

# **ARCADIA TOWNE CENTER**

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



PHOENIX-METRO PROPERTY PORTFOLIO | WWW.NRFC.COM

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#### **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 hightraffic 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**

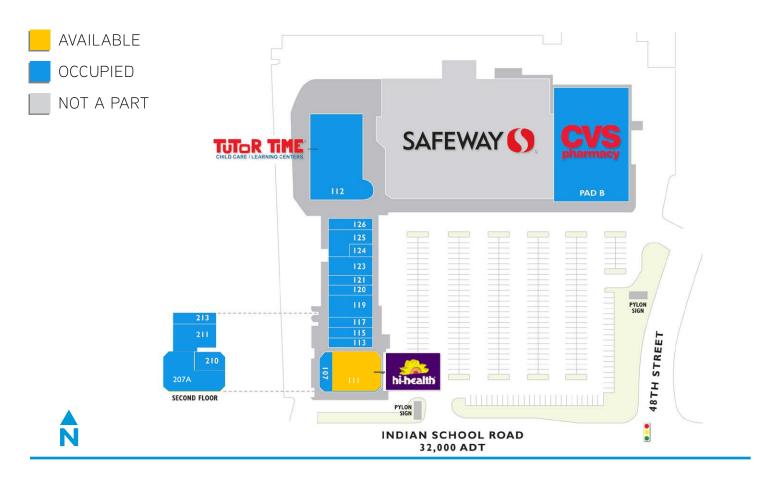












## **Traffic Counts**

Total	37,454 VPD
48th Street	3,454 VPD
Indian School Road	34,358 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	
Α	On the Veranda	6,000	
В	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	

