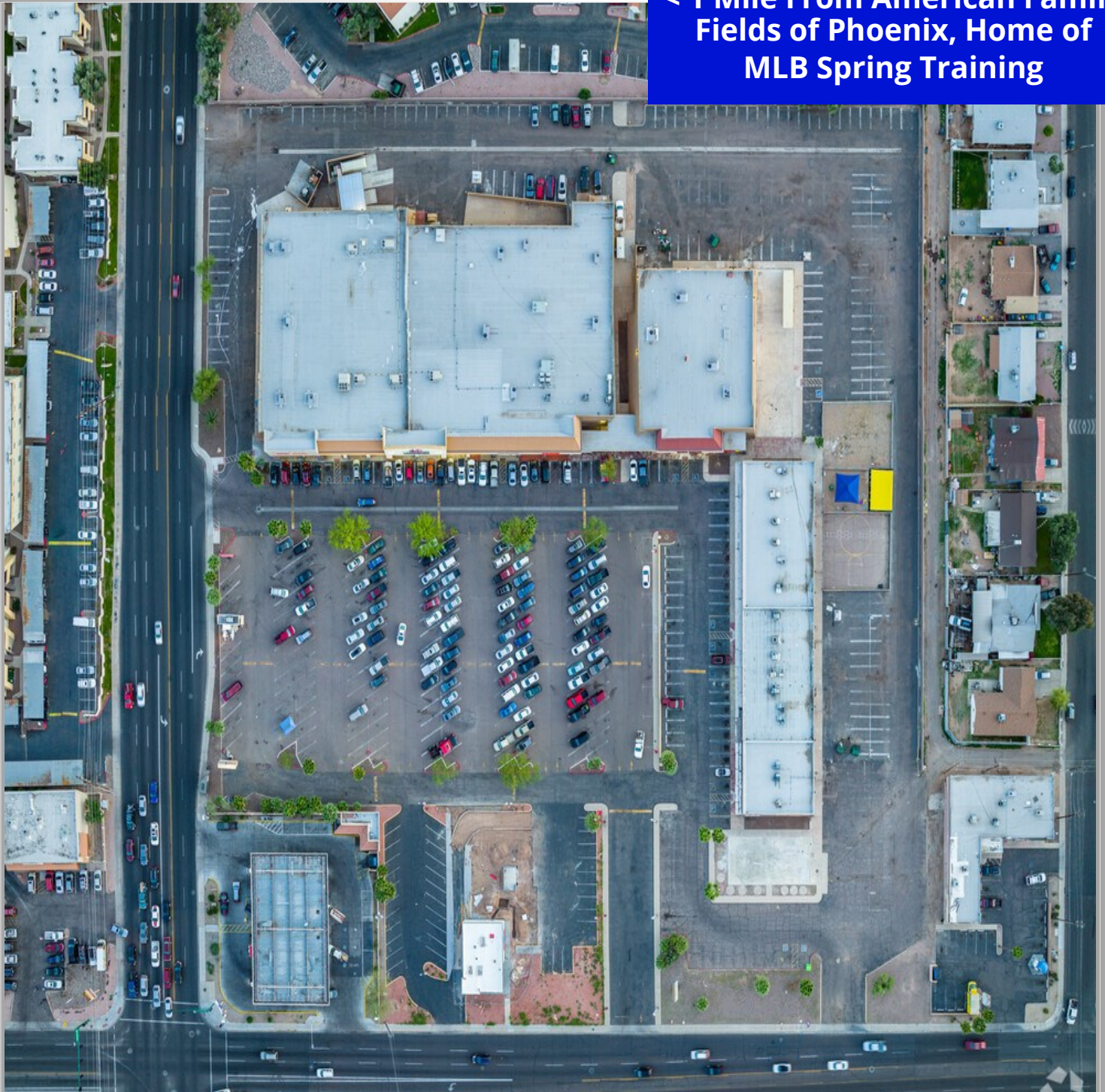


**URBAN POINTE
DEVELOPMENT**

AERIAL MAP

Cartwright Pointe Plaza Suite 301

3 Miles East of Desert Sky Mall
3 Miles West of I-17
< 1 Mile From American Family
Fields of Phoenix, Home of
MLB Spring Training



