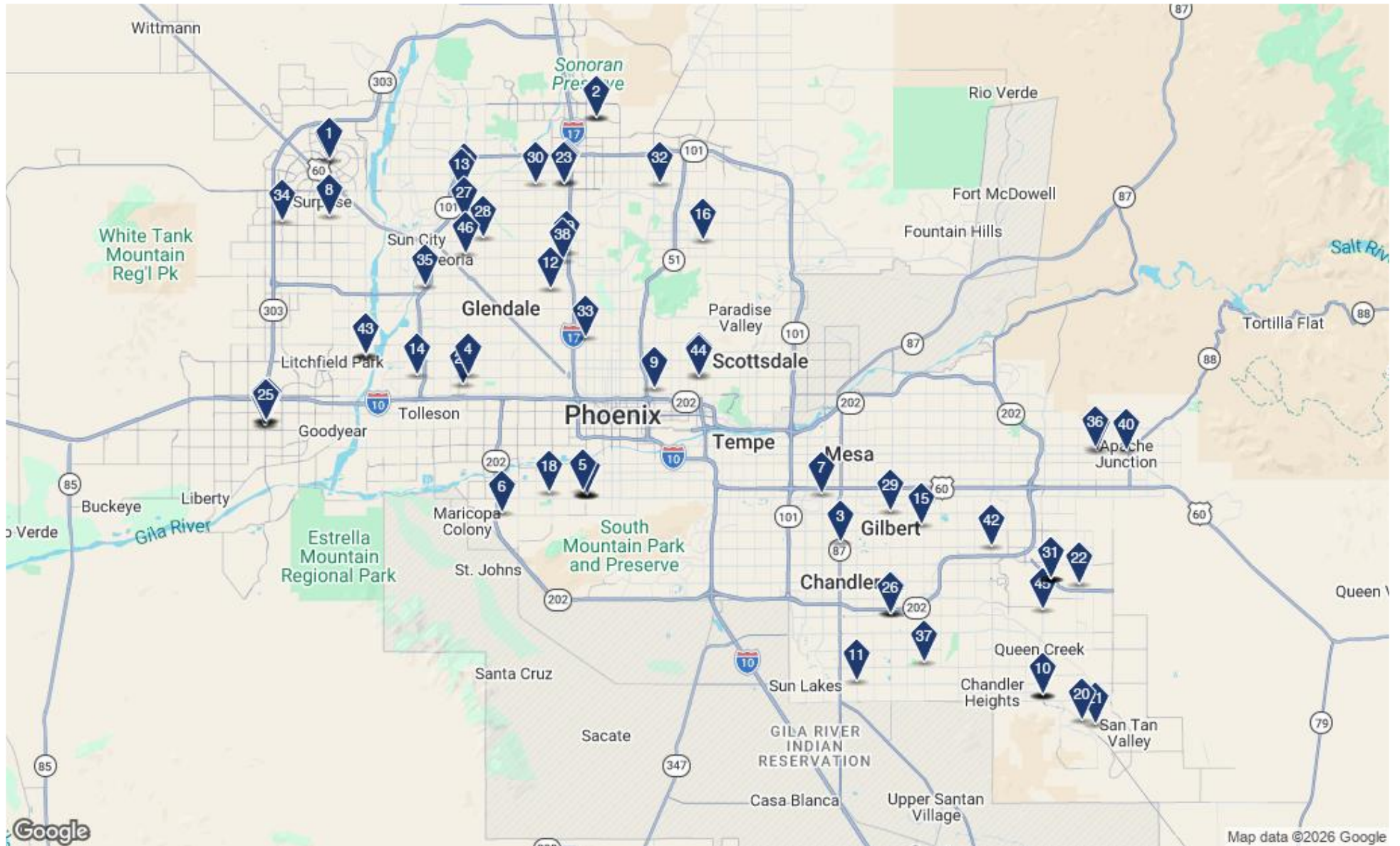




2026 CoStar Group - Licensed to AK Commercial Properties - 475568

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7/15/2026

Page 1

Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
- Sun City West Plaza 13940 W Meeker Blvd Sun City West, AZ , 85375	Retail ★★★★☆	Multiple Space Uses	1,000 - 48,068	\$26.00/SF NNN/Year	Phoenix Commercial Ad- visors
- Pinnacle 15 1125 W Pinnacle Peak Rd Phoenix, AZ , 85027	Showroom ★★★★☆	Flex	2,657 - 29,535	\$21.00/SF NNN/Year	JLL
- Chandler Uptown Square 2041-2091 N Arizona Ave Chandler, AZ , 85225	Retail ★★★★☆	Retail	22,275	\$12.00/SF NNN/Year	Rein & Grosseohme
- 7333 W Thomas Rd Phoenix, AZ , 85033	Retail ★★★★☆	Retail	19,783	Rent Not Disclosed	CBRE
- South Mountain Pavilion 1976 W Baseline Rd Phoenix, AZ , 85041	Retail ★★★★☆	Retail	20,390	Rent Not Disclosed	Velocity Retail Group
- 59th Ave & Dobbins Rd Laveen, AZ , 85339	Retail ★★★★☆	Retail	115,500	Rent Not Disclosed	Phoenix Commercial Ad- visors
- Fiesta Palms 2035 S Alma School Rd Mesa, AZ , 85210	Retail ★★★★☆	Retail	1,586 - 28,934	Rent Not Disclosed	Phoenix Commercial Ad- visors
- Litchfield Place 14250 Litchfield Rd Surprise, AZ , 85379	- ★★★★☆	Retail	50,000	Rent Not Disclosed	Colliers
- 2424 E McDowell Rd Phoenix, AZ , 85008	Retail ★★★★☆	Flex	22,593	Rent Not Disclosed	Cushman & Wakefield
- Pegasus Village NEC Empire Blvd & Ellsworth Rd Queen Creek, AZ , 85142	Retail ★★★★☆	Retail	1,000 - 92,150	Rent Not Disclosed	Diversified Partners, LLC
- 1055 E Riggs Rd Chandler, AZ , 85249	Retail ★★★★☆	Retail	16,000	Rent Not Disclosed	Colliers
- Roomstore Plaza 3515-3559 W Northern Ave Phoenix, AZ , 85051	Retail ★★★★☆	Retail	8,000 - 24,000	Rent Not Disclosed	LevRose Real Estate
- Arrowhead Crossing 7759 W Bell Rd Peoria, AZ , 85382	Retail ★★★★☆	Retail	23,796	Rent Not Disclosed	Western Retail Advisors, LLC
- Sheely Center - Shops A and B SWC Thomas Rd & Loop 101 Phoenix, AZ , 85037	Retail ★★★★☆	Retail	32,000	Rent Not Disclosed	Western Retail Advisors, LLC
- 1560 E Elliot Rd Gilbert, AZ , 85234	Retail ★★★★☆	Retail	16,972	Rent Not Disclosed	Lakeview Village Corpora- tion
- Esporta Fitness 11630 N Tatum Blvd Phoenix, AZ , 85028	Retail ★★★★☆	Retail	7,500 - 34,788	Rent Not Disclosed	Diversified Partners, LLC
- The Grove on Baseline SEC 19th Ave & Baseline Rd Phoenix, AZ , 85041	Retail ★★★★★	Retail	600 - 111,900	Rent Not Disclosed	Diversified Partners, LLC
- Laveen Commons S 35th Ave Laveen, AZ , 85339	Retail ★★★★☆	Retail	5,145 - 30,595	Rent Not Disclosed	Class Five Realty
- Burlington 2782 W Peoria Ave Phoenix, AZ , 85029	Retail ★★★★☆	Retail	22,752 - 58,574	Rent Not Disclosed	CBRE
- New Retail/Restaurant/Office/Medica... 2515 W Hunt Hwy Queen Creek, AZ , 85242	Retail ★★★★☆	Multiple Space Uses	950 - 68,750	Rent Not Disclosed	Abbott Commercial Real Estate



Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
- Skyline Ranch Marketplace N Gary Rd Queen Creek, AZ , 85242	Retail ★★★★☆	Retail	1,000 - 18,580	Rent Not Disclosed	SRS Real Estate Partners
- DESTINATION AT GATEWAY Signal Butte & Williams Field Rd Mesa, AZ , 85212	Retail ★★★★☆	Retail	1,000 - 68,510	Rent Not Disclosed	Diversified Partners, LLC
- Bell Canyon Pavillions 2734-2872 Bell Rd Phoenix, AZ , 85001	Retail	Retail	974 - 111,904	Rent Not Disclosed	NAI Horizon
- Desert Sky Esplanade 2040 N 75th Ave Phoenix, AZ , 85035	Retail ★★★★☆	Retail	16,450	Rent Not Disclosed	Phoenix Commercial Ad- visors
- Canyon Trails Towne Center Cotton Ln Goodyear, AZ , 85338	Retail ★★★★☆	Multiple Space Uses	1,500 - 126,247	Rent Not Disclosed	SRS Real Estate Partners
- Crossroads Towne Center-Chandler 2750-2860 E Germann Rd Chandler, AZ , 85249	Retail ★★★★☆	Multiple Space Uses	1,000 - 69,299	Rent Not Disclosed	Capital Asset Manage- ment, LLC
- Thunderbird Village 7586 W Thunderbird Rd Peoria, AZ , 85381	Retail ★★★★☆	Retail	20,000	\$17.13/SF NNN/Year	Carbon Commercial Real Estate
- 6739 W Cactus Rd Peoria, AZ , 85381	Retail ★★★★☆	Retail	15,120	\$22.00/SF NNN/Year	Realty One Group, Inc.
- Gilbert Towne Center 645-745 N Gilbert Rd Gilbert, AZ , 85234	Retail ★★★★☆	Multiple Space Uses	900 - 24,605	\$18.00/SF NE- GOT/Year	EDGE Realty Partners
- Bell Plaza 1 4240 W Bell Rd Glendale, AZ , 85308	Retail ★★★★☆	Retail	23,601	Rent Not Disclosed	LevRose Real Estate
- SWC SR 24 & Williams Field Rd NWC SR 24 & Williams Field Rd Mesa, AZ , 85212	Retail ★★★★☆	Retail	3,100 - 43,000	Rent Not Disclosed	Phoenix Commercial Ad- visors
- 2754 E Bell Rd Phoenix, AZ , 85032	Retail ★★★★☆	Retail	8,300 - 22,750	Rent Not Disclosed	Cresa
- Zia Records 1850 W Camelback Rd Phoenix, AZ , 85015	Retail ★★★★☆	Retail	15,245	Rent Not Disclosed	Hannay Realty Advisors
- Prasada East SEC Waddell & Sarival Rd Surprise, AZ , 85379	Retail ★★★★☆	Retail	115,000	Rent Not Disclosed	Western Retail Advisors, LLC
- Peoria Crossings 9350 W Northern Ave Peoria, AZ , 85345	Retail ★★★★☆	Retail	18,000	Rent Not Disclosed	Phoenix Commercial Ad- visors
- 2950 W Apache Trl Apache Junction, AZ , 85120	Retail ★★★★☆	Retail	23,281	Rent Not Disclosed	CBRE
- SoVal Ranch Chandler Heights Road & Val Vista Ro... Gilbert, AZ , 85298	Retail ★★★★☆	Retail	1,200 - 107,171	Rent Not Disclosed	MHG Commercial
- SWC I-17 Fwy & Peoria Ave Phoenix, AZ , 85051	Retail ★★★★★	Retail	119,400	Rent Not Disclosed	Diversified Partners, LLC
- NWC 75th Ave & Bell Rd 7580 W Bell Rd Glendale, AZ , 85308	Retail ★★★★☆	Retail	23,345	Rent Not Disclosed	Phoenix Commercial Ad- visors
- NWC Idaho Rd & Apache Trl Apache Junction, AZ , 85119	Retail ★★★★☆	Retail	1,200 - 18,000	Rent Not Disclosed	Lee & Associates



Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
- Apache Junction Center 3003 W Apache Trl Apache Junction, AZ , 85120	Retail ★ ★ ☆ ☆ ☆	Retail	9,500 - 62,386	Rent Not Disclosed	Western Retail Advisors, LLC
- CANNON BEACH (Industrial/Flex) 4551 S Power Rd Mesa, AZ , 85212	Retail ★ ★ ★ ★ ☆	Office	15,000 - 57,000	Rent Not Disclosed	Diversified Partners, LLC
- NEC Indian School Rd & El Mirage Rd 12100 W Indian School Rd Litchfield Park, AZ , 85340	Retail ★ ★ ★ ☆ ☆	Multiple Space Uses	2,500 - 42,045	Rent Not Disclosed	Western Retail Advisors, LLC
- Arcadia Crossing Shopping Center 4505-4531 E Thomas Rd Phoenix, AZ , 85018	Retail ★ ★ ★ ☆ ☆	Retail	1,200 - 24,843	Rent Not Disclosed	SRS Real Estate Partners
- Retail NEC Ellsworth Rd. & Germann Rd Mesa, AZ , 85212	Retail ★ ★ ★ ★ ★	Retail	4,000 - 37,800	Rent Not Disclosed	SRS Real Estate Partners
- Pad C SWC Peoria Ave & 75th Ave Peoria, AZ , 85345	Retail ★ ★ ★ ☆ ☆	Retail	24,000	Rent Not Disclosed	Capital Asset Management, LLC



13940 W Meeker Blvd • Sun City West Plaza



1,000 - 48,068 SF • For Lease • Multiple Space Uses • Surprise/North Peoria Submarket • Sun City West, AZ 85375

Listing Details

Available Size	1,000 - 48,068 SF
Asking Rent	\$26.00/SF/year
Service Type	Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 15 Days



Property Overview

Sun City West Plaza is a 63,000 SF anchored shopping center located at the corner of RH Johnson Blvd and Meeker Blvd in the heart of Sun City West. Banner Del E Webb Medical Center, RH Johnson Recreation Center, RH Johnson Library, Grandview and Hillcrest Golf Course are located within less than a five (5) minute drive from the shopping center.

Shopping Center Details

Center	Sun City West Plaza	Available Spaces	3
Type	Neighborhood Center	Percent Leased	27.3%
GLA	66,088 SF	Frontage	726' on Meeker Blvd, 243' on R H Johnson Blvd
Number of Properties	3	Parking	426 Surface Spaces
Floors	1	Land Area	5.86 AC / 255,244 SF
Retail Available	48,068 SF	Year Built	1997

Leasing Highlights

- Located at one of Sun City West's most prominent lighted intersections.
- Ample Parking
- Strong residential infill demos: population ±204,771 in 5-miles.
- ±218 Feet of frontage on R.H. Johnson Blvd
- Significant improvements to the space with new HVAC, 2 restrooms, infrastructure for a kitchen, etc.

Financials

	2025	Per SF
Revenue		
Expenses		
Operating Expenses	\$5.35	-
Taxes	\$1.35	-
Total Expenses	\$6.70	-

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
13940 W Meeker Blvd • Basha's	E 1st	Retail	Direct	13,000 - 45,788	45,788	45,788	Not Disclosed	Immediately	Negotiable



13940 W Meeker Blvd • Sun City West Plaza



1,000 - 48,068 SF • For Lease • Multiple Space Uses • Surprise/North Peoria Submarket • Sun City West, AZ 85375

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
43,117 SF Floor Plate (can be demised)									
22.5' to Roof Deck (18' Clear to the truss at the lowest point)									
2,000 Amps @ 277/480v									
Natural Gas									
30'-35' Column Spacing									
Loading Dock									
Contact us for additional plans.									



1125 W Pinnacle Peak Rd • Pinnacle 15



2,657 - 29,535 SF • For Lease • Flex • Deer Vly/Pinnacle Pk Submarket • Phoenix, AZ 85027

Listing Details

Available Size	2,657 - 29,535 SF
Asking Rent	\$21.00/SF/year
Service Type	Triple Net
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 18 Days



Property Overview

Built for tenants needing 100% air conditioned flex / office / assembly / lab / manufacturing space in the 4,000 sf - 45,000 sf range, with heavy parking and power. Building 1 has space coming available.

Building Details

Primary Property Type	Flex	Ceiling Height	18'
Secondary Type	Showroom	Docks	None
CoStar Rating	★★★★☆	Drive Ins	3 tot.
Building Class	B	Parking	774 Spaces
Year Built	2006	Levelators	None
Building Size	169,443 SF	Sprinklers	Wet

Leasing Highlights

- air conditioning, power, fiber
- Air conditioning, heavy parking

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1125 W Pinnacle Peak Rd	P 1st	115	Flex	Direct	18,588	18,588	18,588	Not Dis- closed	May 2027	Nego- tiable

100% air conditioned office, lab and warehouse with multiple grade level doors, 5:1000 parking, frontage on Pinnacle Peak Road.



2041-2091 N Arizona Ave • Chandler Uptown Square



22,275 SF • For Lease • Retail • Gilbert Submarket • Chandler, AZ 85225

Listing Details

Available Size	22,275 SF
Asking Rent	\$12.00/SF/year
Total Asking Rent	\$267,300/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	5 - 10 Years
Time On Market	6 Months



Shopping Center Details

Center	Chandler Uptown Square	Retail Available	26,172 SF
Type	Community Center	Available Spaces	4
GLA	197,550 SF	Percent Leased	86.8%
Anchor GLA	56,000 SF	Frontage	1,000' on Warner Rd, 875' on Arizona Ave
Anchor Tenant	PGA Tour Superstore	Parking	723 Surface Spaces
Number of Properties	6	Land Area	31.77 AC / 1,383,770 SF
Floors	GRND - 1	Year Built	1986

Financials

	2020	Per SF
Revenue		
Expenses		
Operating Expenses	-	-
Taxes	-	-
Total Expenses	\$3.45	-

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	2031 B	Retail	Direct	22,275	22,275	22,275	\$12.00 NNN	Immediately	5 - 10 Years

Former Family Entertainment use. High Occupancy 533 persons in place.

Exposed Ceilings, mezzanine party room. Small cafe.

Perfect for Pickleball, Fitness, or Family Entertainment.



7333 W Thomas Rd • Desert Sky Festival



19,783 SF • For Lease • Retail • West Phoenix/Maryvale Submarket • Phoenix, AZ 85033

Listing Details

Available Size	19,783 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	16 Days



Shopping Center Details

Center	Desert Sky Festival	Available Spaces	2
Type	Community Center	Percent Leased	93.7%
GLA	153,346 SF	Frontage	75th, Thomas
Number of Properties	5	Parking	1,281 Surface Spaces
Floors	GRND - 1	Land Area	22.55 AC / 982,278 SF
Retail Available	29,504 SF	Year Built/Renovated	1990/2002

Leasing Highlights

- Excellent visibility from 75th Ave

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Sublet	19,783	19,783	19,783	Not Disclosed	Immediately	Negotiable
Excess Burlington Space								



1976 W Baseline Rd • South Mountain Pavilion



20,390 SF • For Lease • Retail • Laveen Submarket • Phoenix, AZ 85041

Listing Details

Available Size	20,390 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	60 Days
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 9 Months



Property Overview

Seize the opportunity to lease 20,390 square feet of prime retail space at South Mountain Pavilion shopping center. Located at 1976 W Baseline Road, it is positioned in a bustling commercial area; the center is anchored by well-known retailers such as Lowe's and Goodwill, with other national brands such as Starbucks, CVS, Burger King, and Subway driving foot traffic.

The space is in excellent condition and fully built-out with a 21-foot exposed ceiling, emergency lighting, and an in-line retail layout, making it move-in ready for a variety of uses. Additionally, the property features an exclusive loading dock, rear access doors, and a dumpster enclosure, all ensuring convenience for operations. With ample parking and monument signage available, this location promises high visibility and ease of access to customers.

1976 W Baseline Road offers a superior location with excellent access from 19th Avenue and Baseline Road, major thoroughfares that see over 53,000 vehicles daily. The property benefits from its proximity to a fast-growing suburb just 6 miles from Downtown Phoenix. Access a population of over 190,000 people within a 5-mile radius that boasts a robust annual consumer spending of \$1.9 billion. In addition, there is over a half-million daytime employees within a 10-mile radius. With its strategic location within 5 miles from major highways like Interstate 17 and the South Mountain Freeway—providing direct access to Interstate 10—this site offers unparalleled connectivity across the Phoenix metro area. Additionally, Phoenix Sky Harbor International Airport is just a 15-minute drive away, offering convenient access for travel and logistics needs.

The South Mountain neighborhood provides a dynamic and family-friendly environment, offering stunning mountain views and a variety of housing options, making it a desirable place to live and work. The area is well-served by a range of dining and shopping options, attracting both residents and visitors. The growing local population and significant daily traffic create a thriving market for retail and service businesses. As the surrounding community continues to expand, 1976 W Baseline Road presents an excellent opportunity for businesses to tap into a strong and diverse consumer base. South Mountain Pavilion's prime location, exceptional access, and strategic positioning offer an unbeatable opportunity for any retail business.

Ownership operates leasing in-house; all fees will be paid to the tenant broker. Pricing and creative deals are negotiable. Inquire now to learn more.

