



Premier Gilbert Hard Corner
Redevelopment w/ Drive-Thru



Bethany Home & 19th Ave
Christown Mall Space



Missouri & 7th Ave
Built Out Restaurant Space



High Street
Built Out Restaurant Space



Southern & Mill
Tempe Drive-Thru Available



Superstition Gateway
Major East Valley Power Center



Baseline & Rural
Former Coffee Shop



Queen Creek Marketplace
Built Out Restaurant Space



Falcon Gateway
Busy Walmart Center



Scottsdale & Shea
Existing Restaurant & Drive-Thru Available

Restaurant Opportunities

Valleywide Restaurant Spaces Available for Lease!

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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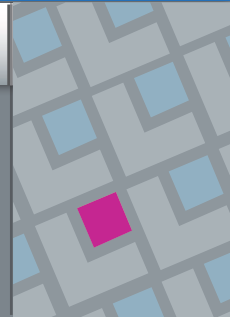
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HIGH PROFILE HARD CORNER PAD IN GILBERT

Guadalupe Rd & Gilbert Rd - Southeast Corner

Gilbert, Arizona



◆ 1.01 acre pad on the hard corner with a 6,981 SF Building!

Property Highlights

- Ground Lease or Development Opportunity
- Less than 1/2 mile north of Downtown Gilbert Heritage District
- Over 44,000 cars per day at the intersection drive by the site
- Hard Corner pad with Drive Thru
- 5:1,000 Parking Ratio
- Zoned C-2, Town of Gilbert
- 2 miles south of US 60 Freeway

Traffic Counts

Guadalupe Rd 20,865 VPD
 Gilbert Rd 23,574 VPD

Total 44,439 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	14,735	129,686	399,135
Med Household Income	\$68,158	\$75,348	\$66,360
Estimated Households	5,390	44,592	143,204
Daytime Population	7,768	55,509	143,742

Source: Pitney Bowes

Nearby Tenants



PROPERTY HIGHLIGHTS

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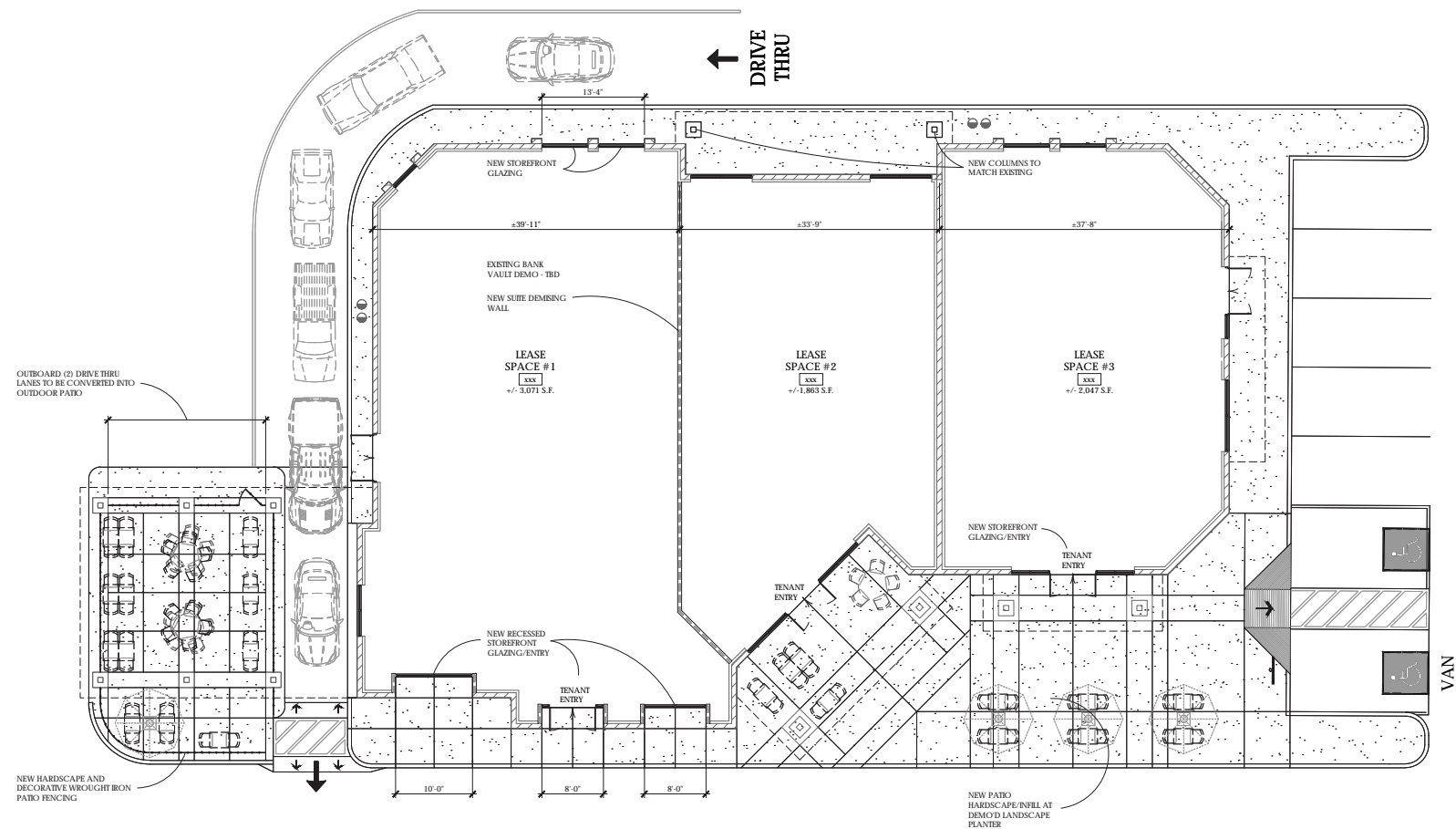
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HIGH PROFILE HARD CORNER PAD IN GILBERT

