

# FOR LEASE & PRE-LEASING PAD OPPORTUNITY

## PARK LEE SHOPPING CENTER

1615-1635 W CAMELBACK ROAD  
PHOENIX, AZ 85015



**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE SERVICES

**SEAN LIEB**  
PARTNER  
slieb@levrose.com  
602.491.9295

**TREVOR WHITE**  
ADVISOR  
twhite@levrose.com  
480.508.7449



# SHOP AVAILABILITY

LEASE RATE	Call for Pricing
SHOP SPACE	±1,300-±21,000 SF
CONCESSIONS	TI Available



# PAD OPTIONS

- For Sale
- For Ground Lease
- Pre-Leasing Two (2) Tenant Building with Drive-Thru



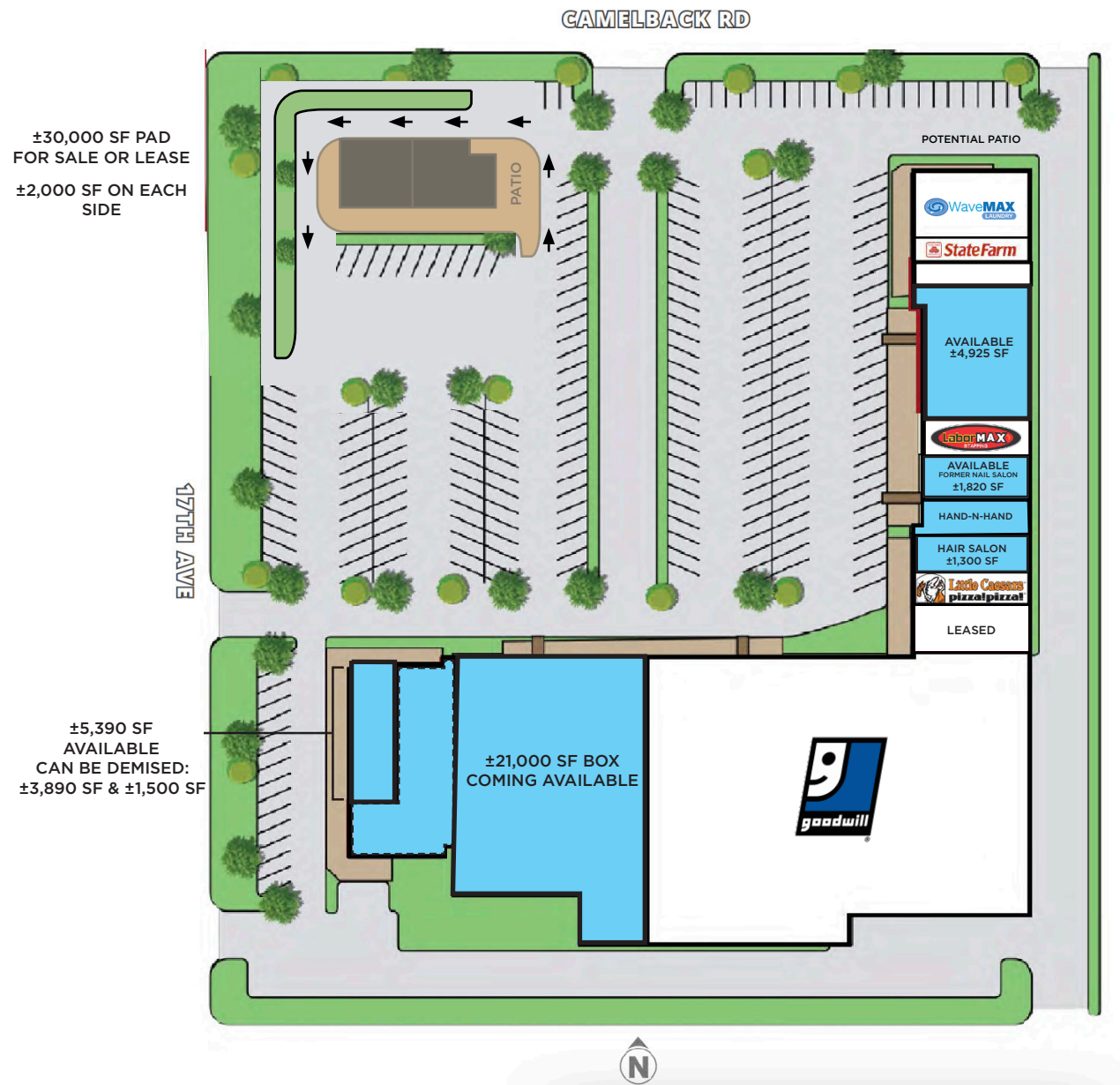


PARK LEE CENTER | 1615-1635 W CAMELBACK ROAD, PHOENIX

# HIGHLIGHTS

- TI Available on acceptable concepts
- Prominent Monument Signage Available on Camelback
- Recent Improvements: New LED Lighting, Parking
- Lot and New Color Scheme and Metal Façade to center
- Potential to add drive-thru pad for going to work side and capture gym traffic
- End Caps available for Lease Proximity to I-17,
- Grand Canyon University, Brophy and Xavier
- College Prep, and Central High School
- Minutes to Abrazo & St. Josephs medical centers
- High traffic volumes from Camelback & Light Rail at lighted intersection