Shopping Center Details

Center	South Mountain Pavilion	Retail Available	21,590 SF
Type	Community Center	Available Spaces	2
GLA	221,701 SF	Percent Leased	99.5%
Anchor GLA	139,410 SF	Frontage	1,285' on Baseline Rd (with 3 curb cuts), 1,100' on 19th Ave (with 1 curb cut)
Anchor Tenant	Lowe's	Parking	781 Surface Spaces
Number of Properties	9	Land Area	27.67 AC / 1,205,201 SF
Floors	1	Year Built	2007



1976 W Baseline Rd • South Mountain Pavilion



20,390 SF • For Lease • Retail • Laveen Submarket • Phoenix, AZ 85041

Leasing Highlights

- Lease 20,390 square feet of prime retail space at South Mountain Pavilion, a thriving center anchored by major tenants such as Lowe’s and Goodwill.
- Join major national retailers, including Goodwill, Starbucks, CVS, Burger King, Subway, and more, that drive strong demand.
- Just 15 minutes from Phoenix Sky Harbor Airport, with direct access to Interstates 17 and 10, and South Mountain Freeway.
- Move-in-ready, fully built-out space with 21-foot exposed ceilings, a loading dock, unparalleled visibility, ample parking, and monument signage.
- Accessible from 19th Avenue and Baseline Road, with over 53,000 vehicles daily, ensuring high exposure for your business.
- Area boasts a growing population of over 190,000 within 5 miles and \$1.9 billion in annual consumer spending. All fees paid to tenant broker.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	20,390	20,390	20,390	Not Disclosed	60 Days	Negotiable

Prime retail space for Lease in a flourishing shopping center with plenty of parking. Strong adjoining national tenants. Surrounded by dense residential neighborhoods, monument signage is available, and excellent access from 19th Avenue & Baseline Road.



59th Ave & Dobbins Rd



115,500 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

Listing Details

Available Size	115,500 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 21 Days



Property Overview

This development at the southeast corner of 59th Avenue and Dobbins Road in Laveen Village represents a premier mixed-use destination within a thriving growth corridor. The project is located at a high-traffic intersection near Loop 202 and surrounded by planned retail centers totaling over 696,000 square feet of national co-tenancy. It integrates multiple access points and offers connectivity to significant residential growth with more than 380 planned units adjacent to the site. The area benefits from exceptional visibility and accessibility to key arterials, along with proximity to emerging business parks and a ±250-acre planned industrial and technology campus. With regional attractions, large-scale housing developments, and major employment drivers underway, this site positions itself as a focal point for the expanding Laveen community while delivering a walkable, integrated lifestyle destination that connects shopping, dining, and entertainment in a fast-growing metropolitan area.

Building Details

Primary Property Type	Retail	Building Size	115,500 SF
CoStar Rating	★ ★ ★ ☆ ☆	Stories	1
Building Class	B	Typical Floor	115,500 SF

Leasing Highlights

- Positioned at a major growth intersection in Laveen Village.
- Adjacent to over 380 planned residential units.
- Planned national retail tenants within the trade area.
- Less than 0.5 miles from Loop 202 access.
- Connectivity to a ±250-acre future tech and industrial park.
- Excellent visibility with multiple full-access points.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,200 - 115,500	115,500	115,500	Not Disclosed	TBD	Negotiable

Pads and shop spaces ranging from 2,400 SF to 20,200 SF available in a mixed-use development at 59th Avenue and Dobbins Road. The site provides excellent visibility, robust traffic counts, and strong connectivity to Loop 202. Surrounded by major retail anchors and growing residential neighborhoods, the development offers multiple full-access ingress and egress points for customer convenience. See brochure or contact brokers for more information.



2035 S Alma School Rd • Fiesta Palms



1,586 - 28,934 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85210

Listing Details

Available Size	1,586 - 28,934 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 8 Days



Property Overview

Under new ownership and recently renovated! We're looking for great local and national businesses to backfill a 2nd gen Specialty Grocer Box and contiguous shop spaces.

Ideal for Fitness, Hair Salons, Family Entertainment, Specialty Grocery.

Shopping Center Details

Center	Fiesta Palms	Available Spaces	4
Type	Neighborhood Center	Percent Leased	47.4%
GLA	55,023 SF	Frontage	913' on Alma School Rd. (with 1 curb cut)
Number of Properties	3	Parking	371 Surface Spaces
Floors	1	Land Area	4.42 AC / 192,449 SF
Retail Available	28,934 SF	Year Built/Renovated	1985/2016

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	2043	Retail	Direct	12,858 - 22,568	22,568	22,568	Not Disclosed	Immediately	Negotiable

The space was previously occupied by a specialty grocer.



14250 Litchfield Rd • Litchfield Place

50,000 SF • For Lease • Flex • Surprise Submarket • Surprise, AZ 85379



Listing Details

Available Size	50,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 22 Days



Property Overview

Litchfield Place is a newly developed retail/industrial flex project located at the highly trafficked NWC of Litchfield Road and Waddell Road in Surprise, Arizona. The ±50,000 SF multi-tenant building is designed to accommodate a wide range of retail, showroom, and light industrial users with flexible configurations divisible to approximately 5,000 SF bays. The project features a modern façade, enhanced storefront glass options, and efficient circulation with a widened 32' rear service lane and common truck well. With strong surrounding demographics, nearby national retailers, and proximity to major residential growth, Litchfield Place offers an exceptional leasing opportunity.

Building Details

Primary Property Type	Flex	Ceiling Height	22'
CoStar Rating	★★★★☆	Drive Ins	None
Building Class	B	Parking	180 Spaces
Building Size	50,000 SF	Levelators	None

Leasing Highlights

- ±50,000 SF multi-tenant retail flex building divisible to ±5,000 SF bays with flexible 50' configurations
- Customizable storefront glass to accommodate various users
- 180 parking stalls (±2.3/1,000 SF)
- Common truck well servicing entire building & Expanded rear service lane from 28' to 32'
- Clear heights: ±22' front / ±20' rear (TBC)
- Located within a growing mixed-use development with national co-tenancy and strong frontage plus visibility along Litchfield Road

Financials

	2026	Per SF
Revenue		
Expenses		
Operating Expenses	\$0.48	-
Taxes	\$2.55	-
Total Expenses	\$3.03	-

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,000 - 50,000	50,000	50,000	Not Disclosed	TBD	Negotiable

Litchfield Place is a newly developed retail/industrial flex project located at the highly trafficked NWC of Litchfield Road and Waddell Road in Surprise, Arizona. The ±50,000 SF multi-tenant building is designed to accommodate a wide range of retail, showroom, and light industrial users with flexible configurations



14250 Litchfield Rd • Litchfield Place



50,000 SF • For Lease • Flex • Surprise Submarket • Surprise, AZ 85379

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
divisible to approximately 5,000 SF bays. The project features a modern façade, enhanced storefront glass options, and efficient circulation with a widened 32' rear service lane and common truck well. With strong surrounding demographics, nearby national retailers, and proximity to major residential growth, Litchfield Place offers an exceptional leasing opportunity.								



2424 E McDowell Rd



22,593 SF • For Lease • Retail • Airport Area Submarket • Phoenix, AZ 85008

Listing Details

Available Size	22,593 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 26 Days



Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Freestanding	Typical Floor	22,593 SF
CoStar Rating	★ ★ ★ ☆ ☆	Frontage	249' on 24th Pl, 231' on McDowell Rd
Building Class	B	Parking	53 Spaces
Year Built	1988	Tenancy	Single
Building Size	22,593 SF		

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Direct	22,593	22,593	22,593	Not Disclosed	Immediately	Negotiable



NEC Empire Blvd & Ellsworth Rd • Pegasus Village



1,000 - 92,150 SF • For Lease • Retail • Queen Creek Submarket • Queen Creek, AZ 85142

Listing Details

Available Size	1,000 - 92,150 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 3 Days



Shopping Center Details

Center	Pegasus Village	Floors	1
Type	Neighborhood Center	Retail Available	92,150 SF
GLA	92,150 SF	Available Spaces	10
Number of Properties	5		

Leasing Highlights

- Booming traffic counts of $\pm$ 50,000 VPD at the intersection
- Average Annual HH Incomes of \$171,000 within a one-mile radius
- Median Home Value of \$609,837 within a one-mile radius
- Gateway to Queen Creek & Hunt Highway
- Approximately one mile south of Fry's, EOS Fitness, Fat Cats and many more!

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
NEC Empire Blvd & Ellsworth Rd • Major B	P 1st	Retail	Direct	20,000	20,000	20,000	Not Disclosed	Immediately	Negotiable

Booming traffic counts of $\pm$ 50,000 VPD at the intersection
Gateway to Queen Creek & Hunt Highway



1055 E Riggs Rd



16,000 SF • For Lease • Retail • Gilbert Submarket • Chandler, AZ 85249

Listing Details

Available Size	16,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 5 Days



Property Overview

Prime leasing opportunity at 1055 E Riggs Road in Chandler's high-demand Gilbert submarket. This ±16,000 SF freestanding retail building features excellent visibility along Riggs Road (28,000+ VPD) and sits on 2.27 acres with 80 surface parking spaces. Formerly Dollar Tree, the space offers a clean, versatile layout suitable for medical, retail, or service use. Strong area demographics include \$120K+ median household income and nearly 9% projected population growth, surrounded by national tenants like Walgreens and CVS.

Building Details

Primary Property Type	Retail	Stories	1
CoStar Rating	★★★★☆	Typical Floor	15,082 SF
Building Class	B	Parking	80 Spaces
Year Built	2001	Tenancy	Single
Building Size	16,000 SF		

Leasing Highlights

- ±16,000 SF freestanding retail building
- 2.27 acres with 80 parking spaces
- Surrounded by major national retailers
- Prime visibility along Riggs Rd (28K+ VPD)
- 1-mile median household income: \$121K
- Ideal for medical, fitness, discount, or service tenants

Financials

	2025	Per SF
Revenue		
Expenses		
Operating Expenses	\$0.00	-
Taxes	\$3.46	-
Total Expenses	\$3.46	-

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	16,000	16,000	16,000	Not Disclosed	30 Days	Negotiable

Discover an exceptional leasing opportunity at 1055 E Riggs Road in Chandler, Arizona, within the sought-after Gilbert submarket. This ±16,000 SF freestanding retail building offers excellent visibility along the high-traffic Riggs Road corridor, with more than 28,000 vehicles per day. Built in 2001, the property sits on 2.27 acres with 80 surface parking spaces, providing ample accessibility for customers. Previously occupied by Dollar Tree, the space offers a clean, open retail layout suitable for a wide range of users—including medical, fitness, discount retail, or essential services. Surrounding demographics are strong: median household income exceeds \$120,000 within one mile, and the area is projected to experience nearly 9% population growth over the next five years. Surrounded



1055 E Riggs Rd



16,000 SF • For Lease • Retail • Gilbert Submarket • Chandler, AZ 85249

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
by national retailers like Walgreens, CVS, and PetSmart, this property presents a high-visibility, plug-and-play opportunity in one of the fastest-growing suburban corridors in the Phoenix metro.								



