THE CAMP **AT BLACK CANYON**

UNDER NEW OWNERSHIP

RENOVATIONS COMPLETED

8024 N. 24TH AVE // 8027 & 8041 N. BLACK CANYON HWY. // PHOENIX // AZ

FOR MORE INFORMATION, PLEASE CONTACT:

Jared Lively
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Rein & Grossoehme CRE
8767 E. Via De Ventura #290
Scottsdale, AZ 85258
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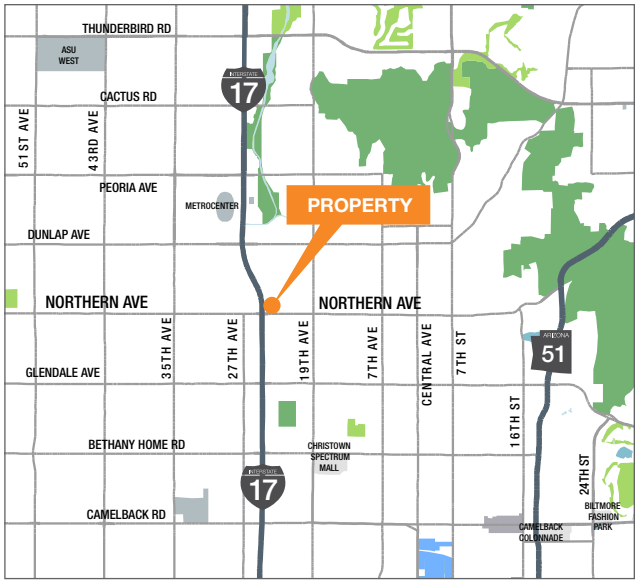
PROPERTY FEATURES

- Renovations of this project recently completed – prime opportunity to lease
- Available warm shell retail space: ±1,081 SF to ±4,612 SF with high-image design
- Excellent visibility from I-17 Freeway with easy access to highway
- Shaded outdoor patios with updated landscaping and curb appeal throughout
- On-site management/leasing office
- $1,000 move in allowance



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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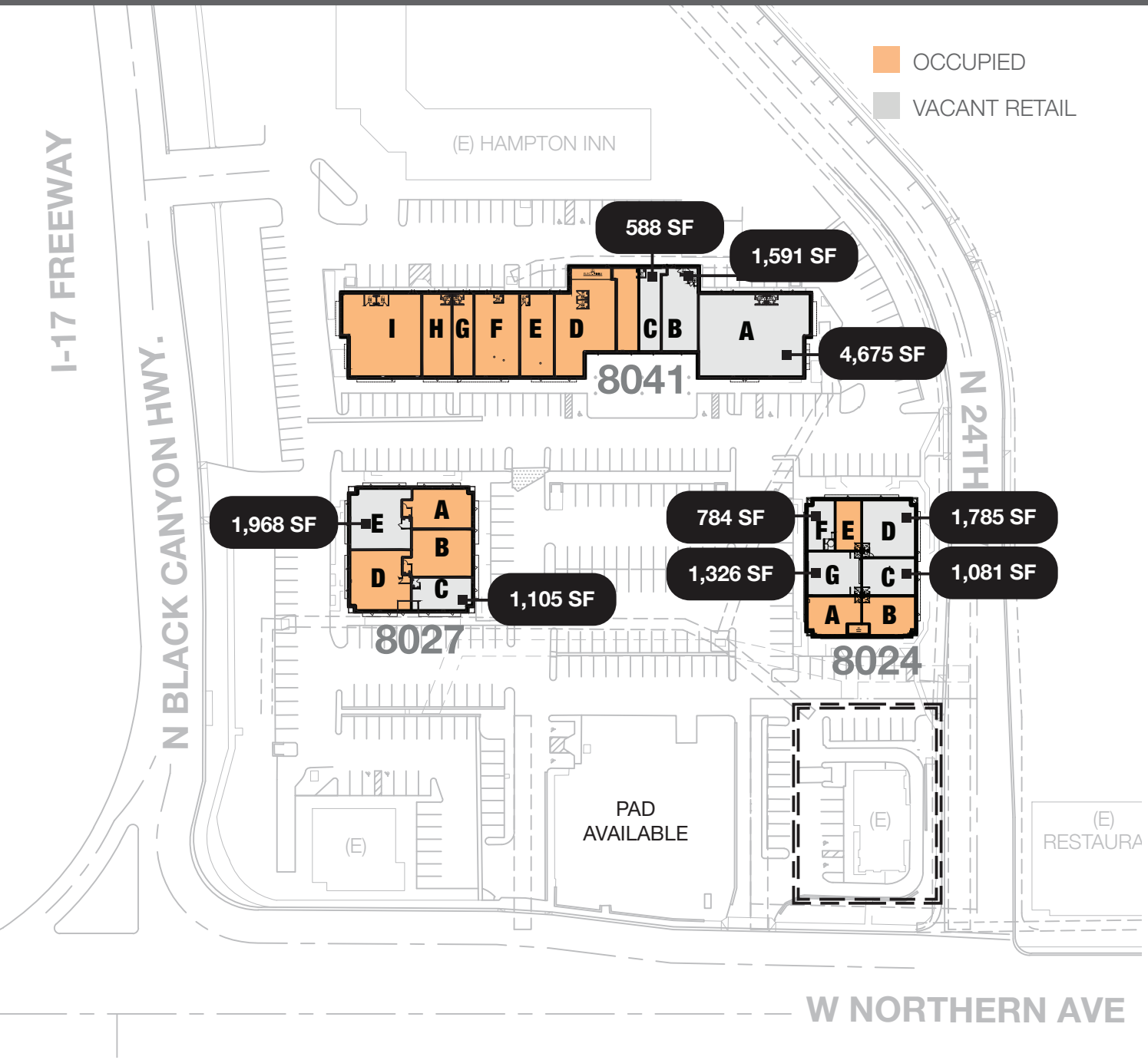
SITE PLAN