Guadalupe Rd & Gilbert Rd - Southeast Corner

Gilbert, Arizona



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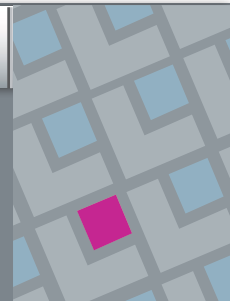
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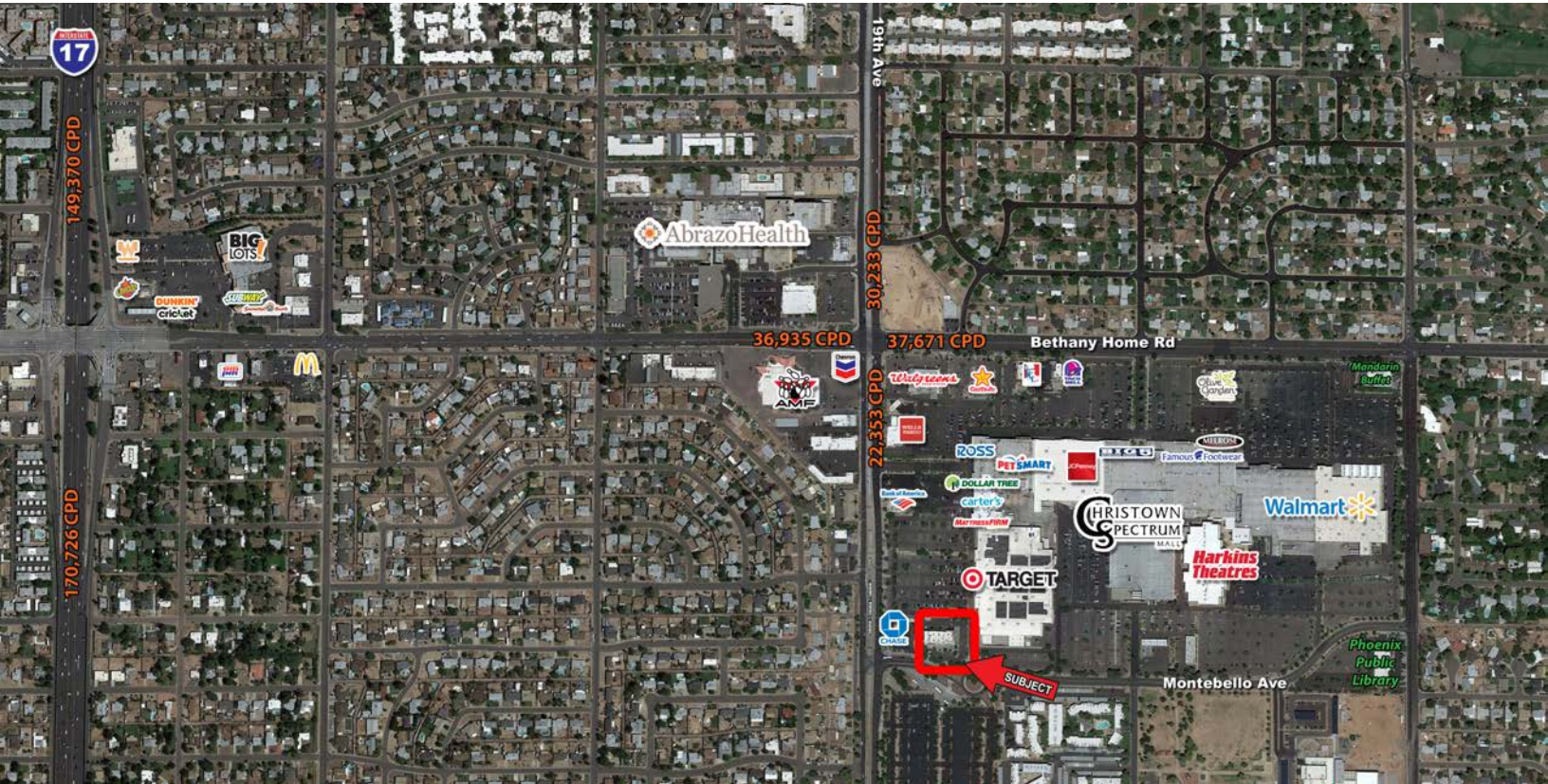
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FORMER RESTAURANT SPACE - CHRISTOWN SPECTRUM MALL

Bethany Home Rd & 19th Ave - Southeast Corner

Phoenix, Arizona



FORMER RESTAURANT SPACE - 3,360 SF

Property Highlights

- Located on Out-Parcel
- Dominant Central Phoenix Shopping Center
- Now Available
- Total GLA: 844,955 SF on 71.73 Acres
- Over 60,000 Cars per Day drive by the site
- Rental Rate: Call to Discuss

Traffic Counts

Bethany Home Rd 37,671 CPD
19th Ave 22,353 CPD

Total 60,024 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	24,764	214,436	494,474
Med Household Income	\$48,058	\$52,725	\$53,409
Estimated Households	9,964	83,088	190,534
Daytime Population	6,907	68,846	242,995

Source: SitesUSA

Nearby Tenants



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A
KIMCOTM
REALTY
Project

FORMER RESTAURANT SPACE - CHRISTOWN SPECTRUM MALL

Bethany Home Rd & 19th Ave - Southeast Corner

Phoenix, Arizona

W. Bethany Home Rd.



K5	Available	55,332	33	Harkins Theatres	62,322
K58	Olive Garden	7,700	34	Available	154,809
1	Ulta	8,992	35	Bath & Body Works	2,532
2	Carter's	4,020	36	Modluxe	1,230
3	America's Best	3,500	37	GameStop	1,140
4	Bright Now! Dental	3,337	38	GNC	1,040
5	Dollar Tree	10,740	39	Claire's Boutiques	1,045
6	Ross	30,000	40	Journeys	1,915
7	PetSmart	20,995	41	Nail U Luv	1,089
8	JCPenney	98,000	42	Sally Beauty	1,309
10	Big 5	10,059	43	Available	3,750
11	Foot Locker	5,350	44	Available	1,500
12	Charley's Philly Steaks	775	45	Xi Clothing	7,395
13	Visionworks	3,750	46	Fashion Q	11,221
14	Sprint PCS	3,035	47	Available	1,000
15	Wingstop Restaurant	2,468	48	Ono Hawaiian BBQ	2,200
16	Wave	6,875	49	Available	8,360
17	Famous Footwear	8,222	50	Great Clips	900
18	Melrose Fashions	9,631	51	The Halal Guys	1,540
19	Available	637	52	Chase Bank	4,214
20	Available	3,056	53	Bank of America	8,000
21	K-MOMO	7,971	54	Wells Fargo	6,300
22	Available	2,800	55	Walgreens	15,120
23	Supercuts	1,200	56	Carl's Jr.	4,067
24	ALEX Optical	1,080	57	KFC	2,594
25	Stress Away	1,309	58	Taco Bell Express	1,989
26	Available	1,460	60	Mandarin Buffet	12,298
27	Executive Barber Shop	902	61	Yucca Branch Library	10,500
28	Available	1,062	62	Available	3,344
29	Machete Azteca	1,495	63	Available	972
30	Walmart	251,361	64	Available	800
31	Anytime Fitness	5,228	65	US Recruiting	2,853
32	Available	1,659			

- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY**
- AERIAL
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7TH AVE & MISSOURI SHOPS

Missouri Ave & 7th Ave - Northwest Corner

Phoenix, Arizona



Under New Ownership!