3515-3559 W Northern Ave • 35th and Northern Plaza



8,000 - 24,000 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85051

Listing Details

Available Size	8,000 - 24,000 SF
Asking Rent	Not Disclosed
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	9 Months 22 Days



Shopping Center Details

Center	35th and Northern Plaza	Available Spaces	2
Type	Neighborhood Center	Percent Leased	49.2%
GLA	56,480 SF	Frontage	W Northern
Number of Properties	6	Parking	369 Surface Spaces
Floors	1	Land Area	12.25 AC / 533,479 SF
Retail Available	28,685 SF	Year Built	1974

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	8,000 - 24,000	24,000	24,000	Not Disclosed	Immediately	Negotiable

Loading dock available

Anchor Opportunity with new Starbucks on the PAD under construction!!



7759 W Bell Rd • Arrowhead Crossing



23,796 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Peoria, AZ 85382

Listing Details

Available Size	23,796 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 5 Months



Property Overview

±60,546 SF of Box Retail For Sale Anchored by Savers and David's Bridal

- ±23,796 SF Junior Anchor Space Available For Lease
- Across from Arrowhead Towne Center, the second-highest regional mall by sales volume in Arizona, at over \$1,000 per square foot

Shopping Center Details

Center	Arrowhead Crossing	Retail Available	28,855 SF
Type	Power Center	Available Spaces	4
GLA	458,451 SF	Percent Leased	93.7%
Anchor GLA	30,000 SF	Frontage	W Bell Rd (with 2 curb cuts)
Anchor Tenant	T.J. Maxx	Parking	2,396 Surface Spaces
Number of Properties	15	Land Area	44.15 AC / 1,923,175 SF
Floors	1	Year Built/Renovated	1986/1996

Leasing Highlights

- Outstanding junior anchor box opportunity for grocery, retail, or fitness in one of the fastest growing trade areas
- Located across the street from prominent Arrowhead Towne Center, the leading shopping destination in the west valley
- Adjacent to Target anchored power center and in close proximity to Peoria Sports Complex
- Excellent endcap visibility with high Bell Road traffic counts

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	23,796	23,796	23,796	Not Disclosed	Immediately	Negotiable

Former fitness box space available in highly affluent Arrowhead trade area

- Three-Tenant building at Arrowhead Crossing
- Diverse anchor line-up led by Nordstrom Rack, Ulta, HomeGoods, Staples, Golf Galaxy, Savers, Burlington, TJ Maxx, Hobby Lobby, & DSW
- Across from Arrowhead Towne Center, the second-highest regional mall by sales volume in Arizona, at over \$1,000 per square foot
- Densely populated trade area with over 113,335 residents within a three-mile radius
- Excellent household incomes - averaging nearly \$101,786 within a three-mile radius
- Rare endcap Junior Box opportunity with visibility to Bell Road (±51,000 VPD)
- Monument signage available on Bell Rd & 77th Ave
- Adjacent to Target-anchored power center and close to Peoria Sports Complex



7759 W Bell Rd • Arrowhead Crossing



23,796 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Peoria, AZ 85382

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
23,796SF Anchor Space Available 107'of frontage								



SWC Thomas Rd & Loop 101 • Sheely Shopping Center



32,000 SF • For Lease • Retail • Loop 101/I-10 Submarket • Phoenix, AZ 85037

Listing Details

Available Size	32,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	1 - 10 Years
Time On Market	1 Year 2 Months



Property Overview

Located on AM side of the road right off Loop 101 Freeway (139,531 Vehicles per day) and Thomas Rd (20,000 VPD)

Shopping Center Details

Center	Sheely Shopping Center	Retail Available	32,000 SF
Type	Lifestyle Center	Available Spaces	1
GLA	32,000 SF	Parking	90 Surface Spaces
Number of Properties	1	Land Area	3 AC / 130,680 SF
Floors	1		

Leasing Highlights

- 2.8 acres of retail pads le for Ground Lease.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Shops A/B	Retail	Direct	1,500 - 32,000	32,000	32,000	Not Disclosed	Immediately	1 - 10 Years

Retail pads le for Ground Lease. Sale, or Build-To-Suit. Shop Space Available!



1560 E Elliot Rd



16,972 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85234

Listing Details

Available Size	16,972 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 2 Months



Building Details

Primary Property Type	Retail	Building Size	16,972 SF
Secondary Type	Drug Store	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	16,972 SF
Building Class	B	Frontage	275' on E Elliott Rd, 275' on N Val Vista Dr, 296' on North Val Vista Drive, 345' on E Elliot Rd
Year Built	1999	Parking	70 Spaces
Renovated	Jan 2026	Tenancy	Single

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	16,972	16,972	16,972	Not Disclosed	Immediately	Negotiable

The stage is set for a new offering at the corner of Val Vista Dr. & Elliot Rd. in Gilbert. The existing OSCO (CVS) structure is available for lease!



11630 N Tatum Blvd • Esporta Fitness



7,500 - 34,788 SF • For Lease • Retail • Central Scottsdale Submarket • Phoenix, AZ 85028

Listing Details

Available Size	7,500 - 34,788 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Sublet
Term	Thru Jan 2037
Time On Market	1 Year 3 Months



Property Overview

Former Esporta Fitness

Building Details

Primary Property Type	Retail	Stories	2
Secondary Type	Health Club	Typical Floor	34,788 SF
CoStar Rating	★ ★ ★ ☆ ☆	Frontage	333' on Tatum Blvd (with 2 curb cuts)
Building Class	B	Parking	150 Spaces
Year Built	2002	Tenancy	Single
Building Size	34,788 SF	Slab to Slab	15'

Leasing Highlights

- Single story: +/- 34,788 SF Ground Floor w/2,995 SF Mezzanine; +/-37,783 SF total floor area
- Ideal for retail, medical or physical therapy user, as well as fitness
- Plentiful parking
- 2nd gen fitness space
- Highly visible, located directly on Tatum Blvd
- Located directly between the PV mall redevelopment and Paradise Valley, which has some of the highest demographics in the state

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 2nd	Retail	Sublet	7,500	7,500	34,788	Not Disclosed	Immediately	Thru Jan 2037

Former Esporta Fitness



SEC 19th Ave & Baseline Rd • The Grove on Baseline



600 - 111,900 SF • For Lease • Retail • South Mountain Submarket • Phoenix, AZ 85041

Listing Details

Available Size	600 - 111,900 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Apr 2027
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 4 Months



Property Overview

Positioned at the high-traffic intersection of 19th Avenue and Baseline Road, The Grove on Baseline offers an exceptional retail opportunity in one of Phoenix's fastest-growing corridors. This future development is surrounded by a dense residential base and a thriving trade area, with nearly 97,637 residents within a 3-mile radius and significant new housing projects underway. The site benefits from traffic counts exceeding 44,000 VPD, ensuring maximum visibility and customer flow.

Anchored by major national retailers such as Lowe's, CVS, Starbucks, Chipotle, and McDonald's, the location provides strong co-tenancy appeal and consistent consumer draw. Nearby educational institutions, including Cesar Chavez High School with nearly 3,000 students, further enhance daily foot traffic. The area's robust demographics—average household income surpassing \$100,000 and a median age of 31—make this an ideal setting for retail, dining, and service concepts targeting both families and professionals.

With multiple PADs and shop spaces available, The Grove on Baseline offers flexible configurations to suit a variety of tenants. Its proximity to South Mountain and ongoing residential developments positions this property as a cornerstone for future growth in Phoenix's south corridor.

Shopping Center Details

Center	The Grove on Baseline	Retail Available	111,900 SF
Type	Neighborhood Center	Available Spaces	6
GLA	144,700 SF	Percent Leased	22.7%
Number of Properties	6	Land Area	66.16 AC / 2,881,930 SF
Floors	1	Year Built	2027

Leasing Highlights

- Prime intersection with over 44,000 vehicles per day
- Surrounded by major national retailers and fitness anchors
- Dense trade area with an estimated 97,637 residents within a 3-mile radius

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
SEC 19th Ave & Baseline Rd • Shops	P 1st	Retail	Direct	5,400 - 15,600	15,600	15,600	Not Disclosed	Apr 2027	Negotiable
Shops spaces available, BTS									
SEC 19th Ave & Baseline Rd • Minor Retail	E 1st	Retail	Direct	20,000	20,000	20,000	Not Disclosed	Apr 2027	Negotiable
Minor Retail space available									



S 35th Ave • Laveen Commons



5,145 - 30,595 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

Listing Details

Available Size	5,145 - 30,595 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 9 Months



Property Overview

Laveen Commons boasts exceptional access and visibility from both 35th Avenue and Baseline Road, with nearly 59,000 vehicles per day at the intersection. The average household income exceeds \$107,000 within a one mile radius of Laveen Commons.

Shopping Center Details

Center	Laveen Commons	Available Spaces	1
Type	Community Center	Percent Leased	72.9%
GLA	112,986 SF	Parking	642 Surface Spaces
Number of Properties	7	Land Area	15.08 AC / 657,034 SF
Floors	1	Year Built	2008
Retail Available	30,595 SF		

Leasing Highlights

- The average household income exceeds \$107,000 within a one mile radius of Laveen Commons.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	3630	Retail	Direct	5,145 - 30,595	30,595	30,595	Not Disclosed	Immediately	Negotiable

This rare anchor space at Laveen Commons sports 30,595 SF of open retail space with 12000 amps - 277-480V, a loading dock area. Negotiable rates with NNN's at \$5.64/SF/Yr - Call for additional details.

Space is divisible: 5,145sf-30,595sf. The smallest potential 5,145sf (shown as 'Retail Space 'C' on the Floor Plan Options attachment), opens up to a nice courtyard area. In total, the space is divisible into three separate uses: 5,145sf, 11,460sf, and 12,182sf.

Aside from this suite, the center is fully leased.



2782 W Peoria Ave • Metro Square



22,752 - 58,574 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85029

Listing Details

Available Size	22,752 - 58,574 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	30 Days
Lease Type	Sublet
Term	Negotiable
Time On Market	1 Year 10 Months



Property Overview

Located within the vibrant Metro Square Shopping Center, this property offers a prime retail opportunity in one of Phoenix's most active trade areas. Featuring excellent visibility and direct access from Interstate 17, the site benefits from a signalized intersection and strong traffic counts, ensuring maximum exposure for any tenant. The building boasts modernized infrastructure with a clear height of 22 feet, flexible floor plans, and ample parking at a ratio of 2.20 per 1,000 square feet. Monument and pylon signage options provide additional branding potential for businesses seeking a commanding presence.

