

**FOR LEASE – HIGH PROFILE SHOPPING CENTER**

Marketplace at Central Pad  
Phoenix, Arizona

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP

Property Name	Property Address	City	State	Zip Code	Intersection
Marketplace at Central Pad	8911 North Central Avenue	Phoenix	Arizona	85020	NEC North Central Avenue & East Townley Avenue

Total Square Feet	Year Built	Year Renovated	Site Parking	Major Tenants
5,024	2005	2021	12 on parcel and additional in common	Walmart Neighborhood Market, Ross, Dollar Tree, Starbucks, Pizza Hut, A T & T, Sally Beauty Supply, UPS

**Marketplace at Central Pad**



RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

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**Property Summary**

Suite	Occupant	Approximate Square Footage	Maximum Contiguous	Annual Lease Rate PSF	Annual CAM Estimate PSF	Date Available
<b>101 &amp; 102</b>	Kris' Fresh Frybead	2,559	-	-	-	Leased
<b>103</b>	<i>Available</i>	1,425	1,425	\$24.00	\$15.60	<i>Available</i>
<b>104</b>	Gentle Groomers	1,040	-		-	Leased



**Dedicated Monument Sign on North Central Avenue**

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**Highlights**

- High-Profile Pad to Shopping Center
- Incredible Visibility
- Walmart Neighborhood Market Anchored
- Dollar Tree Co-Anchor
- Tremendous Signage
- Heavily Trafficked Intersection
- Dense Residential Population
- East of Sunnyslope High School
- Recently Renovated
- Dominant Trade Area Location
- High Traffic Location
- Ross Dress for Less Co-Anchor
- Starbucks with Drive-Thru Co-Anchor
- Significant On-Site and In Common Parking
- Large Daytime Population
- South of Honor Health Campus
- Dedicated Monument Sign
- Available Suite Has Significant Frontage

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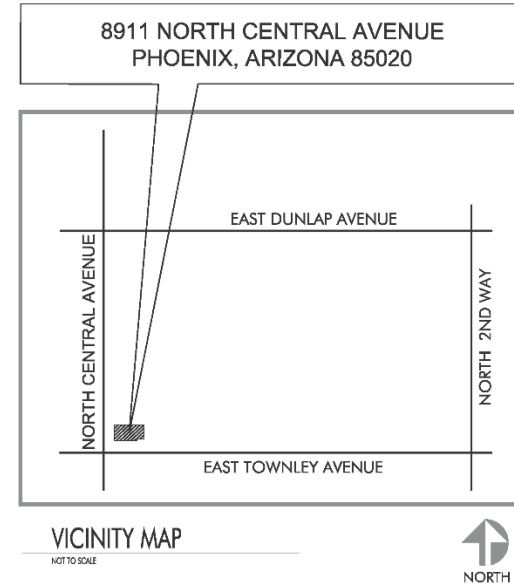
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SUITE	TENANT	SF
101-102	Kris' Fresh Frybread	±2,559 SF
103	Available	±1,425 SF
104	Gentle Groomer	±1,040 SF

**SITE PLAN**  
NORTH

Scale: N.T.S.

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MAIL MANAGEMENT.

MAY 27, 2020  
20095MMA

**McKenty  
Malak**  
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8911 PARTNERS, LLC

MARKETPLACE AT CENTRAL PAD

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**Demographic Summary**

Description	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2020 Census	17,503	62,996	123,561
2024 Estimate	17,778	64,147	126,032
2029 Projection	17,826	64,541	127,067
<b>Households</b>			
2020 Census	7,163	26,844	52,315
2024 Estimate	7,308	27,429	53,500
2029 Projection	7,357	27,684	54,073
<b>2024 Est. Average Household Income</b>	\$ 102,006	\$ 99,829	\$ 97,995

*Source: Environics Analytics*

**Traffic Summary**

Traffic	Cars per 24 Hours	Year Conducted
West Dunlop Avenue (west of North Central Avenue)	29,229	2017
North Central Avenue (south of East Townley Avenue)	14,762	2017

*Source: City of Phoenix*

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