Property Highlights

- Fully built-out restaurant space available
- Great infill location in North Phoenix
- Lot size +/- 1.32 AC, Zoned C-2
- Directly across the street from a free-standing Starbucks
- Less than 1 mile north of Camelback Road

Traffic Counts

Missouri Ave 10,415 VPD
7th Ave 17,594 VPD

Total 28,009 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	19,524	195,808	476,774
Med. Household Income	\$57,604	\$53,607	\$50,110
Estimated Households	8,704	80,429	181,335
Daytime Population	10,020	111,647	334,820

Source: SitesUSA

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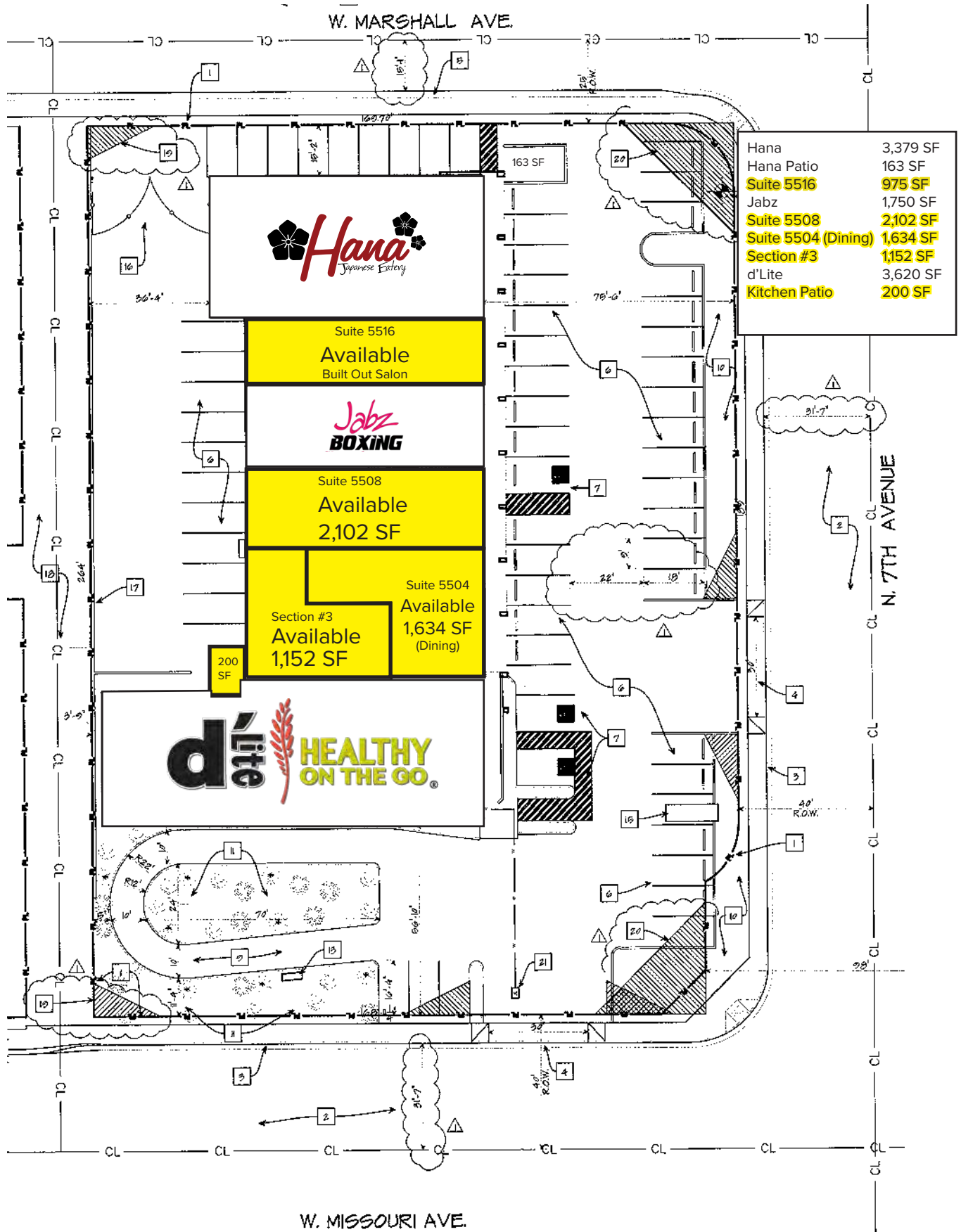
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EXISTING RESTAURANT SPACE AT HIGH STREET

Loop 101 & 56th Street - Northwest Corner
Phoenix, Arizona



INCREDIBLE UPSCALE BUILT-OUT RESTAURANT SPACE - 5,933 SF

Property Highlights

- One of the premier restaurant spaces at High Street
- Total space is 7,510 SF but can be demised to 5,933 SF
- Large patio space on highly visible endcap
- Great signage on both building and monument signs
- Fully built-out kitchen with walk-in coolers, hoods, and grease trap

Demographics	1 mi	3 mi	5 mi
Estimated Population	4,506	60,551	184,302
Estimated Households	2,472	26,830	76,722
Med Household Income	\$92,563	\$93,708	\$88,419
Daytime Population	7,827	27,680	97,661