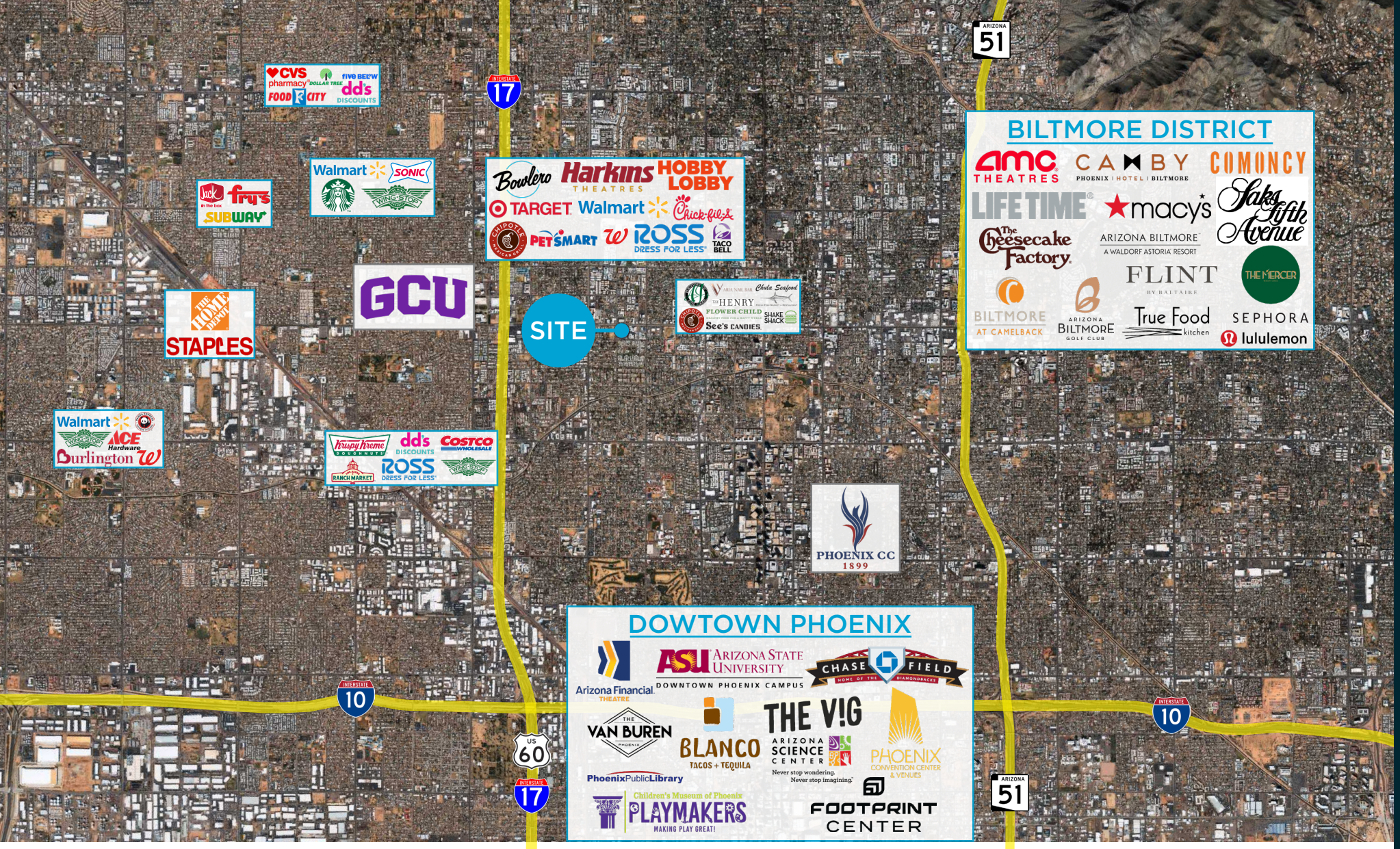
# SITE PLAN





# CENTER OVERVIEW





# AERIAL OVERVIEW

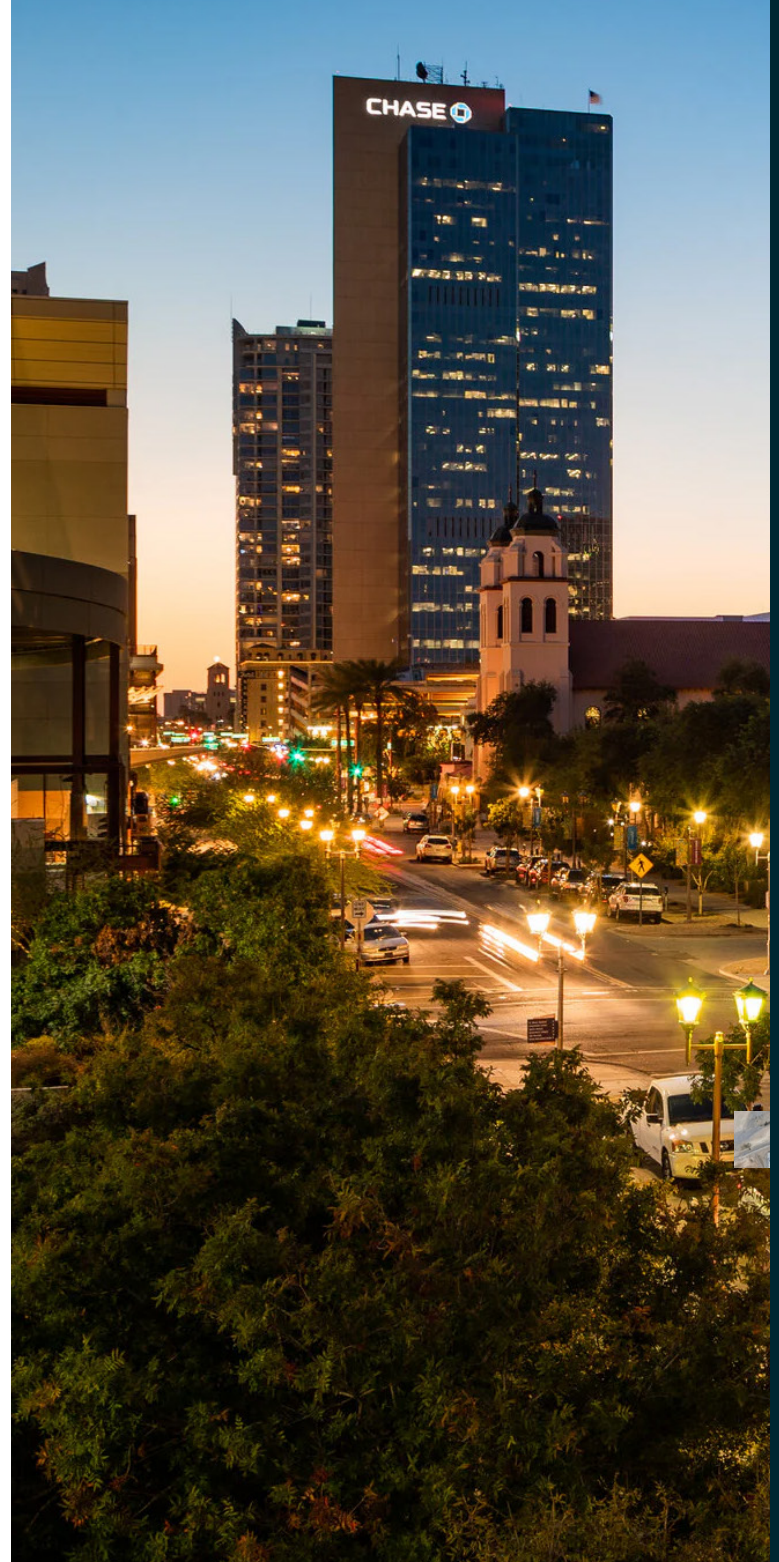


# EMPLOPMENT OVERVIEW

Midtown Phoenix is a central employment hub along the light rail corridor, offering thousands of jobs in education, healthcare, retail, and professional services. Anchored by Grand Canyon University, the area also features HonorHealth facilities, the transformative Metrocenter Redevelopment project, and retail anchors like Christown Mall, alongside numerous financial and professional offices along the Central Corridor.