Surrounded by a dense population base and a thriving daytime workforce, the location serves over 833,000 residents within a seven-mile radius, supported by household incomes exceeding \$90,000. The property sits in a super-regional retail hub anchored by major national brands, creating a dynamic environment for retailers, entertainment concepts, and service providers. With its strategic positioning, adaptable layouts, and strong demographic profile, this site represents an exceptional opportunity for businesses looking to capture consistent foot traffic and long-term growth in Phoenix's northwest corridor.

Shopping Center Details

Center	Metro Square	Retail Available	58,574 SF
Type	Community Center	Available Spaces	1
GLA	218,608 SF	Percent Leased	100%
Anchor GLA	156,561 SF	Frontage	N 28th Dr, N Black Canyon Dr
Anchor Tenant	Burlington, Guitar Center, Michaels, Petco	Parking	947 Surface Spaces
Number of Properties	4	Land Area	22.07 AC / 961,577 SF
Floors	1	Year Built/Renovated	1970/1996

Leasing Highlights

- Excellent visibility and access from I-17
- Dense trade area with strong demographics
- Surrounded by leading national retailers and positioned in a major North Phoenix retail corridor.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Sublet	22,752 - 58,574	58,574	58,574	Not Disclosed	30 Days	Negotiable

Retail space available for lease in Phoenix with easy access to I-17.



2515 W Hunt Hwy • Shoppes & Offices at San Tan Heights



950 - 68,750 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Queen Creek, AZ 85242

Listing Details

Available Size	950 - 68,750 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	2 Years 3 Months



THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

NWC Hunt Highway & Village Lane, San Tan Valley, Arizona

**Booming Area –
Among The Best Housing Growth Areas In The Country!!**

CONTACT:

Greg Abbott
Abbott Commercial, LLC
602-486-3346
greg@abbottcommercial.com
Presented by owner/agent

Property Overview

Introducing an exciting new mixed-use development featuring Retail, Restaurants, and Office/Medical Office space for lease and pads for sale or ground lease in the heart of the rapidly growing San Tan Valley/Queen Creek/SE Valley area. This prime property is very well located in the center of this booming and outstanding trade area, at a signalized intersection, offering excellent exposure and accessibility to Hunt Highway. Hunt Highway serves as the main artery connecting Metropolitan Phoenix to a wave of new housing developments and master-planned communities in the area, including San Tan Heights, Skyline Ranch, Johnson Ranch, Copper Basin, Anthem at Merrill Ranch, etc., etc.) as well as the other towns to the southeast such as Cooledge, Florence, etc.

Shopping Center Details

Center	Shoppes & Offices at San Tan Heights	Retail Available	41,250 SF
Type	Neighborhood Center	Available Spaces	1
GLA	34,375 SF	Land Area	6.44 AC / 280,526 SF
Number of Properties	2	Year Built	2026
Floors	1		

Leasing Highlights

- **Prime Location:** Situated in the heart of the San Tan Valley development boom (one of the strongest development areas in the entire country).
- **High Population Density:** Approximately 17,300 existing residents within a one-mile radius, with significant housing projects currently underway.
- **Signalized Intersection:** Provides easy and convenient access, bolstered by strong traffic counts.
- **Expansive Growth Area:** Over 6,300 homes planned or under construction within 1.75 miles, adding an expected +/- 20,300 more people to the area
- **Major Thoroughfare:** Hunt Highway is the primary and busiest roadway servicing the entire San Tan Valley area.
- **Outstanding Visibility and Exposure:** Exceptional exposure and accessibility ensure a prominent presence in this rapidly growing & thriving market.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	950 - 41,250	41,250	41,250	Not Disclosed	Immediately	1 - 20 Years

Space can be demised to fit individual users' requirements.

±60,000 SF retail, restaurant, office/medical office development sitting on ±6.40 AC zoned CB-1 ideal for Retail use. Space for lease or PADs available for ground lease, sale or build-to-suit.



N Gary Rd • Skyline Ranch Marketplace

1,000 - 18,580 SF • For Lease • Retail • Outlying Pinal County Submarket • Queen Creek, AZ 85242



Listing Details

Available Size	1,000 - 18,580 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 1 Month



Property Overview

Skyline Ranch Marketplace is at the heart of San Tan Valley's rapid evolution—from a largely residential community into a dynamic hub for retail and lifestyle. Anchored by major tenants like WinCo Foods, The Home Depot, and EoS Fitness, the 50-acre center is capitalizing on strong population growth, rising household incomes, and high daily traffic along Hunt Highway. Surrounded by expanding master-planned neighborhoods and benefiting from San Tan Valley's new city status, Skyline Ranch is positioned as a premier retail destination in one of Arizona's fastest-growing regions.

Shopping Center Details

Center	Skyline Ranch Marketplace	Available Spaces	1
Type	Strip Center	Percent Leased	87.6%
GLA	149,355 SF	Frontage	Gary Rd (with 5 curb cuts), Hunt Highway (with 4 curb cuts)
Number of Properties	10	Parking	1,723 Surface Spaces
Floors	1	Land Area	18.32 AC / 798,203 SF
Retail Available	18,580 SF	Year Built	2011

Leasing Highlights

- Planned retail development in San Tan Valley; offering Anchors, Jr. Anchors, Pads & Shops
- Trade area demographics show strong Average Household Income over \$94,000 within 1 mile
- San Tan Valley submarket residential growth continues to outperform the Phoenix market average by 1.7 points annually
- High volume Walmart across the street ranks in top 10 (customer count) for Phoenix metro

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,000 - 18,580	18,580	18,580	Not Disclosed	TBD	Negotiable

Planned retail development in San Tan Valley; offering Anchors, Jr. Anchors, Pads & Shops



Signal Butte & Williams Field Rd



1,000 - 68,510 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	1,000 - 68,510 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 9 Months



Property Overview

New Power Center Development. Over 40 Acres of commercial retail space available for Build to Suit or Ground Lease

Building Details

Primary Property Type	Retail	Building Size	250,000 SF
Secondary Type	Freestanding	Stories	1
CoStar Rating	★★★★☆	Typical Floor	250,000 SF
Building Class	B	Elevators	None
Year Built	Nov 2027	Tenancy	Multi

Leasing Highlights

- Adjacent to Gateway Auto Mall - planned auto mall development coming 2024
- Brand new SR-24 Interchange exit at Signal Butte
- Commercial zoning, City of Mesa
- Located south of Eastmark, a mixed-use master planned community, ranked #1 in Arizona and top in the nation!
- Over 10,000 new residences within a 5-mile radius
- Nearby industrial centers such as Apple, Facebook, Intel, CyrusOne and more!

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	21,710	21,710	21,710	Not Disclosed	Immediately	Negotiable

Over 40 acres of commercial development - BTS, GL & Pad Sales

Adjacent to Gateway Auto

Mall - planned auto mall

development coming 2024

Located south of Eastmark, a

mixed-use master planned

community, ranked #1 in

Arizona and top in the nation!

Brand new SR-24 Interchange

exit at Signal Butte

Commercial zoning, City of

Mesa

Nearby industrial centers such



Signal Butte & Williams Field Rd



1,000 - 68,510 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
as Apple, Facebook, Intel, Cyrus One and more!								



2734-2872 Bell Rd • Bell Canyon Pavillions

974 - 111,904 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85001

Listing Details

Available Size	974 - 111,904 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Multiple
Time On Market	20 Years 11 Months



Property Overview

Tower signage available.

Shopping Center Details

Center	Bell Canyon Pavillions	Available Spaces	17
Type	Regional Mall	Percent Leased	77.9%
GLA	500,696 SF	Frontage	27th, Bell
Number of Properties	8	Parking	760 Surface Spaces
Floors	1	Land Area	134.62 AC / 5,864,047 SF
Retail Available	117,104 SF	Year Built	1990

Leasing Highlights

- Tower signage available.

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
2710 W Bell Rd • Bell Canyon Pavillions	P 1st	1250	Retail	Direct	16,996	16,996	16,996	Not Dis- closed	Immediately	Nego- tiable

TOTAL SIZE

±284,093 SF

AVAILABLE SPACE

±808 SF to ±40,000 S



2040 N 75th Ave • Desert Sky Esplanade



16,450 SF • For Lease • Retail • West Phoenix/Maryvale Submarket • Phoenix, AZ 85035

Listing Details

Available Size	16,450 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 8 Months



Property Overview

Pad space is also available on the corner of McDowell Rd and Center Rd. 1,200 SF - 5,000 SF Drive-Thru Available on Pad.

This successful power center in West Phoenix is located on the north-west corner of 75th Avenue & McDowell Road and is anchored by Ross, WSS, Big Lots, Dollar Tree and is shadow anchored by Wal-Mart Supercenter and Lowe's. This center is a 1/4 mile north of the I-10 Freeway and has high Hispanic demographics. 1.77 acres of land is for sale or lease with frontage on McDowell Road.

Shopping Center Details

Center	Desert Sky Esplanade	Retail Available	16,450 SF
Type	Power Center	Available Spaces	1
GLA	569,264 SF	Percent Leased	971%
Anchor GLA	387,582 SF	Frontage	2,559' on N 75th Ave (with 3 curb cuts), 1,327' on McDowell Rd (with 2 curb cuts)
Anchor Tenant	Lowe's, Ross Dress for Less, Walmart	Parking	3,681 Surface Spaces
Number of Properties	13	Land Area	61.76 AC / 2,690,275 SF
Floors	1	Year Built/Renovated	1991/2012

Leasing Highlights

- Anchor Tenant's include Walmart, Ross, Big Lots and Lowe's.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	40	Retail	Direct	16,450	16,450	16,450	Not Disclosed	Immediately	Negotiable

Can be demised to 17,000 SF

This successful power center in West Phoenix is located on the north-west corner of 75th Avenue & McDowell Road and is anchored by Ross, WSS, Dollar Tree, and shadow anchored by Wal-Mart Supercenter and Lowe's. This center is a 1/4 mile north of the I-10 Freeway and has high Hispanic demographics.