Source: SitesUSA

Nearby Tenants



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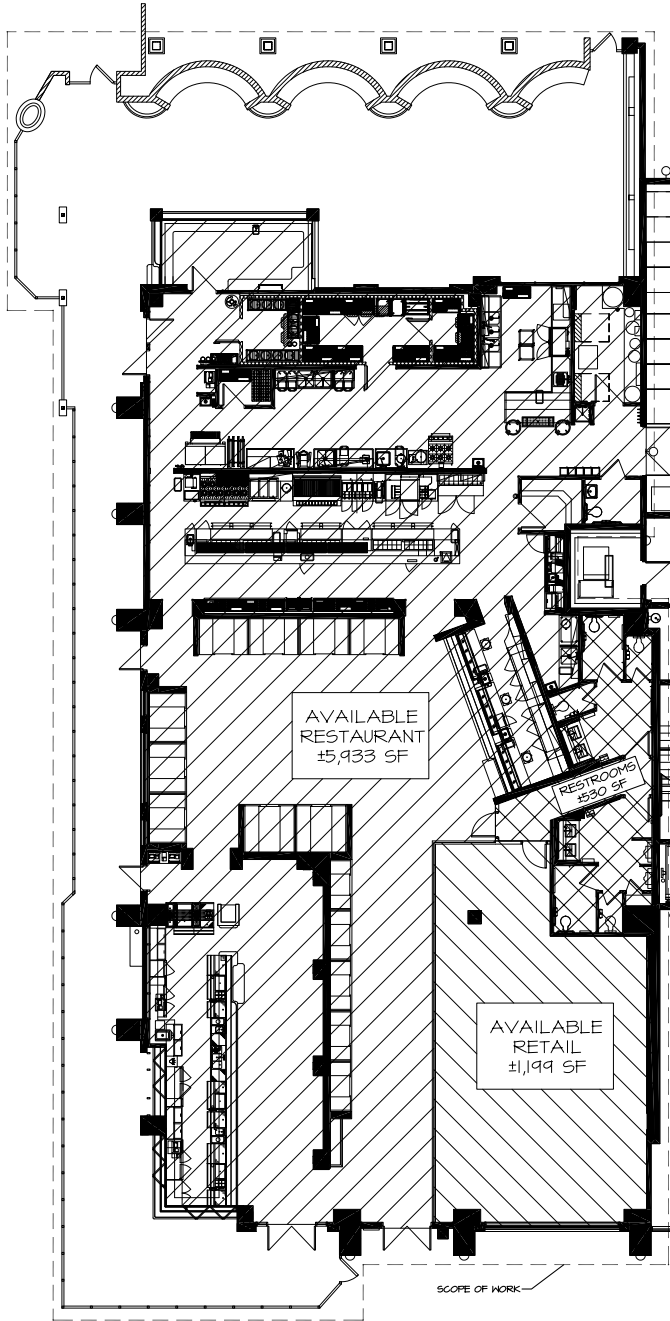
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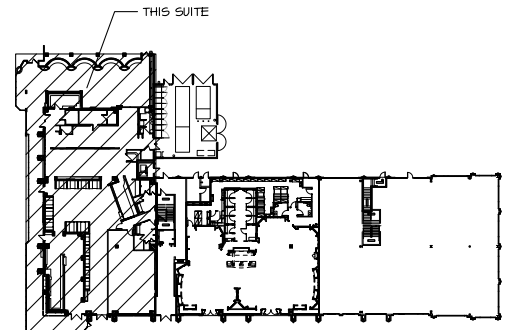
EXISTING RESTAURANT SPACE AT HIGH STREET

Loop 101 & 56th Street - Northwest Corner

Phoenix, Arizona



SUITE #101
SCALE: 1/8"=1'-0"



KEY PLAN: FIRST FLOOR
SCALE: N.T.S.



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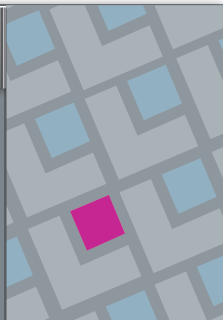
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NEW TEMPE DRIVE-THRU

Southern Avenue & Mill Avenue - Southeast Corner
Tempe, Arizona



1 WEST ELEVATION - (FRONT)
NTS.

◆ 5,000 SF DRIVE THRU PAD - DIVISIBLE WITH PATIO

Property Highlights

- Close to ASU
- 1 mile from Tempe High School (over 1600 students enrolled)
- 5,000 sf former Pet Club pad building.
- High traffic counts and dense population.
- Only 1/2 mile from US 60 Freeway
- Almost 57,000 vehicles per day drive right in front of this center
- Right in the heart of Tempe

Traffic Counts

Southern Ave	22,748 VPD
Mill Ave	34,139 VPD
Total	56,887 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	18,234	152,587	313,312
Med Household Income	\$44,118	\$46,482	\$47,524
Estimated Households	7,902	60,355	125,201
Daytime Population	14,871	179,215	375,023

Source: Pitney Bowes

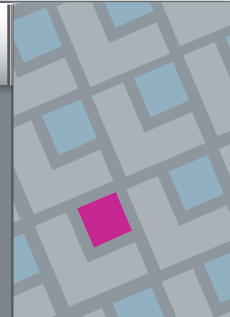
Nearby Tenants



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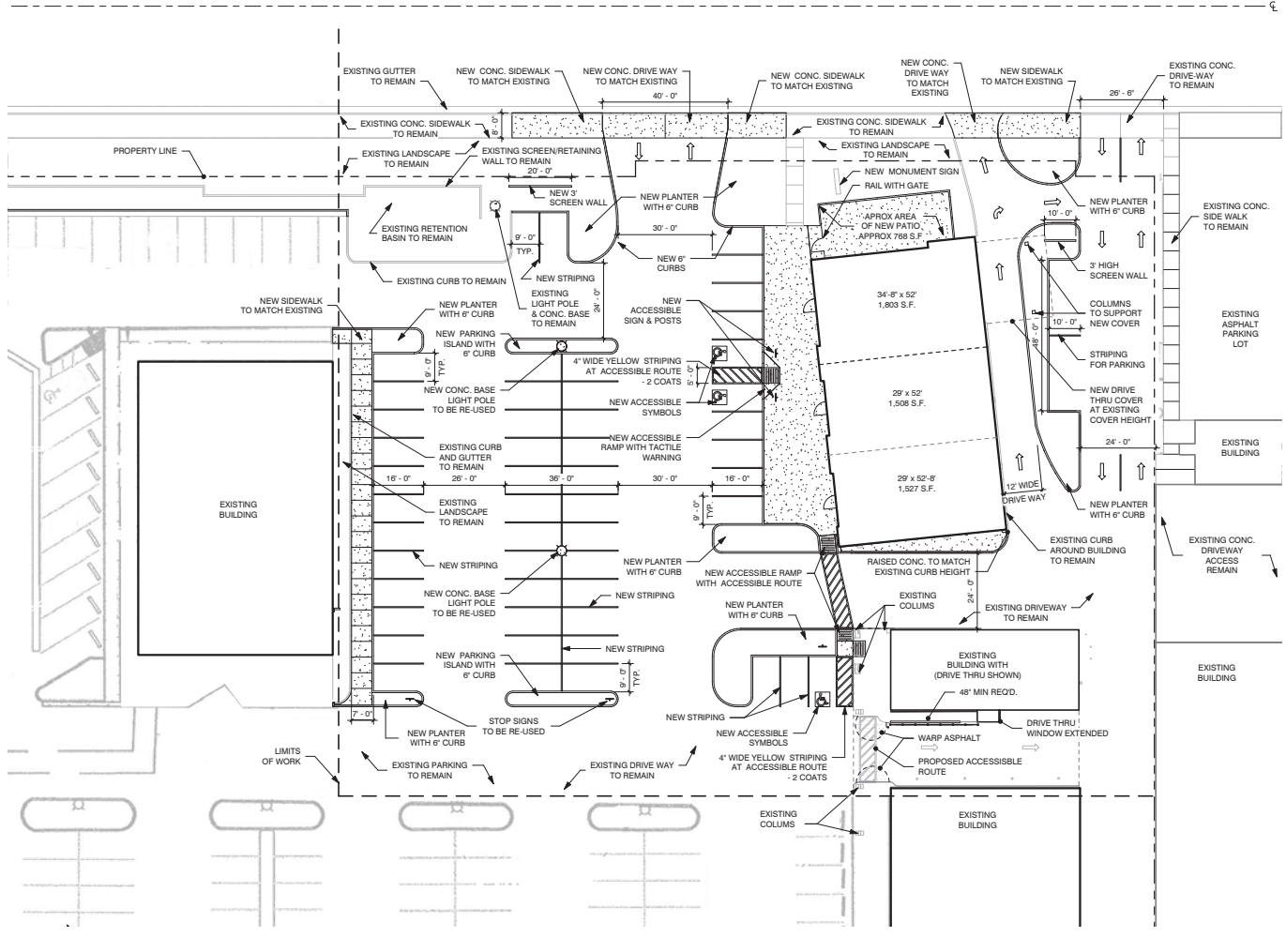
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SOUTHERN AVENUE