AVAILABILITIES

RETAIL

SQUARE FOOTAGE
588 - 6,854

RENTAL RATE
$1.15

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AVAILABILITIES // 8024 N. 24TH AVE

OCCUPIED

AVAILABLE

SUITE	TOTAL SF	RATE	AVAILABILITY
SUITE A	1,112		Farmer's Insurance
SUITE B	1,173		Power Pick, In.c
SUITE C	1,081	$1.15	AVAILABLE
SUITE D	1,785	$1.15	AVAILABLE
SUITE E	775		Alacrity Staffing
SUITE F	784	$1.15	AVAILABLE
SUITE G	1,326	$1.15	AVAILABLE

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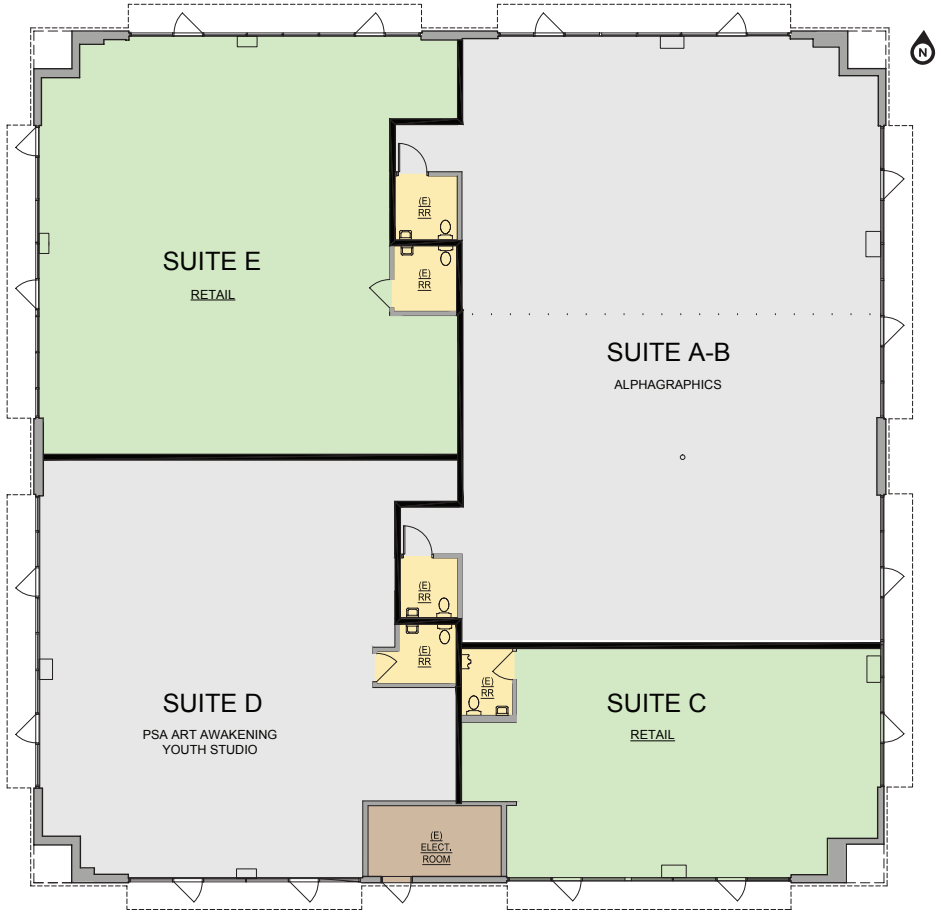
AVAILABILITIES // 8027 N. BLACK CANYON HWY

