

2,000 SF SUITE AVAILABLE



— Arcadia Court

NEC of 44th Street & Oak — In front of Costco
2303 N. 44th Street | Phoenix, AZ

COMMON BOND
— DEVELOPMENT GROUP —

— SITE PLAN

44th Street — 60,332 VPD

SAJAD
WITH DOUBLE
DRIVE-THRU

**BROOKLYN
MIKE'S SUBS**

**GOLD
EXCHANGE US**

**THE UPS
STORE**



**AVAILABLE
2,000 SF**

**WITH DRIVE UP
ATM**

**SMOKING
VAPOR**

PHO ARCADIA

**DOMINOS
PIZZA**

D1 FITNESS

**"THE DIRTY
DRUMMER"**
PHOENIX, AZ

Arcadia Court — 2,000 SF Available

2303 N. 44th Street | Phoenix, AZ

- Prime Arcadia Location – NEC of 44th St & Oak, 2 miles from Loop 202 and minutes to Sky Harbor Airport
- Strong Retail Corridor – Near Costco, Target & Fry's; ~7.7M annual visits nearby
- High-Traffic, Dense Trade Area – Exposure to over 65,000 vehicles per day, with 44th Street ranking among the highest trafficked corridors in the Phoenix metro (60,000+ VPD). Surrounded by a dense population of 128,500 residents within a 3-mile radius.
- Low Vacancy Submarket – High-demand area with strong leasing and renewals



Camelback Mountain

Arcadia Neighborhood



five BELOW



44th Street — 60,332 VPD





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COMMON BOND
— DEVELOPMENT GROUP —