

A photograph of a single-story brick building with a large sign that reads 'MOUNTAINSIDE FITNESS'. The sign has a red 'M' and the words 'MOUNTAINSIDE' and 'FITNESS' in white. The building is surrounded by trees and a parking lot with several cars. A tall light pole stands in front of the building.

**MOUNTAINSIDE
FITNESS**

RETAIL PROPERTY FOR LEASE

FOOTHILLS PARK PLACE

NEC Ray Road & 48th Street | Phoenix, AZ 85044

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LOCATION DESCRIPTION

I-10 & Ray Rd - Phoenix

PROPERTY HIGHLIGHTS

- 1,200 SF Juice Bar for Lease
- Located just off the I-10 and Ray Road
- Modern Paint Scheme
- Busy Neighborhood Shopping Center
- Multiple Fascia Signs facing Ray Rd & 48th St
- High Traffic Counts
- Affluent Ahwatukee Neighborhood - One of Metro Phoenix's Strongest Submarkets
- 1.4M SF of Retail Space at the Intersection

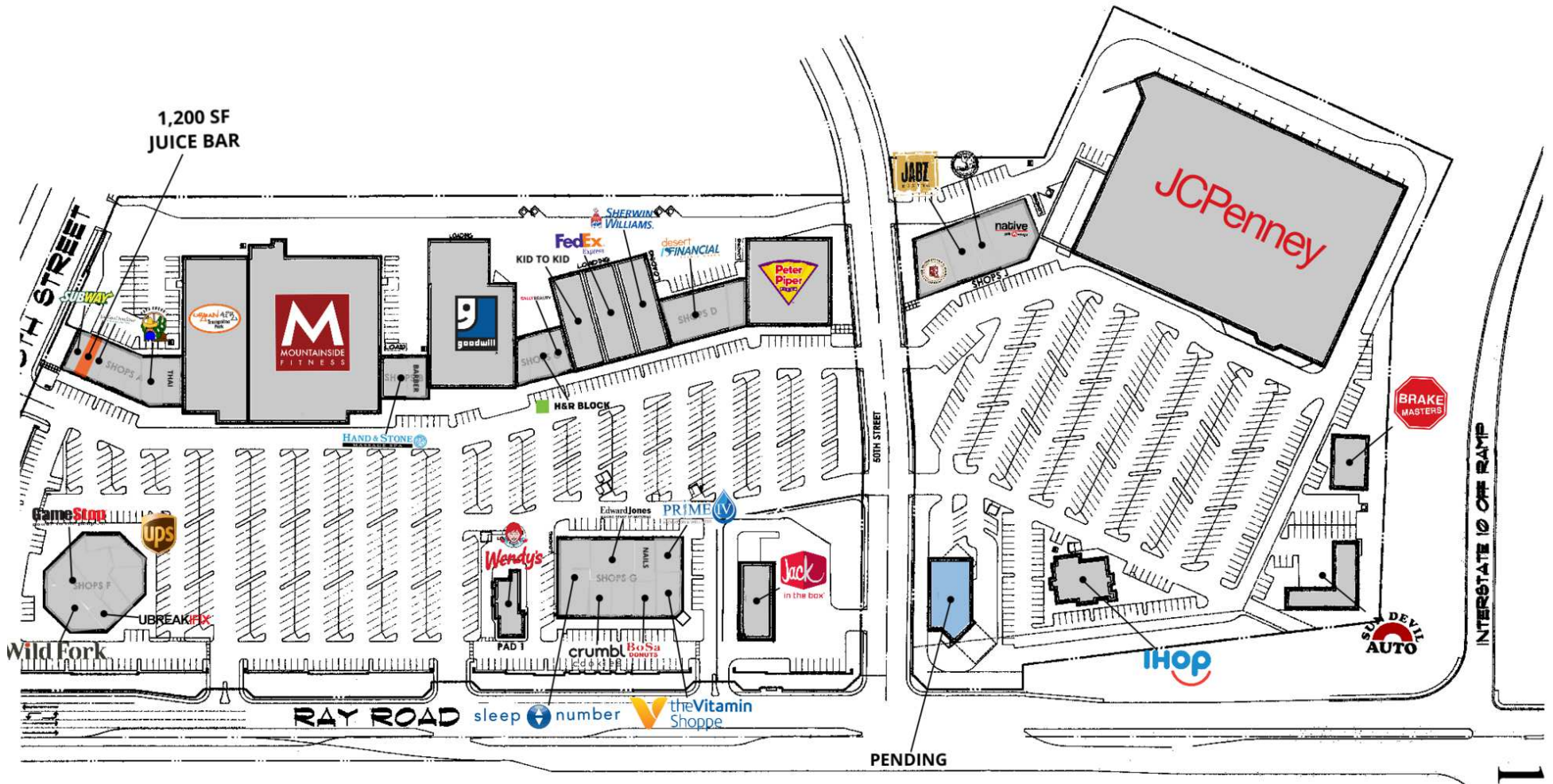
AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	MINIMUM 5 YEARS
Total Space:	1,200 SF	Lease Rate:	CONTACT FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS
A-01	SUBWAY	1,200 SF	-	-
A-03	Available	1,200 SF	JUICE BAR	View Here
A-05	GOOD FEET	1,200 SF	-	-
A-07	PIGTAILS AND CREWCUTS	1,080 SF	-	-
A-09	BOBA DAY	1,264 SF	-	-
A-11	BELLE LACET	1,328 SF	-	-
A-13	PAPA CHEVOS TACO SHOP	1,698 SF	-	-
A-15	UD THAI	1,400 SF	-	-
B-01/03	HAND & STONE MASSAGE	2,820 SF	-	-
B-71	GENTLEMAN JOE'S	1,080 SF	-	-
C-01	STRETCH AUTHORITY	1,375 SF	-	-
C-02	H&R BLOCK	2,010 SF	-	-
C-03	SALLY BEAUTY	1,200 SF	-	-
1	GOODWILL	22,565 SF	-	-
2	KID TO KID	6,000 SF	-	-