OCCUPIED

AVAILABLE



SUITE	TOTAL SF	RATE	AVAILABILITY
SUITE A	1,460		AlphaGraphics
SUITE B	1,691		AlphaGraphics
SUITE C	1,105	$1.15	AVAILABLE
SUITE D	1,886		PSA Art Awakening Youth Studio
SUITE E	1,968	$1.15	AVAILABLE

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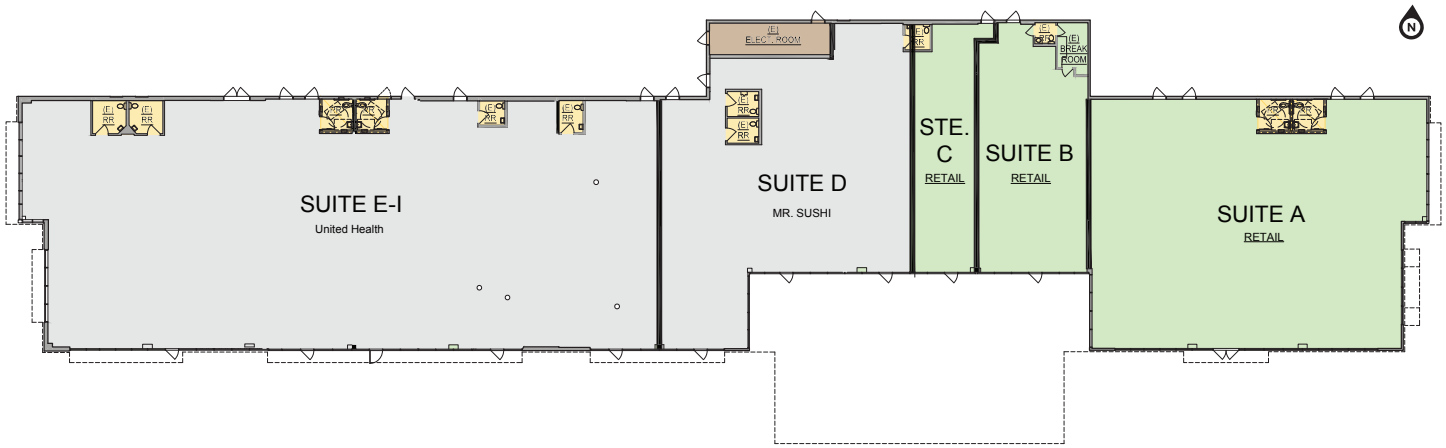
AVAILABILITIES // 8041 N. BLACK CANYON HWY

OCCUPIED

AVAILABLE



SUITE	TOTAL SF	RATE	AVAILABILITY
SUITE A	4,675	$1.15	AVAILABLE
SUITE B	1,591	$1.15	AVAILABLE
SUITE C	588	$1.15	AVAILABLE
SUITE D	3,878		Akaihana Sushi & Grill
SUITE E-I	8,993		United Health

