

CAMELBACK SQUARE

525-533 E CAMELBACK ROAD | PHOENIX, AZ 85012



±1,650 SF
AVAILABLE

NEW
MATTRESS
TENANT

CASA LOLA

AVAILABLE
LEV ROSE
480.947.0600
sean@levrose.com
SEAN LIEB

FOR LEASE

Sean Lieb, Senior Vice President

slieb@levrose.com

602.491.9295

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES

OFFERING DETAILS

AVAILABLE:
±1,650 SF

LEASE RATE:
\$15.00/SF +\$3.00 NNN

HIGHLIGHTS:

- ±1,650 SF, former Boxing Gym available perfect for personal fitness, retail and flex type uses
- Multiple dedicated monument signs on Camelback
- 1 grade level roll-up door with high beam ceilings
- Parking in front and back, ability to add from bar parking
- 1,000 new apartment units within 1 mile
- Minutes from Brophy and Xavier

NEARBY RETAILERS



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY PHOTOS



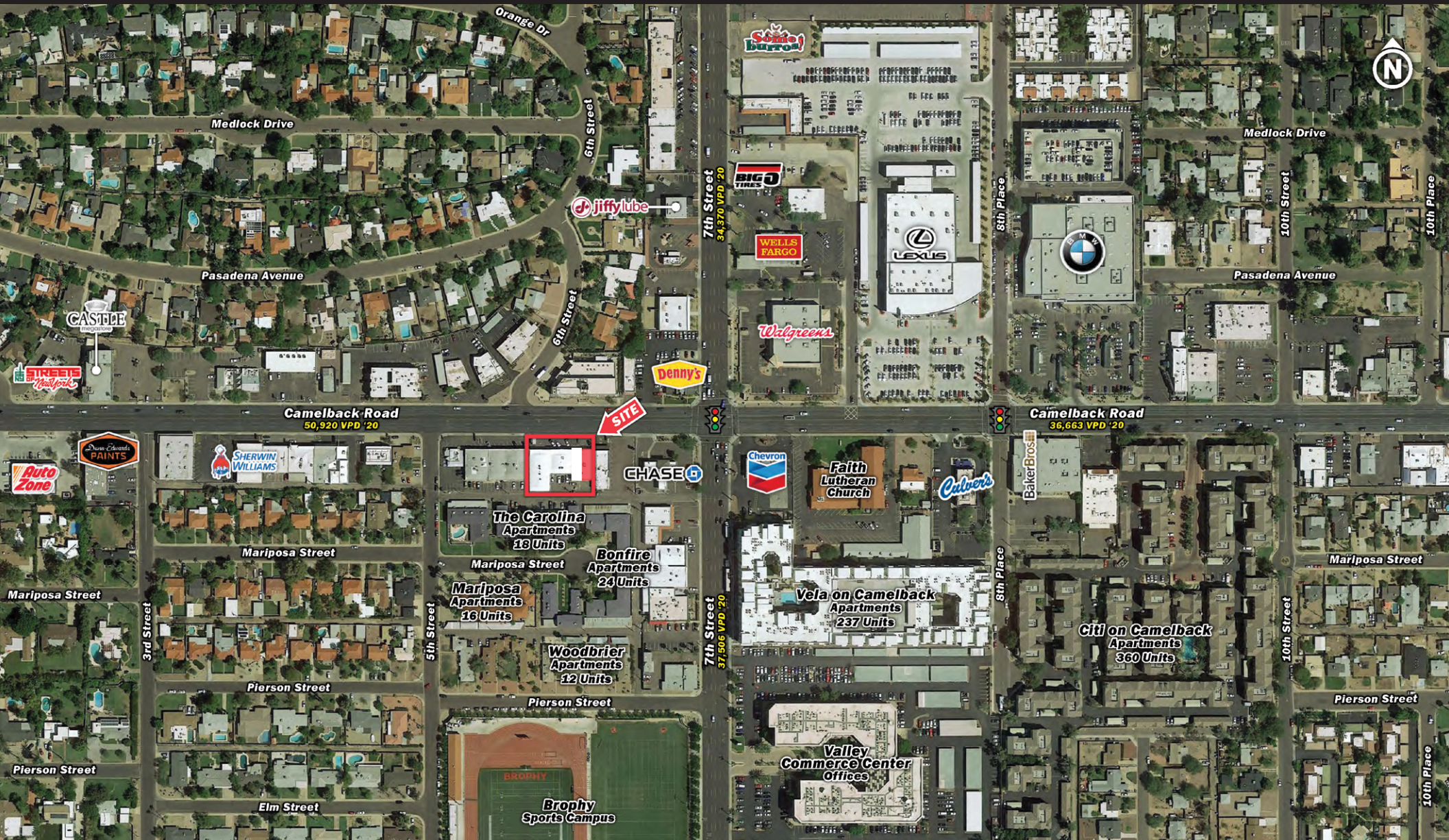
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



