



# Rancho Encanto

NEC 35TH AVENUE & GREENWAY ROAD | PHOENIX AZ

# FOR LEASE



**SMART & FINAL** anchored center - motivated ownership!

**±3,650 SF** former fitness facility

**PRIME** monument signage opportunities available

**HIGH TRAFFICKED** site located just 1 mile West of the I-17

**DENSE** trade area with a population of ±373,413 within 5 miles

### JOIN TENANTS AT INTERSECTION:





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## TENANT LIST

Suite	Tenant	SF
A128	Little Ceasars Pizza	±1,700
A125	Boost Mobile	±1,500
A120	Available	±3,650
A120-B	Firehouse Subs	±1,800
B119	Smart & Final Extra	±28,985
B117	Kaleidoscope School	±6,549
C116	One Main Financial Services	±1,375
C115	Available	±1,875
D114	Aaron's	±15,025
E108	Available	±1,200
E107	Team Chiropractic	±1,800
E103	Available	±1,995
E102	Nail Salon	±1,526
E101	JT Gyros	±1,879

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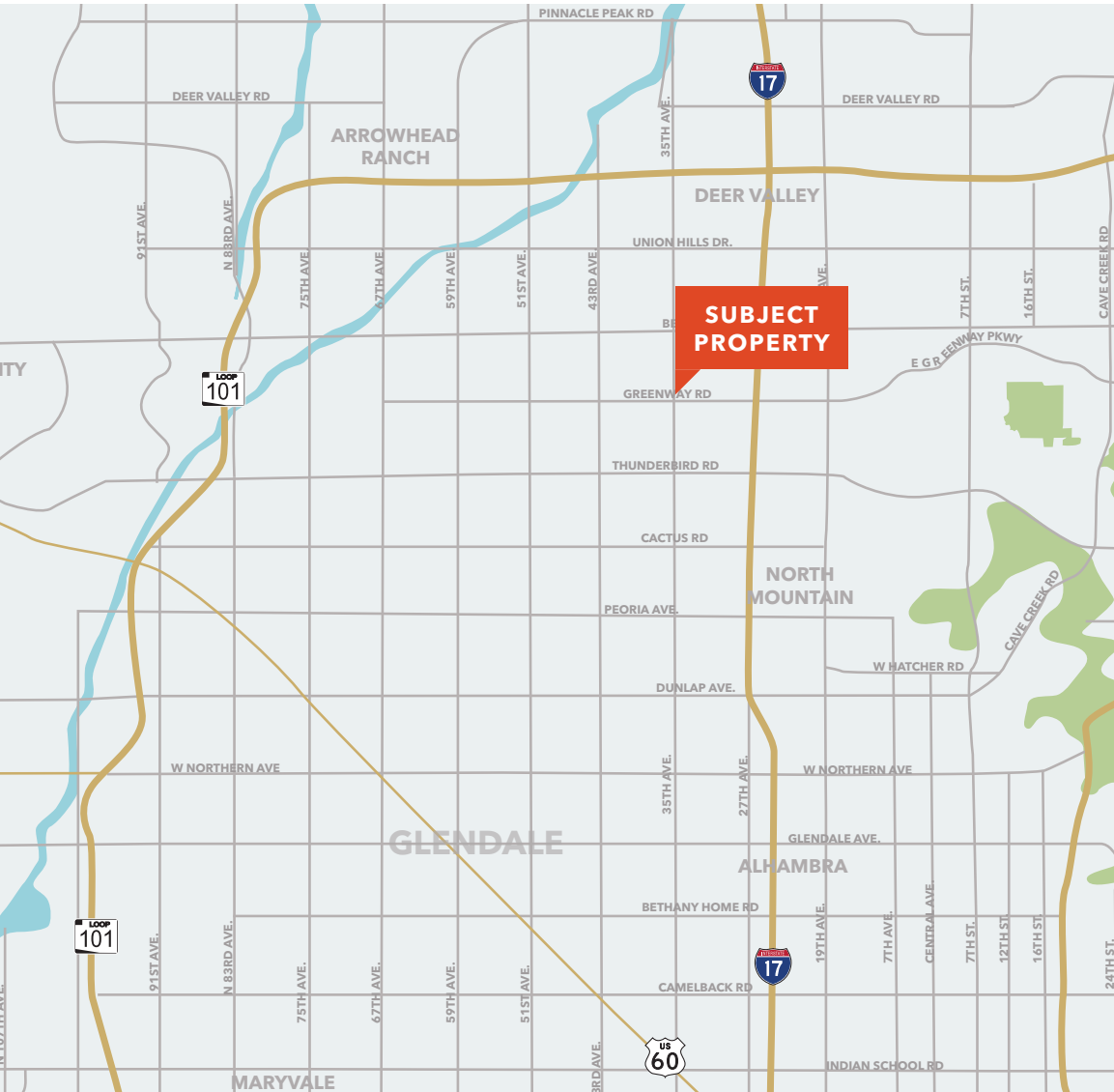
**km** Kidder Mathews



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## PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2024 Projection	18,100	163,233	393,149
2019 Estimate	17,233	154,652	373,413
2010 Census	16,068	141,678	344,283
Growth 2010-2019	2.93%	15.02%	11.29%
Growth 2019-2024	6.16%	7.92%	7.42%
<b>Households</b>			
2024 Projection	6,571	66,822	156,327
2019 Estimate	6,284	61,917	145,523
2010 Census	6,105	53,833	130,759
2019 Avg HH Income	\$67,699	\$65,165	\$68,923
2019 Med HH Income	\$55,008	\$51,820	\$53,012
<b>Business Employment</b>			
Daytime Employment	3,825	56,929	135,500
<b>MATTHEW AULT</b> 602.513.5128 matthew.ault@kidder.com			
<b>TRASK SWITZENBERG</b> 602.513.5144 trask.switzenberg@kidder.com			

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