Cotton Ln • Canyon Trails Towne Center



1,500 - 126,247 SF • For Lease • Multiple Space Uses • Goodyear Submarket • Goodyear, AZ 85338

Listing Details

Available Size	1,500 - 126,247 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years 2 Months



Property Overview

The property offers available shop space, junior anchor opportunities, and pad sites, all located within 5 miles of Phoenix-Goodyear Airport. It is strategically positioned near the I-10 and Loop 303 freeways, with the Cotton Lane connection expansion now complete and construction of Loop 303 south, between I-10 and Van Buren Street, expected to be completed soon. Situated in Goodyear—ranked among America's Top 10 Best Cities to Live and one of the fastest-growing cities in the country—the site benefits from strong regional growth and accessibility, featuring six points of ingress and egress, including three from Cotton Lane and three from Yuma Road.

Shopping Center Details

Center	Canyon Trails Towne Center	Retail Available	106,247 SF
Type	Power Center	Available Spaces	11
GLA	437,741 SF	Percent Leased	100%
Anchor GLA	221,208 SF	Frontage	Canyon Trails Blvd (with 2 curb cuts), Cotton Ln (with 4 curb cuts)
Anchor Tenant	Dollar Tree, Ross Dress for Less, Target	Parking	1,329 Surface Spaces
Number of Properties	26	Land Area	186.76 AC / 8,135,343 SF
Floors	1	Year Built	2008

Leasing Highlights

- Under construction - Q3 2026 Delivery
- Restaurant Grey Shell including: Grease interceptor, adequate HVAC and electrical
- Located in one of the fastest-growing cities in America
- Limited National Full Service Restaurants within 3-miles
- 90-acre mixed-use regional shopping center
- Over 32,629 active and 9,266 planned home lots within the immediate trade area

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
625 S Cotton Ln • Future Retail	P 1st	Ma- jor F3	Retail	Direct	20,000	20,000	20,000	Not Dis- closed	Immediately	Nego- tiable
625 S Cotton Ln • Future Retail	P 1st	Ma- jor F4	Office	Direct	20,000	20,000	20,000	Not Dis- closed	TBD	Nego- tiable
	E 1st		Retail	Direct	14,747	14,747	14,747		Immediately	



Cotton Ln • Canyon Trails Towne Center



1,500 - 126,247 SF • For Lease • Multiple Space Uses • Goodyear Submarket • Goodyear, AZ 85338

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
NEC Yuma Rd & Cotton Ln • Future Shops A	Fu- ture Shops A		Not Dis- closed	Nego- tiable						
NEC Yuma Rd & Cotton Ln • PAD I	E 1st	PAD I	Office/Retail	Direct	23,500	23,500	23,500	Not Dis- closed	Immediately	Nego- tiable
NEC Yuma Rd & S Cotton Ln • Fu- ture Shops B	E 1st	Hotel Site	Retail	Direct	15,773	15,773	15,773	Not Dis- closed	Immediately	Nego- tiable



2750-2860 E Germann Rd • Crossroads Towne Center-Chandler



1,000 - 69,299 SF • For Lease • Multiple Space Uses • Gilbert Submarket • Chandler, AZ 85249

Listing Details

Available Size	1,000 - 69,299 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 6 Months



Property Overview

Average Household Incomes over \$150,000 within 1 mile
1.5 million gross leasable SF at the intersection
Located at a full access interchange off Loop 202
Near multiple master-planned communities
Shop, Anchor & Drive-Thru Pads Available!

Shopping Center Details

Center	Crossroads Towne Center-Chandler	Retail Available	55,699 SF
Type	Power Center	Available Spaces	4
GLA	1,205,086 SF	Percent Leased	97.6%
Anchor GLA	483,100 SF	Frontage	250' on Germann Rd
Anchor Tenant	Target, The Home Depot, Walmart	Parking	2,401 Surface Spaces
Number of Properties	46	Land Area	142.7 AC / 6,216,028 SF
Floors	1	Year Built	2003

Leasing Highlights

- Junior Anchor Space Available for Lease (28,000 SF)
- Zoning: C2
- Contact Broker for Rental Rate
- Parking Ratio: 4.38/1,000

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
SEC Gilbert Rd & Germann Rd • Shops A	E 1st	Office	Direct	1,000 - 15,000	15,000	15,000	Not Disclosed	TBD	Negotiable



7586 W Thunderbird Rd • Bashas Thunderbird Village



20,000 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85381

Listing Details

Available Size	20,000 SF
Asking Rent	\$1713/SF/year
Total Asking Rent	\$342,600/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Sublet
Term	Thru Dec 2033
Time On Market	5 Months 6 Days



Property Overview

Excellent corner parcel available for sublease. Space is a co-anchor space with Slick City next door. Building was recently repainted and parking lot updated. Excellent facility for an athletics user that needs clearance. Gymnastics, Volleyball, etc.

Shopping Center Details

Center	Bashas Thunderbird Village	Available Spaces	1
Type	Neighborhood Center	Percent Leased	100%
GLA	82,112 SF	Frontage	75th Ave, Thunderbird Rd
Number of Properties	3	Parking	400 Surface Spaces
Floors	1	Land Area	26.95 AC / 1,173,942 SF
Retail Available	20,000 SF	Year Built	2002

Leasing Highlights

- Building was recently repainted and parking lot updated.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	105	Retail	Sublet	20,000	20,000	20,000	\$1713 NNN	Immediately	Thru Dec 2033



6739 W Cactus Rd

15,120 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85381



Listing Details

Available Size	15,120 SF
Asking Rent	\$22.00/SF/year
Total Asking Rent	\$332,640/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	3 - 10 Years
Time On Market	1 Year 11 Months



Property Overview

Lease fell through! Available again. This former Walgreens was converted into a 10,120 SF office space with multiple offices, a conference room, large open work space, and multiple restrooms. The 5,000SF shell space is ready to be transformed to meet your needs. Property is available for lease or for sale. Brand new HVAC system, flooring, paint, lighting on office side. Landlord to offer TI with right lease terms.

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Storefront Retail/Office	Typical Floor	15,187 SF
CoStar Rating	★★★★☆	Frontage	Cactus Rd, 348' on N 67th Ave
Building Class	B	Elevators	None
Year Built	2000	Parking	73 Spaces
Building Size	15,187 SF	Tenancy	Single

Leasing Highlights

- Hard Corner of 67th Ave and Cactus
- New HVAC
- Newly Renovated
- Office/Medical Space

Financials

	2023	Per SF
Revenue		
Expenses		
Operating Expenses	\$5.00	-
Taxes	\$3.14	-
Total Expenses	\$8.14	-

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	15,120	15,120	15,120	\$22.00 NNN	Immediately	3 - 10 Years

This former Walgreens was transformed into a gorgeous office space that is great for Medical/Office/Flex space that sits on the SW corner of 67th Ave and Cactus. The 10,188SF side is renovated and the 5,000 SF space is shell which can be leased as a whole building or individual suite. The vast interior that can be adapted to various business needs. You'll find multiple offices, a large conference room, and several toilets. The carpeted floors also offer a touch of comfort. The exterior boasts an expansive parking area to cater to staff and visitors. It is easily accessible and has tons of potential for customization.



645-745 N Gilbert Rd • Gilbert Towne Center



900 - 24,605 SF • For Lease • Multiple Space Uses • Gilbert Submarket • Gilbert, AZ 85234

Listing Details

Available Size	900 - 24,605 SF
Asking Rent	\$18.00/SF/year
Service Type	Negotiable, Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	12 Years 10 Months



Property Overview

SEC Gilbert Road & Guadalupe Road. Within 1.5 miles of Highway 60 and immediately north of Downtown Gilbert's Heritage District – a regional dining and entertainment hub for eastern metro Phoenix that features numerous local and regional restaurant tenants. Join Arizona School of Real Estate, Arby's & Salad and Go. Avg Household Income within 3 Miles: \$94,168.

Shopping Center Details

Center	Gilbert Towne Center	Available Spaces	6
Type	Neighborhood Center	Percent Leased	79.2%
GLA	118,515 SF	Frontage	Gilbert Rd, Guadalupe Rd
Number of Properties	2	Parking	510 Surface Spaces
Floors	1	Land Area	22.3 AC / 971,388 SF
Retail Available	24,605 SF	Year Built	1986

Leasing Highlights

- Join Arizona School of Real Estate, Arby's & Salad and Go
- Located just North of Gilbert's Heritage District
- Avg Household Income within 3 Miles: \$94,168

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	134	Office/Retail	Direct	14,755	14,755	14,755	Not Disclosed	Immediately	Negotiable

Join Altitude Trampoline Park, Arby's, Salad and Go & Little Caesars

- Within 1.5-miles of US-60 and immediately North of Downtown Gilbert's Heritage District
- Regional dining and entertainment hub for eastern metro Phoenix that features numerous local and regional restaurant tenants
- Great traffic counts and visibility



4240 W Bell Rd • Bell Park Center



23,601 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Glendale, AZ 85308

Listing Details

Available Size	23,601 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 23 Days



Property Overview

The property at 4236 W Bell Road in Glendale, Arizona, is a single-tenant retail building with a site area of approximately 96,523 SF and a building footprint of ±23,601 SF. The parcel is zoned PSC and lies along a major arterial within a corridor that contains multiple national retailers and service-oriented businesses. Access to two major freeways is within a short driving distance. The area exhibits strong traffic counts and is characterized by surrounding residential neighborhoods and established shopping destinations.

Shopping Center Details

Center	Bell Park Center	Available Spaces	1
Type	Neighborhood Center	Percent Leased	77%
GLA	102,633 SF	Frontage	E on Bell Rd, N on 43rd Ave
Number of Properties	4	Parking	285 Surface Spaces
Floors	1	Land Area	7.98 AC / 347,578 SF
Retail Available	23,601 SF	Year Built/Renovated	1986/2015

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	23,601	23,601	23,601	Not Disclosed	Immediately	Negotiable

4236 W Bell Road presents an outstanding lease opportunity in one of Glendale's busiest corridors, known for its high-volume traffic and strong retail demand. The property offers a large, functional interior layout with dedicated areas for various product categories, complemented by a robust receiving area and two overhead doors for ease of loading and logistics. Additional features include a garden center with outdoor display capability, making it ideal for retailers seeking a versatile floor plan.

The location benefits from strong demographics and adjacency to major consumer brands such as Hobby Bench, Whataburger, Banner Urgent Care, and 99 Cent Only. Positioned within minutes of two major freeways, the site ensures easy regional customer access and excellent visibility along Bell Road. This is an opportunity to secure a well-connected retail footprint in a thriving commercial corridor.