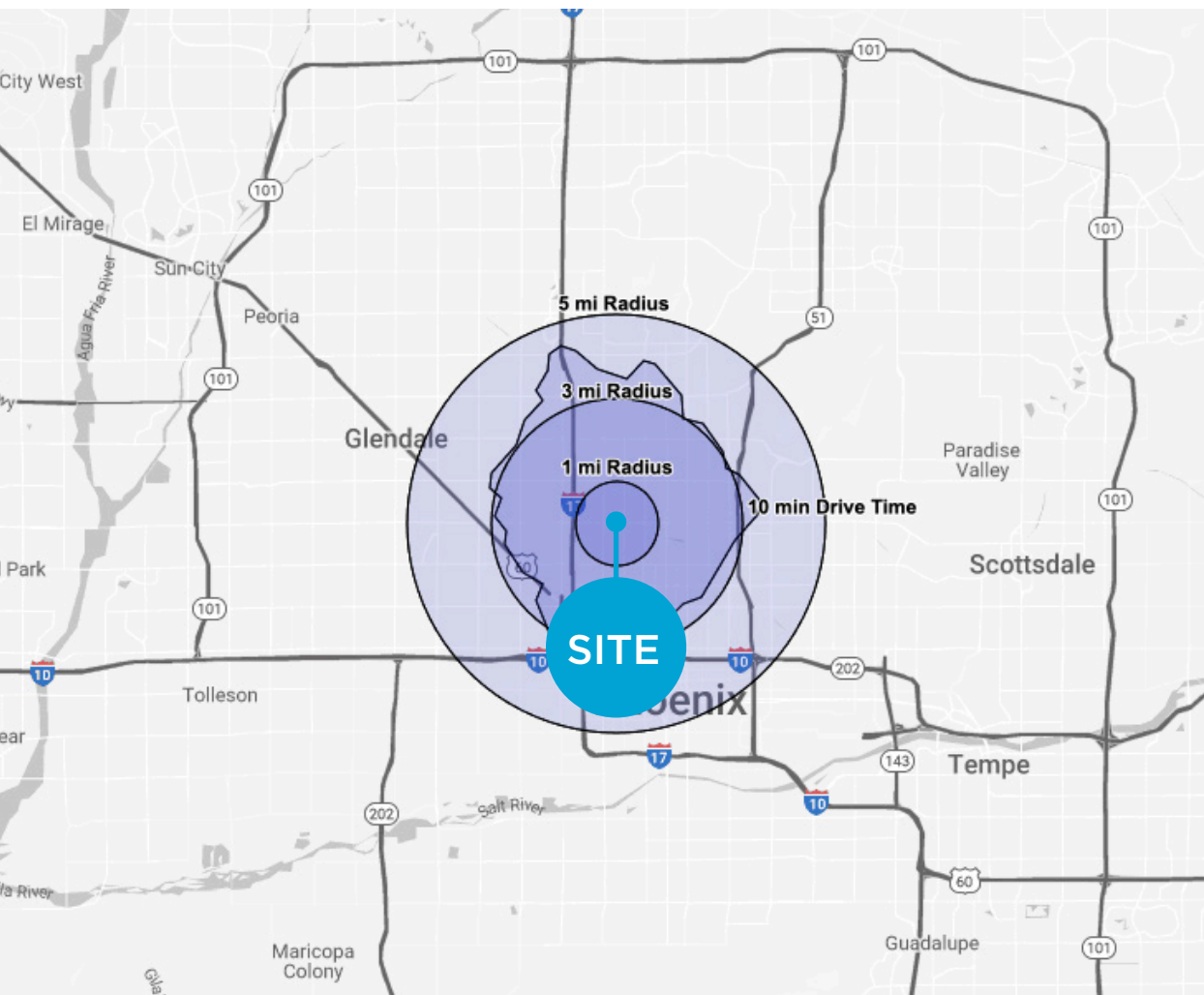
## MAJOR DOWNTOWN PHOENIX EMPLOYERS

- Grand Canyon University (education, administration, campus services)
- HonorHealth and other healthcare providers
- Metrocenter Redevelopment (future retail, hospitality, and residential services)
- Christown Spectrum Mall (retail and food service)
- Financial and professional offices along the Central Corridor





# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	19,069	61,692	119,710
2029	21,163	68,020	131,150

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	8,583	49,051	142,528
2029	9,576	54,011	155,572

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$66,590	\$70,641	\$77,901

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$354,274	\$381,753	\$361,192

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	34,489	186,294	353,438

## BUSINESSES

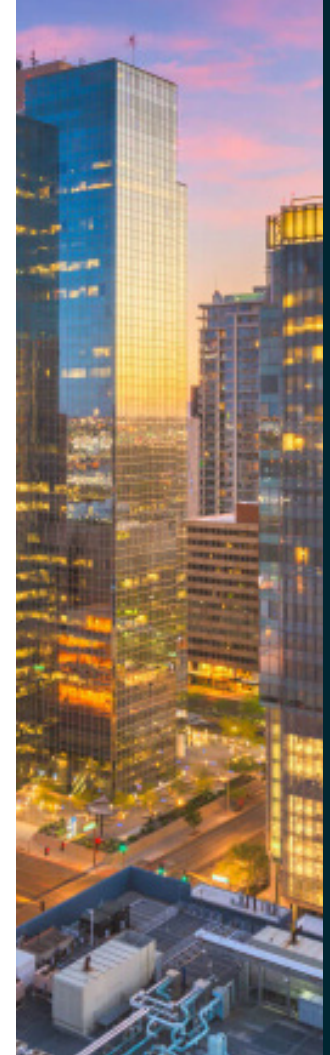
YEAR	1 MILE	3 MILES	5 MILES
2024	2,925	16,412	32,709



# MIDTOWN PHOENIX CITY OVERVIEW

Midtown Phoenix is a central corridor of growth and connectivity in the heart of the Valley, blending established neighborhoods with a rapidly evolving urban landscape. Positioned along the light rail, Midtown serves as a key link between Downtown and North Phoenix, attracting significant investment and redevelopment. The district is anchored by major institutions such as Grand Canyon University, healthcare providers, and longstanding retail centers, creating a strong employment base and steady daytime population.

With transformative projects like the \$850 million Metrocenter Redevelopment and ongoing revitalization of Chris-Town Mall, Midtown is emerging as a vibrant live-work-play destination. Expanding transit access, new multifamily developments, and mixed-use projects are fueling residential growth and economic activity. Combined with proximity to cultural venues, dining, and retail, Midtown Phoenix offers exceptional opportunities for businesses and developers seeking to capitalize on its strategic location and dynamic future.









This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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