

Sonoran Desert Village

RETAIL INVESTMENT OPPORTUNITY

SWC of 27th Avenue & Carefree Highway • Phoenix, Arizona



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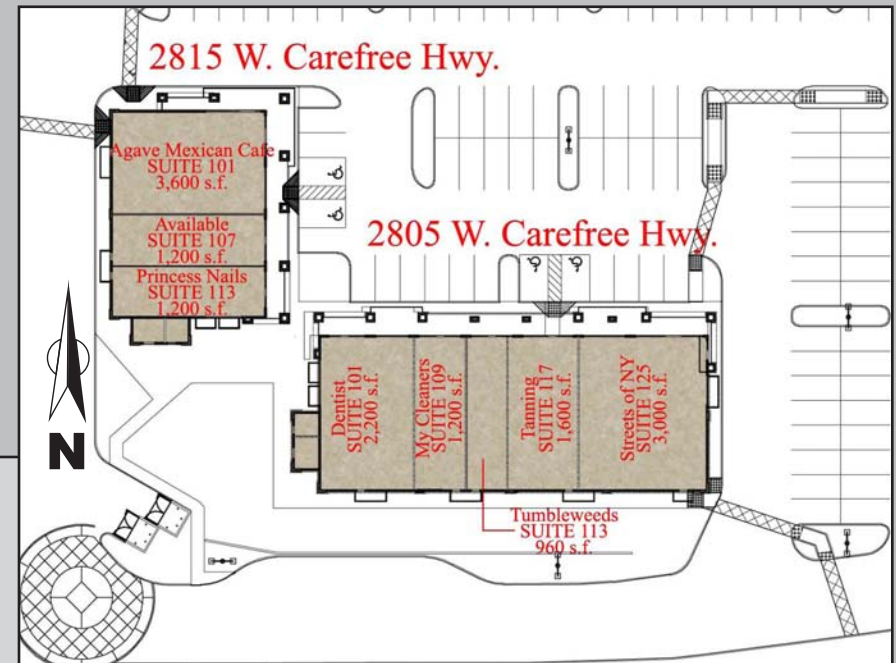
A Lee & Associates Team

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- ◆ Destination, anchored shopping center investment
- ◆ Walgreens anchor on site (NAP)
- ◆ Located in Tramonto Master Planned Community, corner location.
- ◆ Target, Albertson's Home Depot and Kohl's Department Store - all in immediate trade area
- ◆ 2007 year of construction
- ◆ 13,760 - square foot GLA for sale
- ◆ 100% - occupancy at the time of sale
- ◆ Average daily traffic counts
 - Carefree Hwy-23,098
 - 27th Ave.-2,379
- ◆ Demographic highlights
 - 5 mile population 36,382
 - 5 mile average household income \$91,927



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