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SUITE	TENANT	SIZE	DESCRIPTION	PLANS
3A	FEDEX	7,000 SF	-	-
3B	SHERWIN WILLIAMS	5,000 SF	-	-
D-01	DESERT FINANCIAL CREDIT UNION	5,914 SF	-	-
D-03	CHURCHILL'S FINE CIGARS	1,748 SF	-	-
4	PETER PIPER PIZZA	14,000 SF	-	-
F-01	WILD FORK FOODS	4,332 SF	-	-
F-05	UBREAKIFIX	1,068 SF	-	-
F-07	IMAGINE DENTAL	1,355 SF	-	-
F-09	AGELESS MEN'S HEALTH	1,040 SF	-	-
F-11	UPS	1,002 SF	-	-
F-13	YOUR CBD STORE	865 SF	-	-
F-15	BIKE MASTERS	2,544 SF	-	-
F-17	GAMESTOP	1,388 SF	-	-
F-21	JACKSON HEWITT	512 SF	-	-
G-01	SLEEP NUMBER	4,672 SF	-	-
G-07	CRUMBL	1,500 SF	-	-
G-09	WOW WOW HAWAIIAN LEMONADES	1,200 SF	-	-
G-11	BOSA DONUTS	1,200 SF	-	-
G-13	VITAMIN SHOPPE	3,867 SF	-	-
G-17	PRIME IV	1,750 SF	-	-