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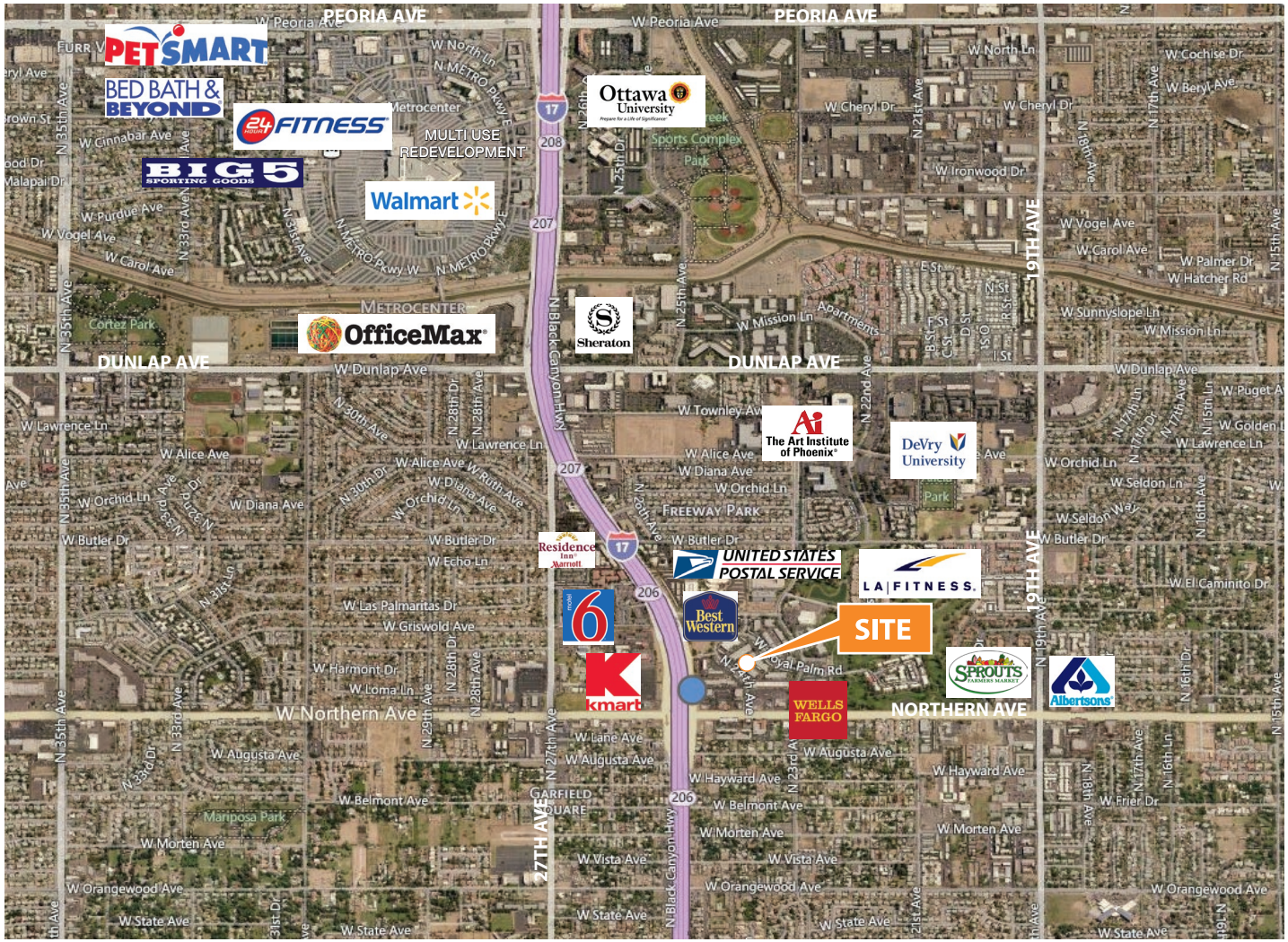
AMENITIES & IMPROVEMENTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	21,253	174,579	426,299
AVG HOUSEHOLD INCOME	$44,157	$52,129	$53,290

TRAFFIC COUNTS	
NORTH / SOUTH ON I-17	187,000 VPD
EAST / WEST ON NORTHERN	41,000 VPD

NEW COMPLETED BUILDING IMPROVEMENTS:

- NEW MONUMENT AND TENANT SIGNAGE
- NEW PAINT
- NEW ROOF
- NEW OFFICES
- UPDATED LANDSCAPING

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