NWC SR 24 & Williams Field Rd • SWC SR 24 & Williams Field Rd



3,100 - 43,000 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	3,100 - 43,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 3 Days



Property Overview

High Profile - New Construction - Sam's Club Anchored Development

Shopping Center Details

Center	SWC SR 24 & Williams Field Rd	Floors	1
Type	Strip Center	Retail Available	43,000 SF
GLA	43,000 SF	Available Spaces	6
Number of Properties	6	Year Built	2026

Leasing Highlights

- Central Location
- Easily Accessible and Visible
- New Construction

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
9630 E Williams Field Rd • Shops A	E 1st	Retail	Direct	15,500	15,500	15,500	Not Disclosed	TBD	Negotiable



2754 E Bell Rd



8,300 - 22,750 SF • For Lease • Retail • East Phoenix Submarket • Phoenix, AZ 85032

Listing Details

Available Size	8,300 - 22,750 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 4 Days



Property Overview

This retail opportunity at 2754 E Bell Rd provides outstanding visibility along one of Phoenix's highly traveled thoroughfares in the Northeast Valley. The property offers approximately 8,300 square feet of available space within a 22,750-square-foot building and is positioned on a 1.82-acre parcel with 90 shared parking spaces, ensuring convenience for customers and staff.

The site benefits from a dedicated main entrance and excellent access to Bell Road's strong traffic counts and surrounding residential neighborhoods. Located just minutes from key arterials, including State Route 51 and Loop 101, the property offers seamless connectivity across the Phoenix metro. The trade area is anchored by a strong mix of national and local retailers, creating synergy and sustained consumer traffic.

Ideal for retail, service, or specialty operators seeking high-profile positioning, this asset is in a dense commercial corridor supported by stable residential communities and nearby employment hubs. Tenants will also enjoy proximity to multiple shopping centers, healthcare facilities, and public transit, adding to the site's draw for a wide range of customers.

Building Details

Primary Property Type	Retail	Typical Floor	22,750 SF
Secondary Type	Auto Repair	Frontage	144' on E Bell Rd (with 2 curb cuts)
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	None
Building Class	C	Parking	90 Spaces
Year Built	1982	Tenancy	Multi
Building Size	22,750 SF	Ceiling Height	16'
Stories	1		

Leasing Highlights

- Located along Bell Road with strong visibility and significant daily traffic volumes.
- Easy connectivity to SR-51 and Loop 101, providing regional access throughout Phoenix.
- Strong demographic base in surrounding neighborhoods driving consistent foot traffic.
- Approximately 1.82 acres with 90 shared parking spaces for customer convenience.
- Positioned within an active retail corridor surrounded by national and regional brands.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	8,300	22,750	22,750	Not Disclosed	Immediately	Negotiable



2754 E Bell Rd



8,300 - 22,750 SF • For Lease • Retail • East Phoenix Submarket • Phoenix, AZ 85032

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
The offering includes 14,450 SF of second-generation automotive space, plus 8,300 SF of traditional retail immediately adjacent. Both spaces are available individually or as a combined 22,750 SF The property sits along the Bell Road corridor in the 85032 submarket, surrounded by a dense concentration of national retailers and strong daytime population. Ample shared parking with 90 dedicated spots supports high volume operators across both uses.								
P 1st	Retail	Direct	14,450	22,750	22,750	Not Disclosed	Immediately	Negotiable
The offering includes 14,450 SF of second-generation automotive space, plus 8,300 SF of traditional retail immediately adjacent. Both spaces are available individually or as a combined 22,750 SF The property sits along the Bell Road corridor in the 85032 submarket, surrounded by a dense concentration of national retailers and strong daytime population. Ample shared parking with 90 dedicated spots supports high volume operators across both uses.								



1850 W Camelback Rd • Zia Records



15,245 SF • For Lease • Retail • Downtown Phoenix Submarket • Phoenix, AZ 85015

Listing Details

Available Size	15,245 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 8 Days



Building Details

Primary Property Type	Retail	Typical Floor	15,245 SF
Secondary Type	Freestanding	Frontage	107' on 19th Ave, 145' on Camelback Rd
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	None
Building Class	B	Parking	58 Spaces
Year Built	2000	Tenancy	Single
Building Size	15,245 SF	Ceiling Height	12'
Stories	1		

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	100	Retail	Direct	15,245	15,245	15,245	Not Disclosed	Immediately	Negotiable



SEC Waddell & Sarival Rd • Prasada East



115,000 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85379

Listing Details

Available Size	115,000 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 22 Days



Property Overview

As the next phase in retail evolution for Surprise, Prasada East welcomes a national specialty grocer and presents a fresh, sophisticated shopping destination. Prasada is more than a local destination—it's a super-regional draw attracting visitors from across the West Valley and beyond. With top fashion brands, crave-worthy dining, and entertainment for all ages, it's a place where every visit turns into something more.

Shopping Center Details

Center	Prasada East	Floors	1
Type	Neighborhood Center	Retail Available	115,000 SF
GLA	115,000 SF	Available Spaces	1
Number of Properties	1		

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,800 - 115,000	115,000	115,000	Not Disclosed	Immediately	Negotiable



9350 W Northern Ave • Peoria Crossings



18,000 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

Listing Details

Available Size	18,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	120 Days
Lease Type	Direct
Term	3 - 10 Years
Time On Market	2 Years 1 Month



Property Overview

N ±139,186 VPD (NB & SB)
S ±145,650 VPD (NB & SB)
E ±54,787 VPD (EB & WB)
W ±56,414 VPD (EB & WB)

Shopping Center Details

Center	Peoria Crossings	Retail Available	43,000 SF
Type	Power Center	Available Spaces	2
GLA	489,451 SF	Percent Leased	94.9%
Anchor GLA	196,928 SF	Parking	3,753 Surface Spaces
Anchor Tenant	Michaels, Officemax, Ross Dress for Less, Target	Land Area	58.88 AC / 2,564,947 SF
Number of Properties	21	Year Built	2001
Floors	1		

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	18,000	18,000	18,000	Not Disclosed	120 Days	3 - 10 Years

Former office max available for lease in Peoria



2950 W Apache Trl



23,281 SF • For Lease • Retail • Apache Junction Submarket • Apache Junction, AZ 85120

Listing Details

Available Size	23,281 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	10 Months 17 Days



Building Details

Primary Property Type	Retail	Building Size	23,281 SF
Secondary Type	Freestanding	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	23,281 SF
Building Class	B	Frontage	W Apache Trl
Year Built	2000	Tenancy	Single

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	23,281	23,281	23,281	Not Disclosed	Immediately	Negotiable

Apache Junction, Arizona, is a vibrant and rugged town nestled at the foot of the majestic Superstition Mountains. Known for its stunning desert landscapes, rich history, and a strong sense of community, it offers a unique blend of natural beauty and small town charm.

While retaining its small-town feel, Apache Junction offers essential amenities, including grocery stores, restaurants, and medical facilities. It's also conveniently located near major highways, providing easy access to the larger Phoenix metropolitan area for additional shopping, dining, and entertainment options.



Chandler Heights Road & Val Vista Road



1,200 - 107,171 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85298

Listing Details

Available Size	1,200 - 107,171 SF
Asking Rent	Not Disclosed
Service Type	Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Property Overview

New Anchored Retail Center - ±1,200-25,000 SF available

- Multiple Drive-thru Opportunities available
- High Income Demographics: \$290,303 Average Household Income within 1 mile

Building Details

Primary Property Type	Retail	Stories	1
CoStar Rating	★ ★ ★ ★ ☆	Typical Floor	121,450 SF
Building Class	B	Tenancy	Multi
Building Size	121,450 SF		

Leasing Highlights

- Multiple Drive-thru Opportunities available
- Central Location

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Bld 1	Retail	Direct	10,000 - 23,632	23,632	23,632	Not Disclosed	Immediately	Negotiable

New Anchored Retail Center - ±1,200-25,000 SF available

- Multiple Drive-thru Opportunities available
- High Income Demographics: \$290,303 Average Household Income within 1 mile
- Affluent Area surrounded by homes ranging in value from \$500,000 up to \$7,500,000
- Minutes from Basha High School (±2,632 students enrolled)

P 1st	Bld 2	Retail	Direct	20,664	20,664	20,664	Not Disclosed	Immediately	Negotiable
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New Anchored Retail Center - ±1,200-25,000 SF available

- Multiple Drive-thru Opportunities available
- High Income Demographics: \$290,303 Average Household Income within 1 mile
- Affluent Area surrounded by homes ranging in value from \$500,000 up to \$7,500,000
- Minutes from Basha High School (±2,632 students enrolled)



SWC I-17 Fwy & Peoria Ave



119,400 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85051

Listing Details

Available Size	119,400 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Jan 2028
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 4 Months



Property Overview

Redevelopment of the former Metro Center Mall. 119,400 SF of boutique retail by Diversified Partners.

Building Details

Primary Property Type	Retail	Building Size	119,400 SF
CoStar Rating	★★★★★	Stories	1
Building Class	A	Typical Floor	119,400 SF
Year Built	Dec 2027	Tenancy	Multi

Leasing Highlights

- The only transit-oriented Master Plan Community in Phoenix with Light Rail and express bus transit system bringing consumers to The Loop
- Other demand drivers include the I-17 freeway employment corridor, The Rose Mofford Sports Complex and nearby hotels
- The only major new construction retail in the core Valley, with frontage and access to I-17 Freeway with over 325,000 VPD
- Conveniently adjacent to Walmart, as well as local and national chain restaurants, Ross, PetSmart and Castles N Coasters, an iconic family theme park
- 7 mile radius, void of regional destination retail
- An estimated 3,000 residents will live in walking distance to The Loop within The Metropolitan

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	3,700 - 119,400	119,400	119,400	Not Disclosed	Jan 2028	Negotiable

119,400 SF of Leasable Retail
Space Available at The Loop



7580 W Bell Rd • The Container Store



23,345 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Glendale, AZ 85308

Listing Details

Available Size	23,345 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	120 Days
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 5 Months



Property Overview

This single-tenant retail property offers a high-profile investment opportunity backed by a corporate guarantee from The Container Store, Inc. (NYSE: TCS). Positioned on a 2.49-acre parcel and built-to-suit in 2015 with a \$3.3 million capital investment, the property features a 15-year net lease with approximately 12 years remaining. The lease structure provides minimal landlord responsibilities and includes scheduled rent escalations of 10% every five years, delivering attractive long-term income stability.