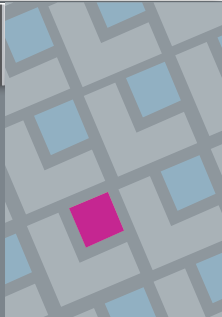
Pad Building Redevelopment



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Superstition Gateway Power Center

Southwest & Southeast Corners of US60 and Signal Butte Road, Mesa, Arizona



OVER **108,000 CARS** PASS THE SITE **DAILY!**

Property Highlights

- 30,000 SF (box) Available
- 1,100 to 7,000 SF Available(Shops)
- Average Household Incomes of \$98,000 in area
- Over 30,000 daytime employees within 5 mile radius
- Highly visible from US 60 Freeway



Neighboring Tenants - WEST



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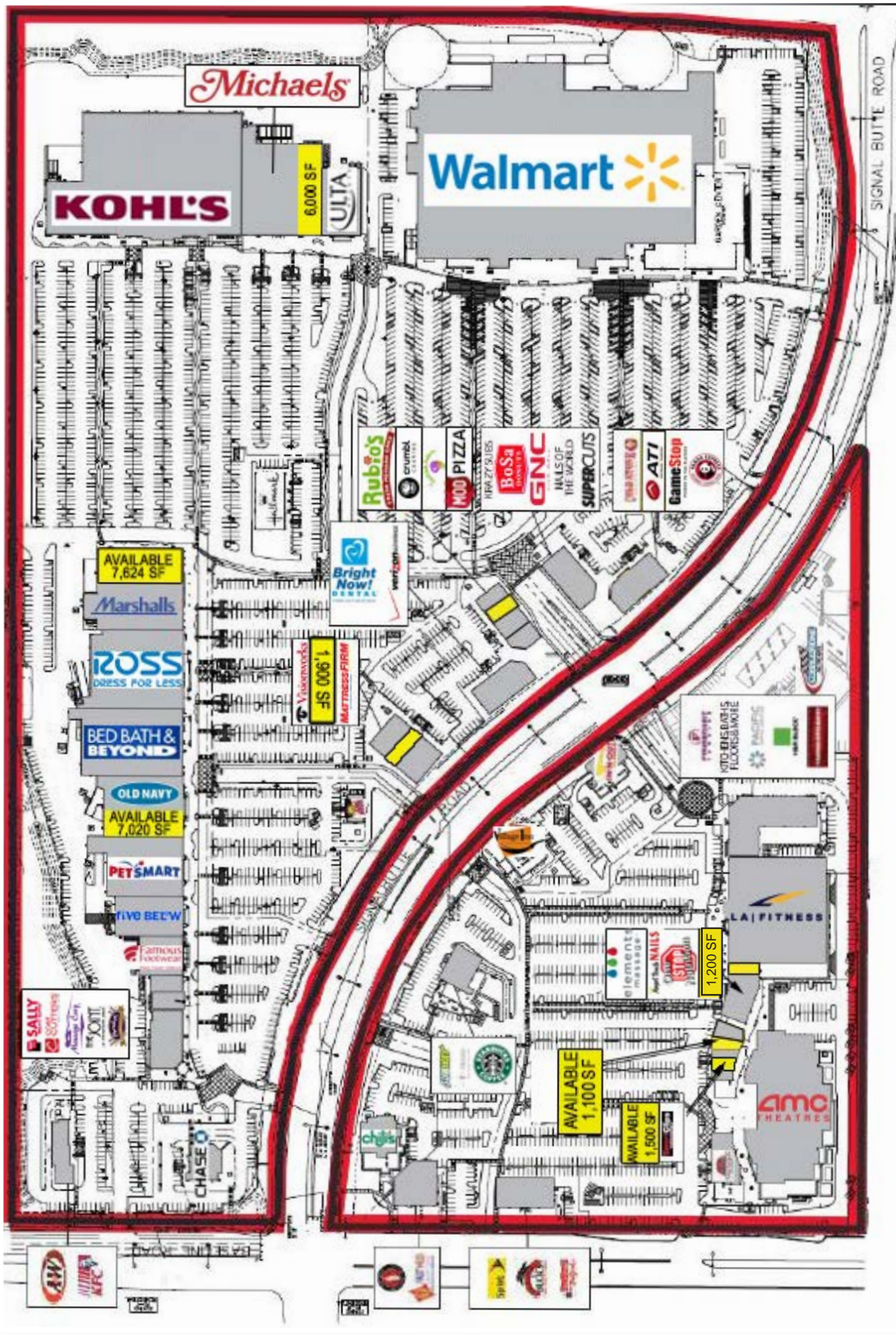
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Superstition Gateway Power Center



