

FOR LEASE

THE SHOPPES AT
PARKWOOD RANCH

NWC Southern Avenue & Signal Butte Road

Fully Built Out Salon (1,400 SF)

Fully Built Out Dental Office (2,940 SF)

- Growing East Valley location
- Convenient access to US-60
(full-diamond interchange)



Colliers

Colliers
2390 E Camelback Rd | Suite 100
Phoenix, AZ 85016
+1 602 222 5000
colliers.com/arizona

Brian Woods
Executive Vice President
brian.woods@colliers.com
D: +1 602 222 5026
M: +1 602 390 4392

Stan Sanchez
Senior Vice President
stan.sanchez@colliers.com
D: +1 602 222 5032
M: +1 602 481 4592



JOIN TENANTS:

**HOBBY
LOBBY**

 **DOLLAR TREE**

IHOP

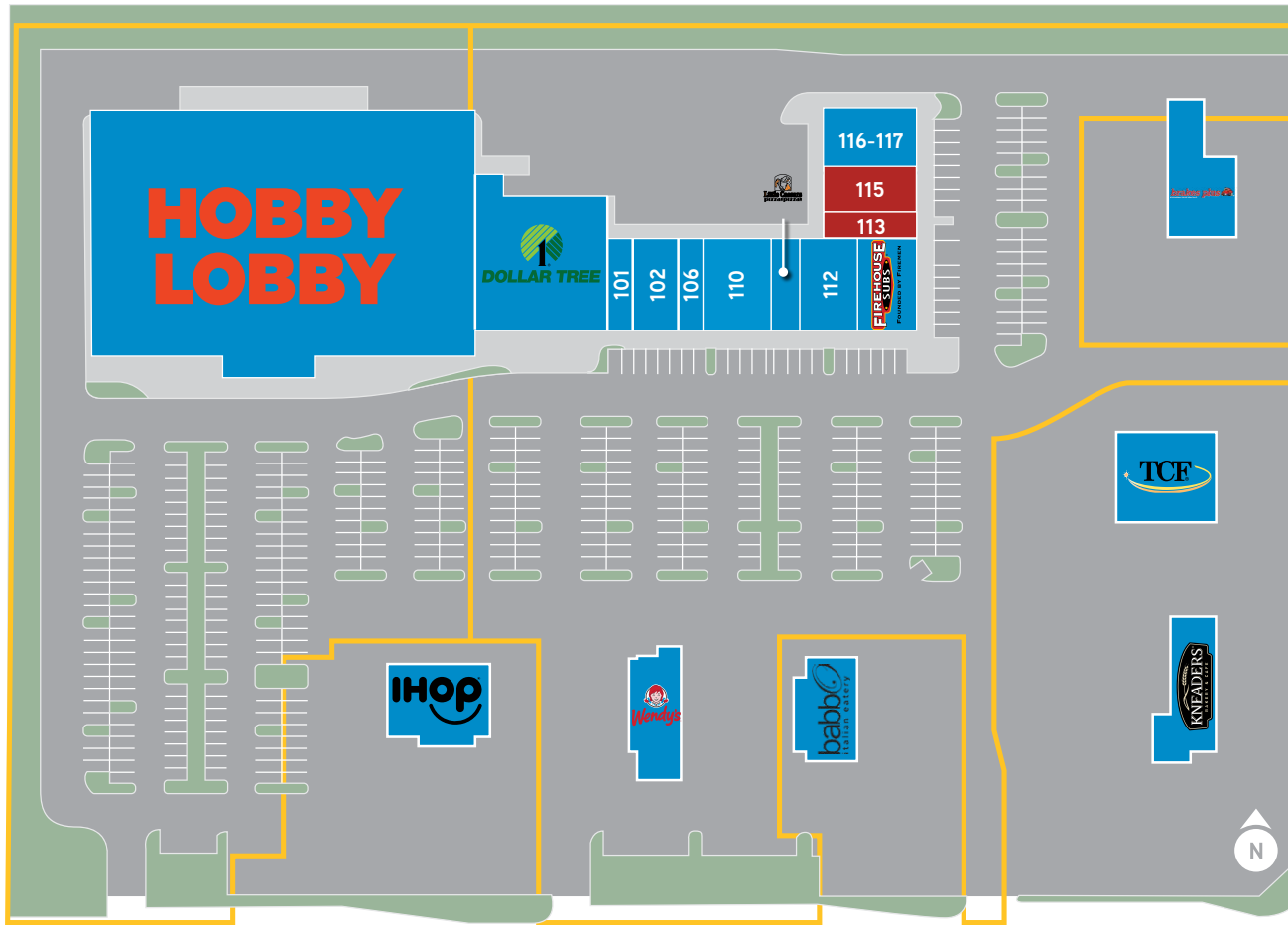
**FIREHOUSE
SUBS**
FOUNDED BY FIREMEN


**Little Caesars
pizza!pizza!**

KNEADERS
BAKERY & CAFE


Wendy's





SIGNAL BUTTE RD (±20,236 VPD)

SOUTHERN AVE (±17,590 VPD)

TENANTS

Suite	±SF	Tenant
10656	55,000	Hobby Lobby
10708	11,000	Dollar Tree
101	1,600	Foot Reflexology
102	2,600	Escape Nail Spa
106	1,400	Thai Kitchen
110	4,292	Gracie Barra Jiu Jitsu
111	1,300	Little Caesars
112	3,000	Optimum Weight Loss
112-D	3,000	Firehouse Subs
113	1,400	AVAILABLE Fully Built Out Hair Salon (Do Not Disturb Tenant)
115	2,940	AVAILABLE Built Out Dentist Office
116-117	3,000	Phoenician Medical Center
PAD		IHOP
PAD		Wendy's
PAD		Babbo Italian Eatery
PAD		Kneaders Bakery & Cafe
PAD		TCF Bank
PAD		Brakes Plus