Shopping Center Details

Type	Neighborhood Center	Available Spaces	1
GLA	78,674 SF	Percent Leased	100%
Number of Properties	4	Parking	246 Surface Spaces
Floors	1	Land Area	6.65 AC / 289,464 SF
Retail Available	23,345 SF	Year Built/Renovated	1998/2015

Leasing Highlights

- Outparcel to Arrowhead Towne Center Mall

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	23,345	23,345	23,345	Not Disclosed	120 Days	Negotiable



NWC Idaho Rd & Apache Trl



1,200 - 18,000 SF • For Lease • Retail • Apache Junction Submarket • Apache Junction, AZ 85119

Listing Details

Available Size	1,200 - 18,000 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	10 Years
Time On Market	1 Year 10 Months



Property Overview

Positioned along Apache Junction's #1 thoroughfare, Old West Hwy / Idaho Road

Building Details

Primary Property Type	Retail	Building Size	24,165 SF
Secondary Type	Department Store	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	24,165 SF
Building Class	B	Tenancy	Multi

Leasing Highlights

- Adjacent to the #2 Fry's Food & Drug Grocer in the State of Arizona with an average of ±128,000 monthly visits
- Visible to over ±40,000 cars per day
- Positioned along Apache Junction's main thoroughfare surrounded by residential and commercial developments

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,200 - 18,000	18,000	18,000	Not Disclosed	Immediately	10 Years

Positioned along Apache Junction's #1 thoroughfare, Old West Hwy / Idaho Road



3003 W Apache Trl • Apache Junction Center



9,500 - 62,386 SF • For Lease • Retail • Apache Junction Submarket • Apache Junction, AZ 85120

Listing Details

Available Size	9,500 - 62,386 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 2 Months



Property Overview

Anchor Space Available for Lease in Apache Junction - Safeway Anchored Center
25,561 SF & 36,825 SF - up to 62,386 SF
Multiple Monument Signage Opportunities
Easy Ingress & Egress at a Signalized Intersection
Ample Parking
Close Proximity to Loop 202 & US-60
Vastly Developing Phoenix Suburb in the Southeast Valley

Shopping Center Details

Center	Apache Junction Center	Available Spaces	3
Type	Community Center	Percent Leased	57.5%
GLA	149,297 SF	Frontage	408' on Apache Trail (with 4 curb cuts)
Number of Properties	4	Parking	686 Surface Spaces
Floors	1	Land Area	13.13 AC / 571,791 SF
Retail Available	63,441 SF	Year Built	1982

Leasing Highlights

- Anchor Space Available for Lease in Apache Junction - Safeway Anchored Center
- Multiple Monument Signage Opportunities
- 23,625 SF & 36,825 SF - up to 62,386 SF

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Major 1	Retail	Direct	9,500 - 36,825	36,825	36,825	Not Disclosed	Immediately	Negotiable

36,825 SF Anchor Space Available
Divisible
Up to 62,386 SF Available



4551 S Power Rd



15,000 - 57,000 SF • For Lease • Office • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	15,000 - 57,000 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 11 Months



Property Overview

Welcome to Cannon Beach (<https://cannonbeachaz.com/>) located at the southeast corner of Power Road and Warner Road on the front door to Mesa just north of Loop 202. Cannon Beach is located in the heart of all of the future development on the border of Gilbert and Mesa and will service a vast market of consumers.

The mixed-use project will offer office, hospitality, residential, retail, industrial assets and more! Cannon Beach will also be anchored by Revel Surf Park (www.revelsurf.com) a premier surf park resort geared toward creating a surf and beach life experience for surfers of all ages and abilities. The entertainment venue will yield a fun, interactive, community driven environment for young kids, families, adults and everything in between.

The property will also service one of the southeast valley's most affluent customers bases found within the master planned communities of Morrison Ranch, Cooley Station and Eastmark.

Demographic snap shot (5-mile radius):

- Total annual spending \$7.8 Billion
- Total annual retail spending \$3.68 Billion
- \$1.14Billion in meals and beverage spending
- \$452.77M in entertainment spending
- 251,164Population
- 88,780Households
- \$135,691Average HH Income
- \$1,491/month per household— consumer spending on meals and entertainment alone
- \$1.59Billion combined annual spending on food and beverages and entertainment alone

With thousands of residential units underway around Cannon Beach the density in close proximity will see significant influx in the next 18 months as a value add to the existing customer pool!

With a combined daily traffic count in excess of 190,000 vehicles per day Cannon Beach's exposure in the marketplace is situated for exciting growth!

Key Entertainment and Destination Drivers to the Corridor:

- ASU polytechnic campus – over 5,000 students – plans underway to expand university that would triple the student population
- Phoenix- Mesa Gateway Airport – over 1M passengers traveling through each year – with a major expansion of the airport underway we imagine that the employment base along will double
- Mesa Elliot Technology Park – 174 AC master planned business park that will bring thousands of job to the corridor (<http://www.mesaelliottechnology-park.com>)
- Legacy Sports USA – 320 AC sports facility – that will by far be the largest in the valley drawing professional athletes, families, and students (<https://www.legacysportsusa.com/>)
- Five miles from “SanTan” – largest retail corridor in the southeast valley

There is approximately 15,000 to 57,000 SF of industrial/flex/commercial space remaining (overall gross SF = 122,771) for lease next to the 35,000 SF Kids That Rip.



4551 S Power Rd



15,000 - 57,000 SF • For Lease • Office • Gateway Airport Submarket • Mesa, AZ 85212

Building Details

Primary Property Type	Retail	Building Size	141,005 SF
Secondary Type	Freestanding	Stories	1
CoStar Rating	★ ★ ★ ★ ☆	Typical Floor	57,000 SF
Building Class	A	Tenancy	Multi
Year Built	Jul 2024		

Leasing Highlights

- Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 80,000 VPD
- ASU Polytechnic Campus with +/- 4,500 students
- +/- 75,000 residents with Median HH Income of +/- \$95,000 within 3 miles
- Phoenix-Mesa Gateway Airport with 3 commercial airlines & home to 40+ companies
- SkyBridge Arizona: International air cargo hub with joint USA-Mexico Customs Inspection Center
- Close to communities of Eastmark, Morrison Ranch, Cadence by Gateway & Cooley Station

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	15,000 - 57,000	57,000	57,000	Not Disclosed	Immediately	Negotiable

Construction to commence in approximately two months!



12100 W Indian School Rd • NEC Indian School Rd & El Mirage Rd



2,500 - 42,045 SF • For Lease • Multiple Space Uses • Loop 101/I-10 Submarket • Litchfield Park, AZ 85340

Listing Details

Available Size	2,500 - 42,045 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 8 Months



Property Overview

This seven-acre mixed-use development with retail and medical office options. There are two drive-thru opportunities fronting Indian School Rd with an anchor box accommodating up to 23k sf. On the north portion of the property medical office is proposed. Currently we have one 12,000 sf building, depending on demand this could be expanded.

Shopping Center Details

Center	NEC Indian School Rd & El Mirage Rd	Retail Available	29,670 SF
Type	Strip Center	Available Spaces	3
GLA	29,670 SF	Frontage	400' on Indian School Rd (with 1 curb cut)
Number of Properties	4	Land Area	14.83 AC / 646,110 SF
Floors	1		

Leasing Highlights

- Hard Corner Exposue
- High Traffic Counts

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
12288 W Indian School Rd	E 1st	Retail	Direct	21,150	21,150	21,150	Not Disclosed	Sep 2026	Negotiable

Avondale is well-connected to the rest of the Phoenix metropolitan area through major transportation routes, including Interstate 10. The city's proximity to the freeway makes it accessible for commuters and businesses.



4505-4531 E Thomas Rd • Arcadia Crossing Shopping Center



1,200 - 24,843 SF • For Lease • Retail • Airport Area Submarket • Phoenix, AZ 85018

Listing Details

Available Size	1,200 - 24,843 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	12 Years 2 Months



Property Overview

- Anchor space and shop space available
- Prominent power center in Arcadia area
- Strong national tenant line up
- High volume traffic counts with over 98,000 VPD at the intersection

Shopping Center Details

Center	Arcadia Crossing Shopping Center	Retail Available	24,843 SF
Type	Power Center	Available Spaces	2
GLA	628,546 SF	Percent Leased	96.1%
Anchor GLA	288,524 SF	Frontage	2,281' on 44th St, 1,308' on Thomas Rd
Anchor Tenant	Costco Wholesale, Ross Dress for Less, Target	Parking	10 Covered, 4,528 Surface Spaces
Number of Properties	14	Land Area	86.05 AC / 3,748,257 SF
Floors	1	Year Built/Renovated	1963/2017

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
4501 E Thomas Rd • Arcadia Crossing	P 1st	Retail	Direct	23,643	23,643	23,643	Not Disclosed	Immediately	1 - 10 Years

Arcadia shopping center available today



NEC Ellsworth Rd. & Germann Rd • Retail



4,000 - 37,800 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	4,000 - 37,800 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	8 Years 4 Months



Building Details

Primary Property Type	Retail	Stories	1
CoStar Rating	★★★★★	Typical Floor	102,767 SF
Building Class	A	Frontage	1,727' on South Ellsworth Road
Year Built	Apr 2027	Tenancy	Multi
Building Size	102,767 SF		

Leasing Highlights

- 39,000 cars per day on Ellsworth Rd and highest traffic count in all of Mesa

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	4,000 - 37,800	37,800	37,800	Not Disclosed	TBD	Negotiable

Retail Space Available in Opportunity Zone



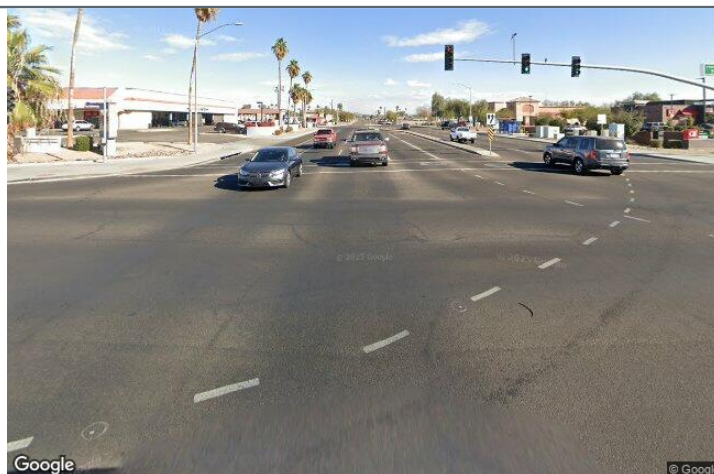
SWC Peoria Ave & 75th Ave • Santana Village Crossing



24,000 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

Listing Details

Available Size	24,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 7 Days



Shopping Center Details

Center	Santana Village Crossing	Available Spaces	1
Type	Neighborhood Center	Percent Leased	100%
GLA	64,463 SF	Frontage	300' on W Peoria Ave., 200' on 75th Ave
Number of Properties	2	Parking	300 Surface Spaces
Floors	1	Land Area	7.52 AC / 327,699 SF
Retail Available	24,000 SF	Year Built	1995

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	24,000	24,000	24,000	Not Disclosed	TBD	Negotiable

