

RED ROCK PLAZA | FOUNTAIN HILLS, AZ 85268

1,464 - 3,473 SF AVAILABLE FOR LEASE

Leasing Incentive -

For any qualified tenants on a 36-month Lease Term, the landlord will offer the Base Rent Incentive.

- Year 1 - \$13.00/NNN
- Year 2 - \$14.00/NNN
- Year 3 - \$15.00/NNN



LEASE RATE:

\$13.00 PSF/NNN WITH INCENTIVES

16425 E. PALISADES BLVD.

FOUNTAIN HILLS, ARIZONA 85268

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citywide
COMMERCIAL REAL ESTATE

PROPERTY DETAILS

\$13.00 PSF + NNN (With Incentives)

End-Cap Available

Second Generation Cafe

Anchored by Anytime Fitness

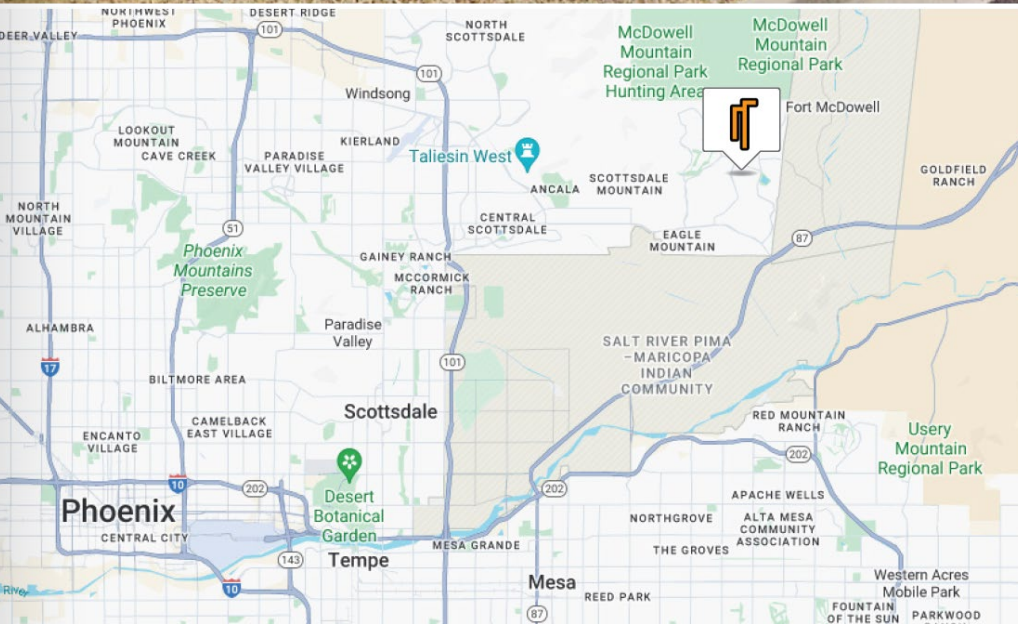
Ample Parking

Monument Signage

Affordable Rates

Easy Access to Beeline Highway

Located in the Heart of Fountain Hills



DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
AVERAGE AGE:	60.5	60.0	58.2
POPULATION:	9,457	11,966	31,696
AVERAGE HH INCOME:	\$112,465	\$146,236	\$165,379
YEAR BUILT	1998		
ZONING	C-2		
APN	176-24-563		

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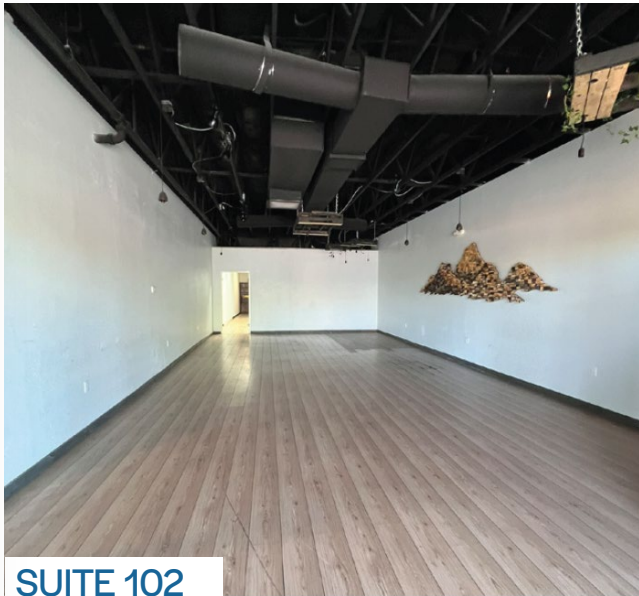
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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

PROPERTY PHOTOS

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SUITE 102



SUITE 107



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PROPERTY PHOTOS

SUITE 105



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SITE PLAN

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AREA MAP

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SAFeway

goodwill

Starbucks

Chevron

Walgreens

WELLS FARGO

HONORHEALTH

Bashas

UMB BANK

USA DRIVE AUTO

ACE Hardware

DUTCH BROS COFFEE

SUBJECT

Hill Cleaning Service
 AZ Stone & Crystal
 Wise Agent
 Emerson Art School
 Bachelor's Pad BBQ
 Leslie's Pool
 Cox Retailer
 Palisades Veterinary

Tidy Guys Cleaning
 Sun Baked Food
 Parkview Tap House
 Calvary Chapel
 Le Baron Dry Cleaner
 Atwood Insurance
 Phil's Filling Station

John's Tailor Shop
 Que Bueno Mexican
 Russo Salon & Spa
 El Dorado Animal Hospital
 Sami Fine Jewelry

American legion
 Alexander's Greek
 All American Grill
 Fine Art & Wine
 Sofritas

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Fountain Hills

Fountain Park

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