WEST STE	TENANT	SQ.FT.
A101	Sally Beauty Supply	1,625
A102	Cost Cutters	1,200
A103	Massage Envy	3,174
A105	The Joint	1,262
A106	Paradise Bakery & Cafe	4,902
B108	Verizon Wireless	3,500
B111	Bright Now Dental	3,510
C101	Rubio's Restaurant	2,700
C103	Crumbl Cookies	1,466
C104	Jamba Juice	1,500
C106	MOD Pizza	2,537
D107	Cold Stone Creamery	1,600
D108	ATI Physical Therapy	2,210
D110	Gamestop, Inc.	1,130
D111	Panda Express	2,160
E101	Krazy Subs	1,331
E102	Bosa Donuts	1,800
E104	General Nutrition Corp	1,218
E105	L.A. Nails	1,400
E106	Supercuts	1,200
GRND1	Kohl's	88,904
GRND2	AVAILABLE	30,624
GRND3	KFC	4,721
GRND4	JP Morgan Chase Bank	4,583
GRND5	Del Taco	2,100
Maj B	Ross	30,187
Maj C	Bed Bath & Beyond	28,042
Maj D-1	Old Navy	12,500
Maj D-2	AVAILABLE	7,020
Maj E	Petsmart	20,087
Maj F1	Michaels	23,586
Maj F2	AVAILABLE	6,414
Min A	Party City	10,880
Min B	Famous Footwear	7,000
Min C	Ulta	10,880
Pad 101	VisionWorks	3,000
Pad 102	AVAILABLE	1,900
Pad 104	Mattress Firm	5,019
EAST STE	TENANT	SQ.FT.
Shops A	Native New Yorker	5,121
B-101	AVAILABLE	1,200
B-102	One Stop Nutrition	1,515
B-103	Angel Nail Touch	1,380
B-104	Elements Massage	2,600
B-106	ROC Physical Therapy	1,800
B-107	AVAILABLE	1,100
B-108	Sports Clips	1,105
B-109	AVAILABLE	1,500
Shops C	#1 Eastern Buffet	5,975
C-101	H & R Block	1,200
C-106	Pacific Dental Svcs	3,615
C-109	Floor, Baths, Ktchns & Mre	1,200
C-110	Celebrity Tanning	1,800
Anchors	AMC Theatres	42,280
	LA Fitness	45,000
A-101	Urgent Care	4,400
A-102	Chipotle	2,500
Pad B	Chili's	5,881
Pad C		
C-101	Sprint	2,300
C-103	Bahama Bucks	1,565
C-104	Streets of New York	3,000
Pad D		
D-101	Starbucks	1,700
D-102	T-Mobile	1,816
D-103	Subway	1,162
Pad E	In N Out	3,217
Pad F	Village Inn	4,441

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

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COLLEGE PARK SHOPPING CENTER

Baseline Rd & Rural Rd - Northwest Corner
Tempe, Arizona



ANCHOR SPACE AVAILABLE - 32,306 SF

Property Highlights

- Anchor & Shop Space Available
- Strong Demographics
- Over 73,000 Cars Per Day At Intersection
- Dominant Retail Intersection In Trade Area
- Less Than 1 Mile South of US 60
- Near New Alamo Draft House
- Rental Rate: Call to Discuss

Traffic Counts

Baseline Rd	33,166 CPD
Rural Rd	40,754 CPD
Total	73,920 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	18,936	154,904	363,240
Estimated Households	8,081	36,666	151,023
Med. Household Income	\$72,213	\$64,321	\$64,239
Daytime Population	10,171	172,158	312,897

Source: SitesUSA

Nearby Tenants



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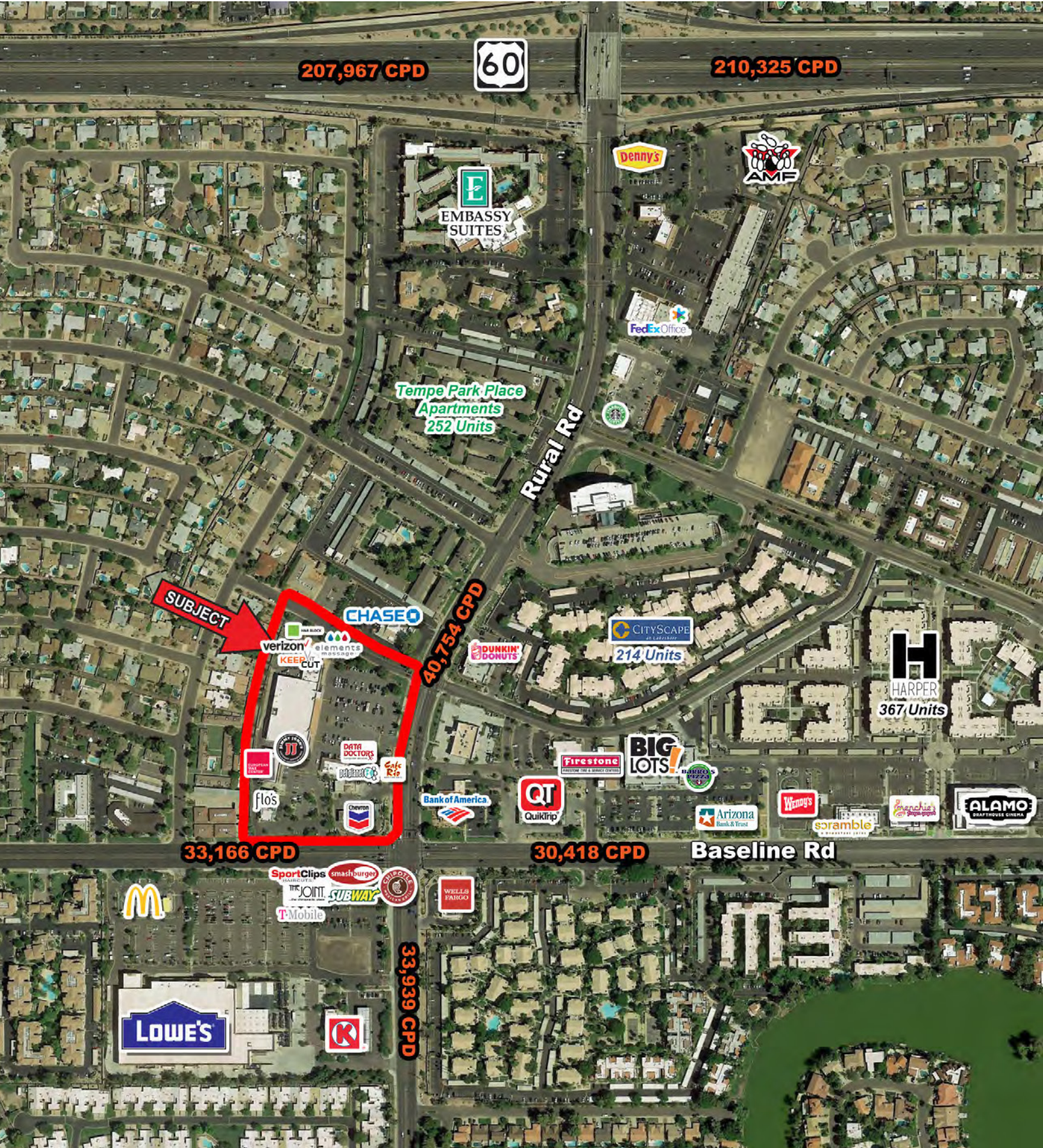
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QUEEN CREEK MARKETPLACE SUBLEASE

