



# MOON VALLEY TOWNE CENTER

SEC Bell Rd. and 7th St. Phoenix, Arizona



PHOENIX-METRO PROPERTY PORTFOLIO | [WWW.NRFC.COM](http://WWW.NRFC.COM)

**JK JACKSON**

Associate Vice President

DIR 602 222 5115

[jk.jackson@colliers.com](mailto:jk.jackson@colliers.com)

**LARRY MILLER**

Associate Vice President

DIR 602 222 5114

[larry.miller@colliers.com](mailto:larry.miller@colliers.com)





## Moon Valley Towne Center

SEC Bell Rd. and 7th 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

- › Anchored by Hobby Lobby
- › Active negotiations with two national retailers to backfill Fry's
- › Incredible visibility at a high-traffic intersection
- › Over 137,200 residents in a three-mile radius
- › Average household income over \$69,900 per year
- › Great daytime population with over 91,075 employees within a three-mile radius

### Shopping Center





- AVAILABLE
- OCCUPIED
- NOT A PART



## Traffic Counts

Bell Road	47,710 VPD
7th Street	38,044 VPD
<b>Total</b>	<b>85,754 VPD</b>

Demographics	1 MILE	3 MILE	5 MILE
Total Population (2010)	23,093	138,985	337,552
Projected Population (2015)	24,263	146,489	352,882
Average HH Income	\$69,920	\$72,495	\$69,021
Daytime Population	13,761	91,075	272,857

Source: Pitney Bowes

## Tenants & Available Units

Suite	Tenant	SF
707	Sprint	3,605
715-3	Nationwide Vision	3,560
715-4	Subway	1,360
719-5	General Nutrition Ctr	1,600
743-1	Anthony Lee Nails	1,561
<b>743-2</b>	<b>AVAILABLE</b>	<b>1,400</b>
743-3 E	Boutique	810
743-3 B	Clean Cut Barber	800
743-4	Jackson Hewitt Tax Sv	1,120
<b>743-5</b>	<b>AVAILABLE</b>	<b>1,400</b>
743-6	Sally Beauty Supply	1,820
743-7	Cartridge World	1,260
749-8	Great Clips	1,190
751-9	JK Sushi Japanese Bowl	1,619
751-10	Papa John's Pizza	1,600
743-11	Orange Theory Fitness	3,090
801	Hobby Lobby	51,200
875	Tutor Time	25,737

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

MOON VALLEY  
TOWNE CENTER  
Bell Rd & 7th  
**frus**

SHEA PLAZA  
Shea Blvd & 32nd St  
**Bashas'**

METRO POWER  
CENTER  
Metro Pkwy &  
Cheryl Dr

WESTPORTE  
VILLAGE  
Peoria Ave & 67th Ave  
**Walmart**

PEORIA STATION  
Peoria Ave & 67th Ave  
**TUTOR TIME**

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** **frus**