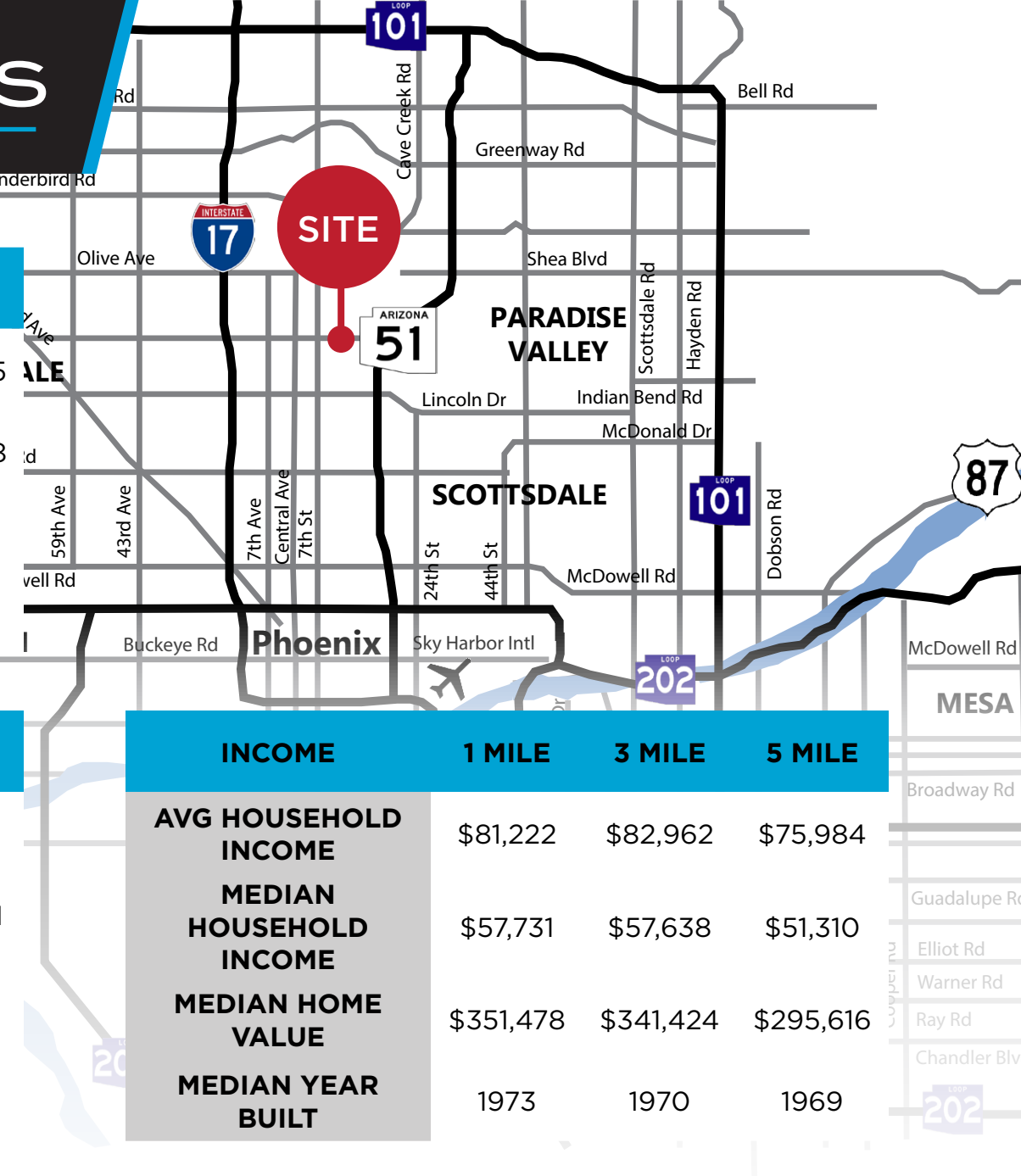
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	21,994	194,610	476,995
2027 POPULATION PROJECTION	25,118	219,969	536,688
ANNUAL GROWTH 2010-2022	3.5%	2.3%	1.9%
ANNUAL GROWTH 2022-2027	2.8%	2.6%	2.5%

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	10,508	84,355	185,107
2027 HOUSEHOLD PROJECTION	11,971	95,243	208,371
ANNUAL GROWTH 2010-2022	1.7%	1.0%	0.8%
ANNUAL GROWTH 2022-2027	2.8%	2.6%	2.5%

INCOME	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$81,222	\$82,962	\$75,984
MEDIAN HOUSEHOLD INCOME	\$57,731	\$57,638	\$51,310
MEDIAN HOME VALUE	\$351,478	\$341,424	\$295,616
MEDIAN YEAR BUILT	1973	1970	1969

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

LOCATION OVERVIEW

PHOENIX



73%
REPRESENTATION
OF ARIZONA'S
ECONOMY



4.4M
CURRENT
POPULATION OF
RESIDENTS

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life.

Phoenix is a fantastic location to work and live with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.



LEV ROSE

COMMERCIAL REAL ESTATE