Rittenhouse Rd & Ellsworth Loop Rd - Southwest Corner
Queen Creek, Arizona



◆ 1,493 SF of Existing Restaurant Space!

Property Highlights

- Former Restaurant Space with Hood and Grease trap!
- Located in Queen Creek Marketplace Power Center Anchored by Target
- Over 63,000 cars per day drive by the site and is at the main intersection in Queen Creek
- This space fronts Ellsworth Loop Rd. with the Signage right on the road
- Many surrounding restaurants and co-tenants

Traffic Counts

Rittenhouse Rd	28,909 VPD
Ellsworth Loop Rd	33,916 VPD
Total	62,825 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,256	43,901	119,441
Med. Household Income	\$92,325	\$96,452	\$90,940
Estimated Households	2,319	13,363	38,400
Daytime Population	4,466	11,345	20,989

Source: SitesUSA

Nearby Tenants



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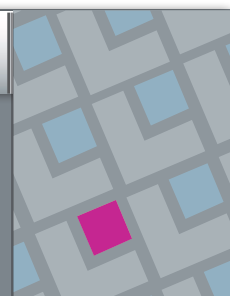
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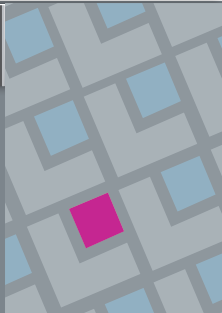
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FALCON GATEWAY

Southeast Corner of McKellips Road and Greenfield Road
Mesa, Arizona



◆ 2018 Walmart Sales reported \$49.4 Million (Grocery)!

Property Highlights

- Monument signage available
- Great Daytime demographics
- Across the street from Falcon Field Airport & Boeing Facility
- Gross Leasable Area: 303,300 SF
- 913-6,048 SF Available

Demographic Highlights	1 mi	3 mi	5 mi
Estimated Population	4,124	91,223	244,578
Avg Household Income	\$109,344	\$73,918	\$71,756
Estimated Households	1,307	37,890	99,290

Source: Pitney Bowes

Traffic Counts

McKellips Road	19,900 VPD
Greenfield Road	21,800 VPD
Total	41,700 VPD

Nearby Tenants:



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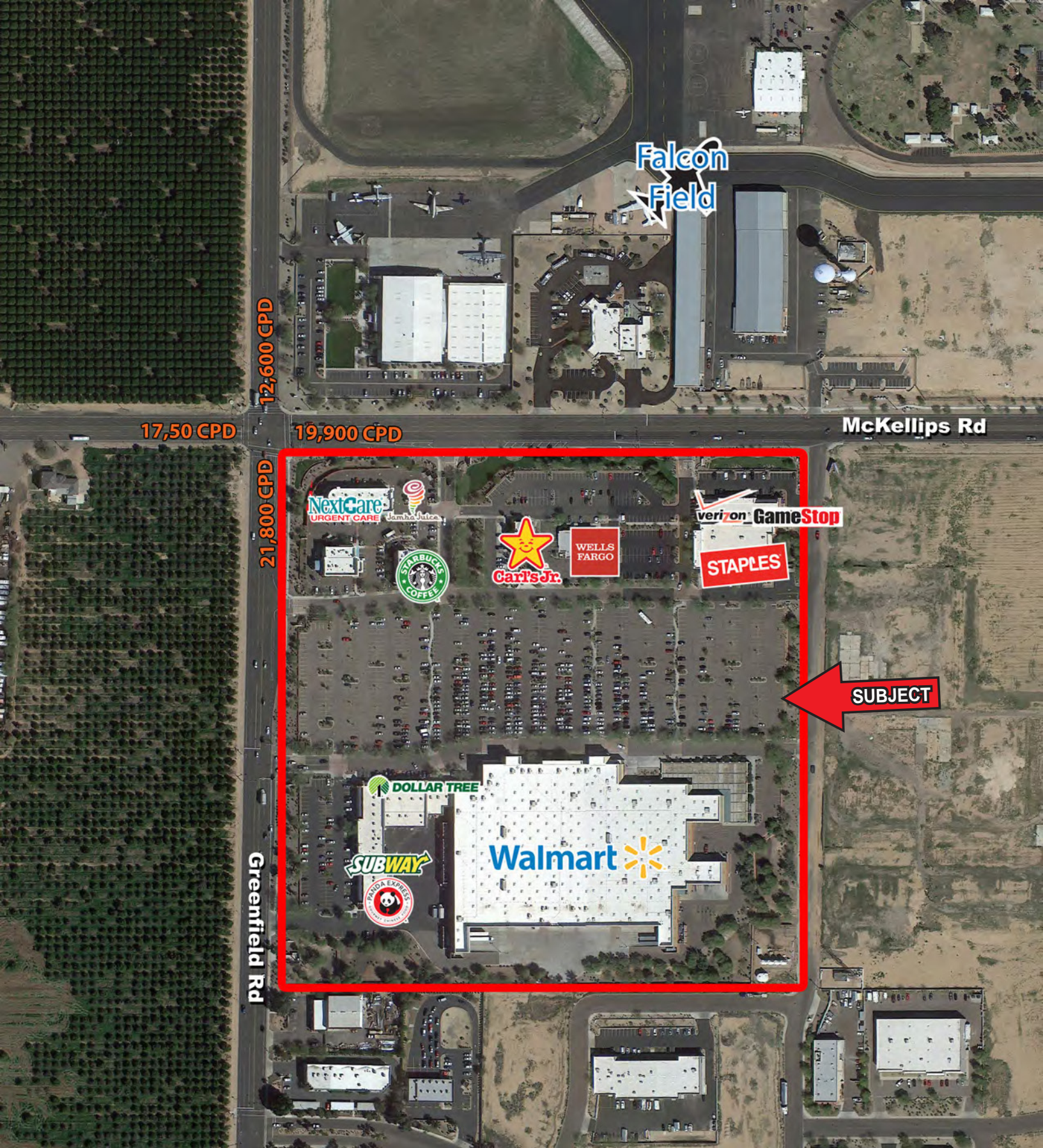
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17,50 CPD

