

Likely Tenant Business Types

Health & Medical Services: Ideal for medical or wellness users. The existing layout with private offices and ADA restrooms supports **physical therapy, chiropractic, dental, or family care clinics**. LC zoning allows medical uses, and the area's demographics align well with healthcare demand.

Food & Beverage: The **covered arcade and counter** make the suite perfect for a **coffee shop, bakery, smoothie, or quick-service restaurant** with outdoor seating. No food users currently occupy the center, allowing a new concept to capture unmet demand.

Fitness & Personal Wellness: The open layout fits **yoga, Pilates, martial arts, or boutique fitness studios**. A **massage, spa, or medspa** could also thrive, using private rooms for treatment and the arcade for outdoor classes.

Specialty Retail & Services: Excellent for **apparel, décor, gifts, or pet services** such as grooming or small vet clinics. **Professional offices** (insurance, tax prep, tutoring) also suit the area's family and professional demographics.

Summary: Suite 8's flexible configuration and strong visibility make it ideal for **medical, wellness, food/beverage, and specialty service users**—from local operators to regional and national brands expanding in Metro Phoenix.