



ARCADIA TOWNE CENTER

NWC Indian School Rd. & 48th St. Phoenix, AZ



NS Retail

PHOENIX-METRO PROPERTY PORTFOLIO | WWW.NRFC.COM

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INTERNATIONAL



Arcadia Towne Center

NWC Indian School Rd. & 48th St. Phoenix, Arizona

PORTFOLIO

- › One owner - 10 premier opportunities
- › Widespread availability across market allows for multiple deals with single landlord source
- › Great opportunity for regional, national and franchise based tenants to enter market quickly and efficiently with multiple locations in multiple trade areas
- › Prime intersections with great traffic + class A anchor tenants such as Walmart, Fry's and Safeway

Property Highlights

- › Beautifully maintained 69,480 SF Shopping Center in desirable, affluent neighborhood
- › Anchored by Safeway, CVS and Tutor Time
- › Highly visible space available in this high-traffic center
- › More than 126,000 residents and 134,395 daytime employees within a three-mile radius
- › Average household incomes over \$109,000 within a one-mile radius
- › ± 4,879 SF street-front suite available with notice (Do Not Disturb Current Tenant)
- › Mezzanine office and retail space available facing Indian School Road

Shopping Center



- AVAILABLE
- OCCUPIED
- NOT A PART



Traffic Counts

Indian School Road	34,358 VPD
48th Street	3,454 VPD
Total	37,454 VPD

Demographics	1 MILE	3 MILE	5 MILE
Total Population (2010)	15,115	126,084	293,610
Projected Population (2015)	17,154	134,769	308,480
Average HH Income	\$109,210	\$79,538	\$76,281
Daytime Population	12,721	134,395	365,723

Source: Pitney Bowes

Tenants & Available Units

Suite	Tenant	SF
A	On the Veranda	6,000
B	CVS Pharmacy	21,600
112	Tutor Time	11,835
First Floor Shops		
111	AVAILABLE WITH NOTICE	4,879
107	Mathnasium	1,200
113	Rita's Frozen Custard	1,100
115	W.R. Williams Jewelry	1,156
117	Chicago Gyros	1,156
119	Sandy's Magic Touch Clnrs	2,448
120	Black Cat Coffee Shop	1,020
123	Over Easy	2,040
124	Super Cuts	700
Second Floor Offices/Shops		
207	The Bar Method	4,150
210	Dr. John Harman, DDS	1,752
211	Arcadia Urgent Care	2,903
213	Most Valuable Pet	1,164



LONE MOUNTAIN
LANDING
Lone Mtn & Cave Creek
TUTOR TIME
EARLY CHILDHOOD EDUCATION CENTER

MOON VALLEY
TOWNE CENTER
Bell Rd & 7th
fru's

SHEA PLAZA
Shea Blvd & 32nd St
Bashas'

PEORIA STATION
Peoria Ave & 67th Ave
TUTOR TIME

WESTPORTE
VILLAGE
Peoria Ave & 67th Ave
Walmart

METRO POWER
CENTER
Metro Pkwy & Cheryl Dr

PARK NORTHERN
Northern Ave & 35th Ave
SAFeway

BETHANY TOWNE
CENTER
Bethany Home & 35th Ave
Walmart

ARCADIA TOWNE
CENTER
Indian School Rd & 44th St
SAFeway **CVS**
pharmacy

SUN VILLAGE FAIR
Warner Rd & Alma School Rd
Walmart **fru's**