SKYLINE
HIGH SCHOOL



SIGNAL BUTTE RD ±20,546 VPD

BRINTON
ELEMENTARY
SCHOOL

±17,590 VPD

CRISMON RD

MOUNTAIN VISTA
MEDICAL CENTER

SOUTHERN AVE



MEDINA STATION

MERIDIAN RD

60

±85,826 VPD

BASELINE RD



Colliers

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION OVERVIEW			
2024 Total Population	9,430	96,774	207,511
2029 Total Population	10,957	100,201	214,146
2023-2028 Annual Rate	3.05%	0.70%	0.63%
2023 EDUCATIONAL ATTAINMENT			
Population 25 years and over	6,332	69,873	148,508
No High School Diploma	9.1%	8.5%	7.3%
High school graduate, GED, or alternative	24.2%	31.2%	29.1%
College No Degree	27.3%	23.4%	23.3%
College or Advanced Degree	24.3%	25.2%	29.7%
HOUSEHOLD OVERVIEW			
2024 Households	3,187	38,723	81,937
2029 Households	3,781	40,575	85,726
2023-2028 Annual Rate	3.34%	0.97%	0.91%
HOUSEHOLD INCOME TREND			
2024 Average Income	\$112,769	\$95,659	\$103,311
2029 Average Income	\$128,962	\$113,112	\$121,288
2029 HOME VALUE			
Average Home Value	\$586,820	\$495,174	\$521,620

Brian Woods
Executive Vice President
brian.woods@colliers.com
D: +1 602 222 5026
M: +1 602 390 4392

Stan Sanchez
Senior Vice President
stan.sanchez@colliers.com
D: +1 602 222 5032
M: +1 602 481 4592

Contact Us
Today.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

Colliers
2390 E Camelback Rd | Suite 100
Phoenix, AZ 85016
+1 602 222 5000