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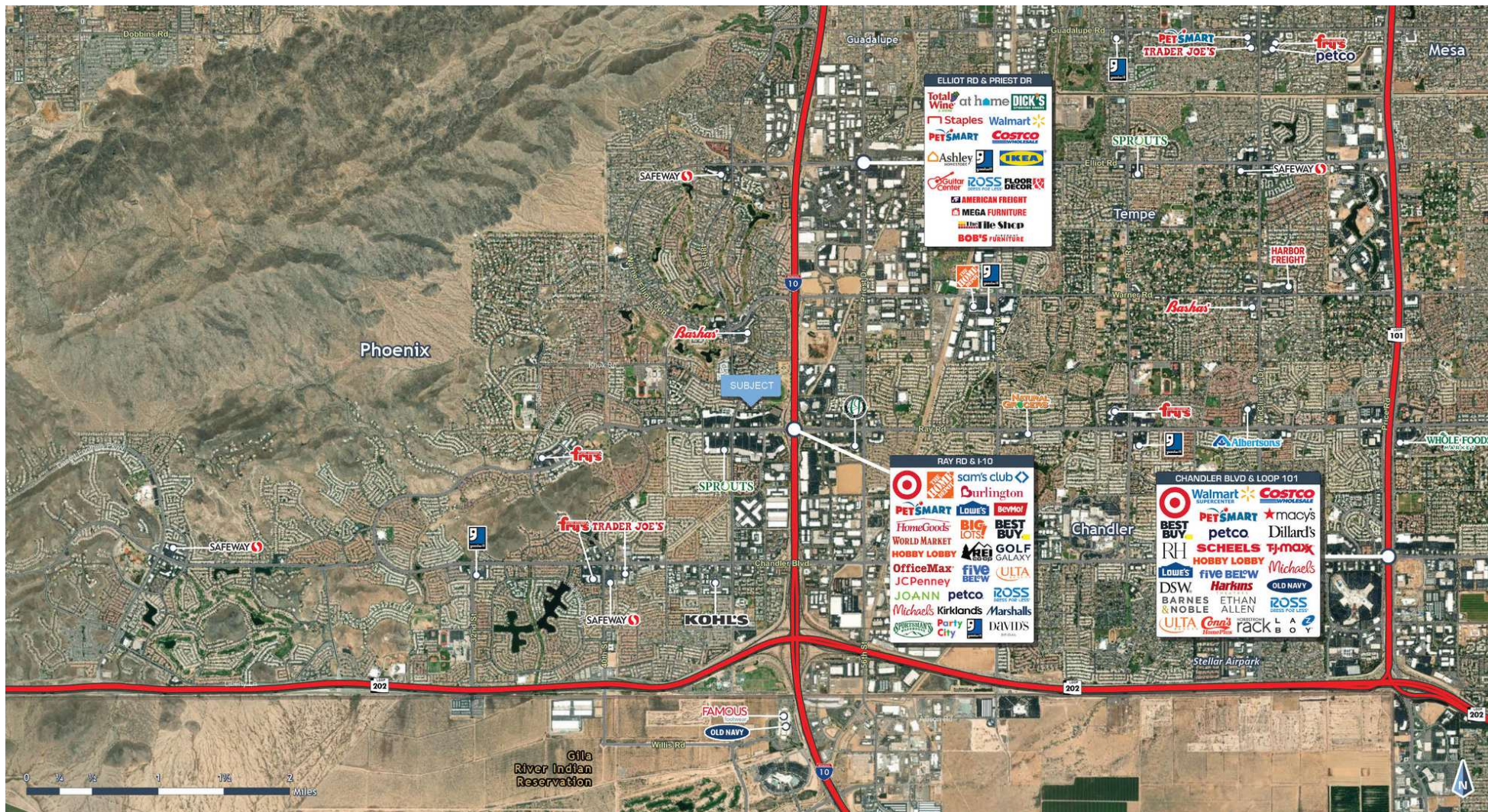
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SUITE	TENANT	SIZE	DESCRIPTION	PLANS
G-21	LE AZ NAILS	1,005 SF	-	-
G-23	EDWARD JONES	950 SF	-	-
G-24	SUNCHAIN TANNING	1,546 SF	-	-
J-01	HONEY BAKED HAM COMPANY	3,084 SF	-	-
J-03	JABZ BOXING	2,400 SF	-	-
J-05	WHINING PIG	1,600 SF	-	-
J-09	NATIVE GRILL	6,498 SF	-	-
MJR 1	MOUNTAINSIDE FITNESS	38,868 SF	-	-
MJR 2	JCPENNEY	104,880 SF	-	-
PAD 1	WENDY'S	2,750 SF	-	-
PAD 2	JACK IN THE BOX	2,637 SF	-	-
PAD 3	IHOP	5,400 SF	-	-
PAD 4	LEASE PENDING	0.83 Acres	PAD AVAILABLE FOR GROUND LEASE	-
PAD 5	BRAKE MASTERS	3,786 SF	-	-
PAD 6	SUN DEVIL AUTO	5,927 SF	-	-
MJR 1-2	URBANAIR	24,000 SF	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	16,912	88,593	198,228
Median Age	34.7	38.7	37.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$79,919	\$97,474	\$90,986
Average	\$108,977	\$133,584	\$127,236



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	772	3,741	7,159
Employees	12,332	60,993	106,895
Daytime Population	21,829	109,376	213,987



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	30.5%	32.3%	29.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	77.5%	79.1%	74.9%
Services	9.3%	9.2%	11.2%
Blue Collar	13.2%	11.8%	13.8%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,336	36,792	80,422
Median Home Value	\$385,489	\$417,200	\$403,750

*2023 Demographic data derived from ESRI

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