12,600 CPD

19,900 CPD

21,800 CPD

Falcon Field

McKellips Rd

Greenfield Rd

SUBJECT

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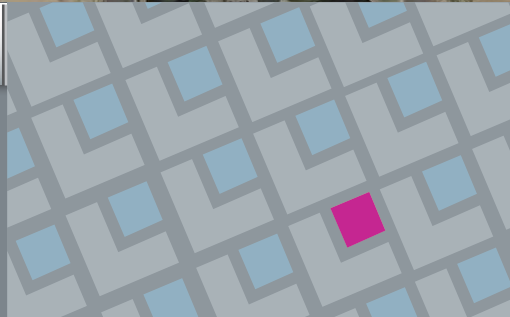
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PADS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road
Scottsdale, Arizona



◆ Shea / Scottsdale Pad & Shop Space Available

Property Highlights

- Over 85,000 cars per day making it one of the busiest intersections in Metro Phoenix
- One of the highest income trade areas in Metro Phoenix
- Easy access from both Scottsdale Rd & Shea Blvd
- 5,190 SF Inline Shop Available
- 2,700 SF Corner Cap Available with walk in freezer, hood, and grease trap
- 4,200 SF Pad building with Drive-Thru
- 5,000 SF divisible Freestanding building

Traffic Counts

Shea Blvd.	43,700 VPD
Scottsdale Rd	41,944 VPD
Total	85,644 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,784	61,561	185,997
Avg Household Income	\$130,120	\$160,157	\$138,945
Estimated Households	3,811	27,875	85,715

Source: SitesUSA

Nearby Tenants



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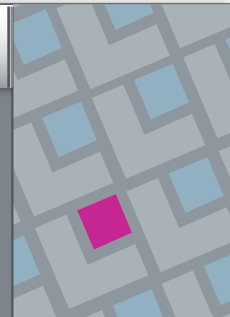
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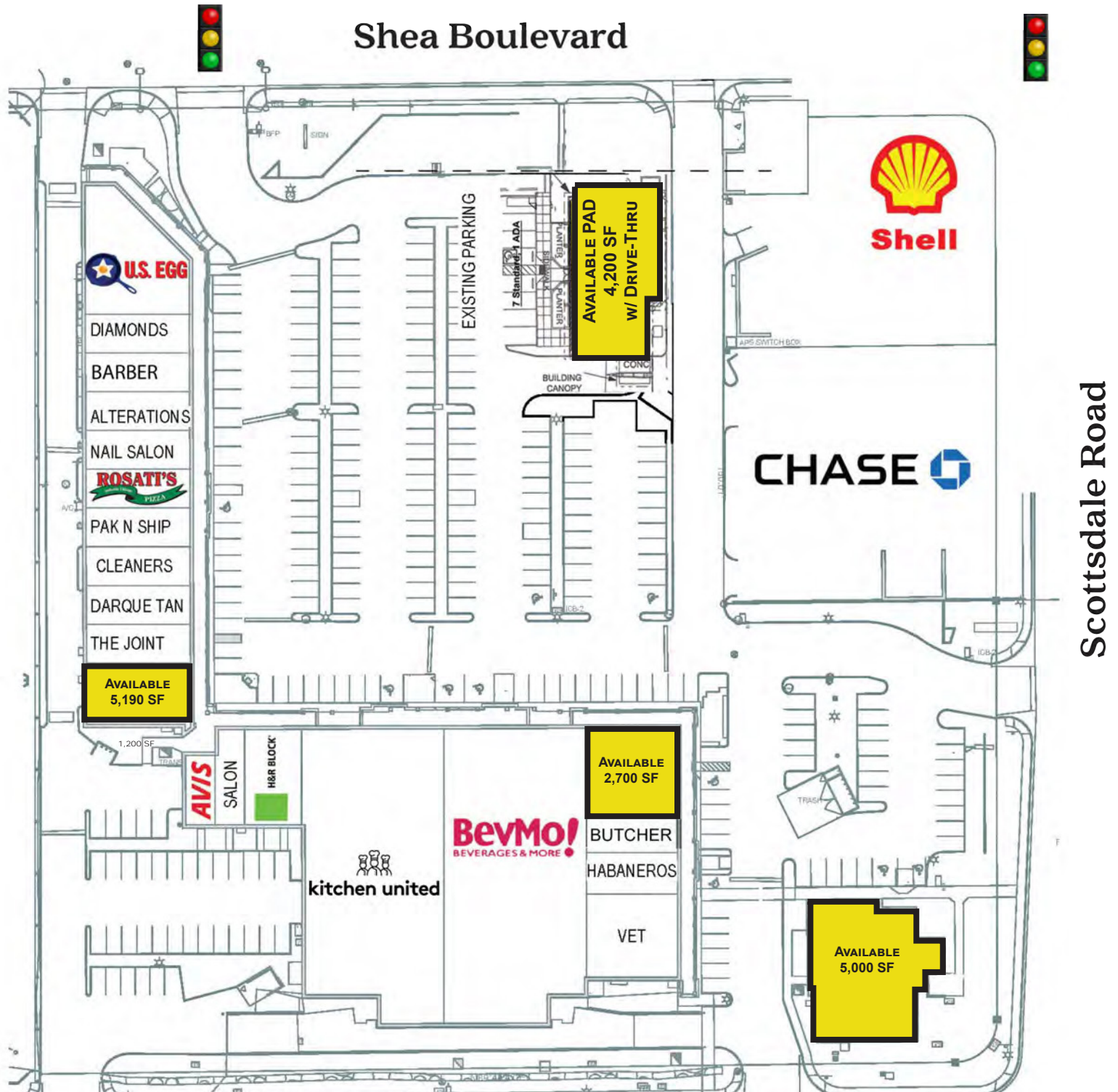
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PADS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road
 Scottsdale, Arizona

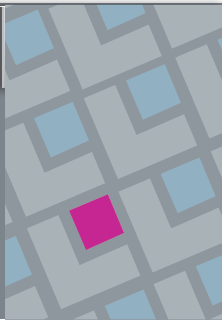


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CONTACT

DEMOGRAPHICS

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