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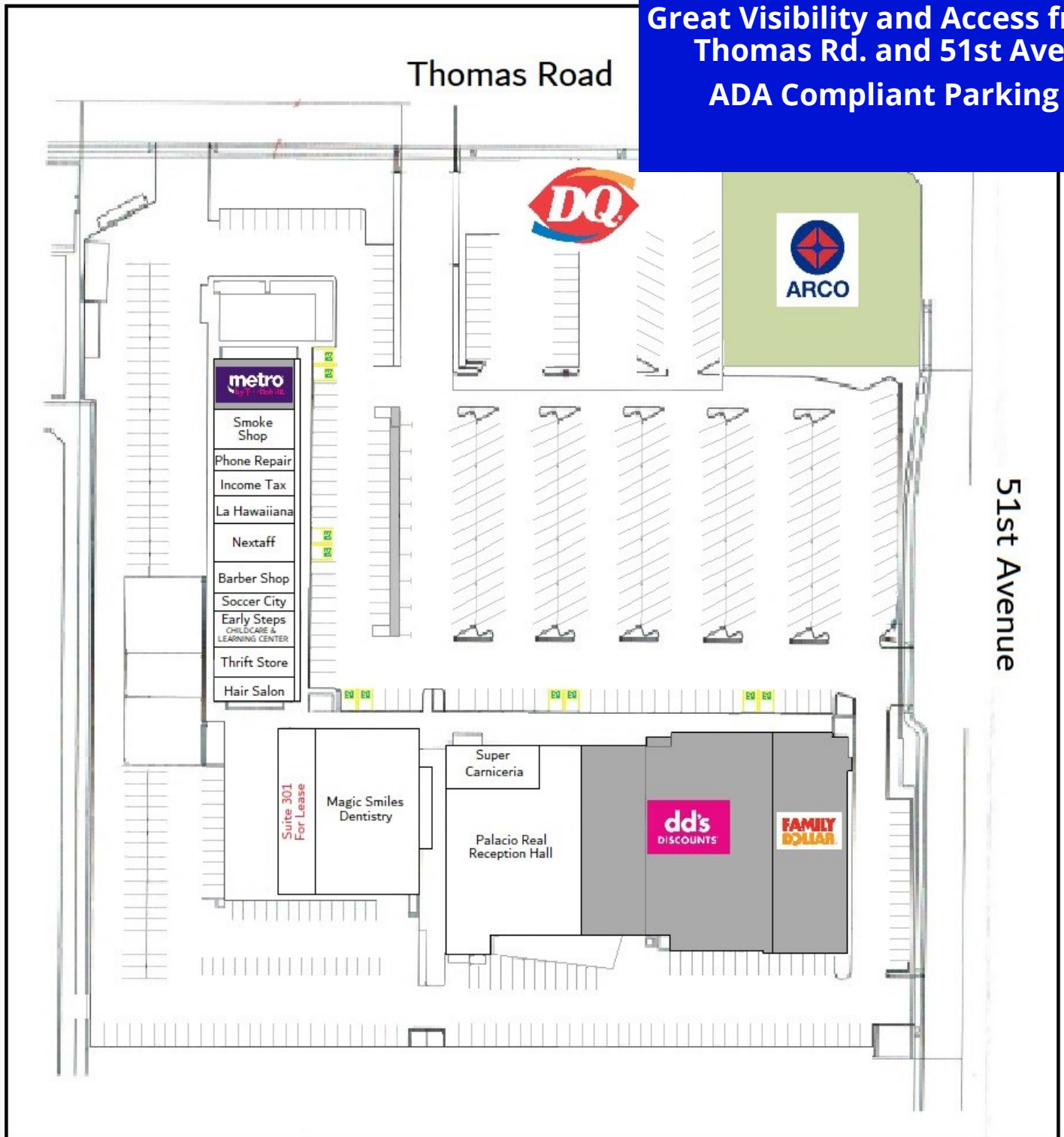
URBAN POINTE
DEVELOPMENT

SITE MAP

Cartwright Pointe Plaza

Suite 301

Two Strong Anchors in Plaza,
dd's Discounts & Family Dollar
Great Visibility and Access from
Thomas Rd. and 51st Ave.
ADA Compliant Parking



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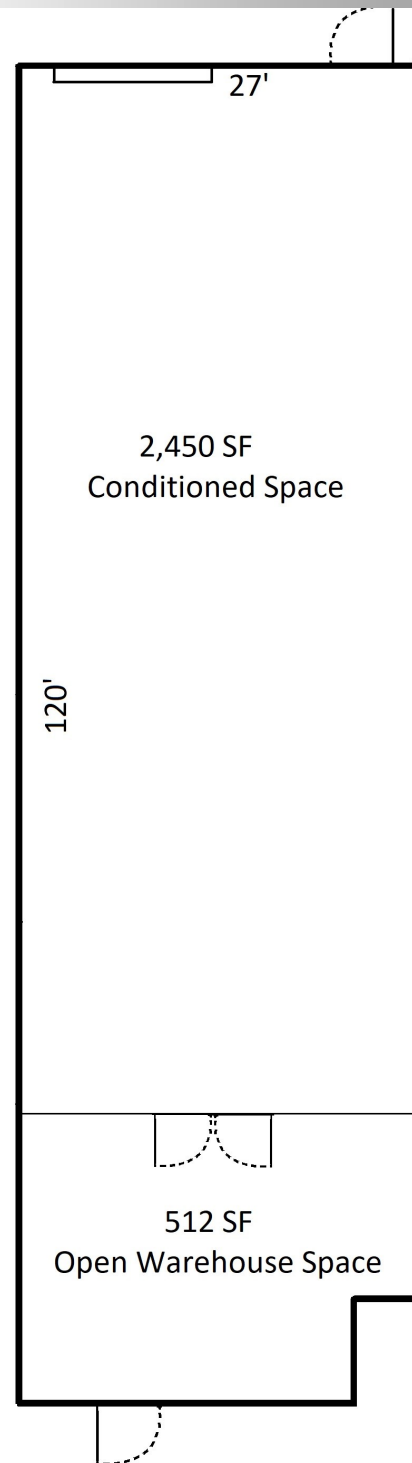


URBAN POINTE
DEVELOPMENT

FLOOR PLAN / DEMOGRAPHICS

2,962 SF
\$18.00 PSF, +NNN
Estimated CAM of \$5.50 PSF

Demographic by Zip Code	From 2020 Census (As of 2019)
Total Population	33,886
Population Density	7,520
Average Real Estate Sale Price	\$40,825.00
Average Household Income	\$42,883.00



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