

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:**

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Rein & Grosseohme CRE
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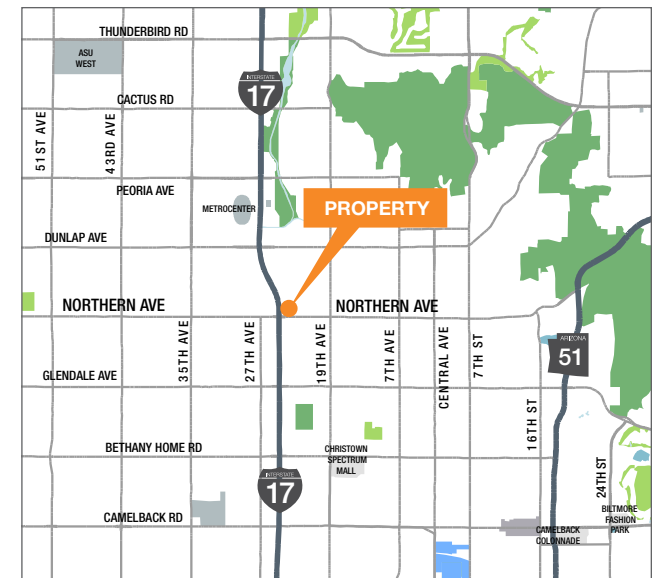
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PROPERTY FEATURES

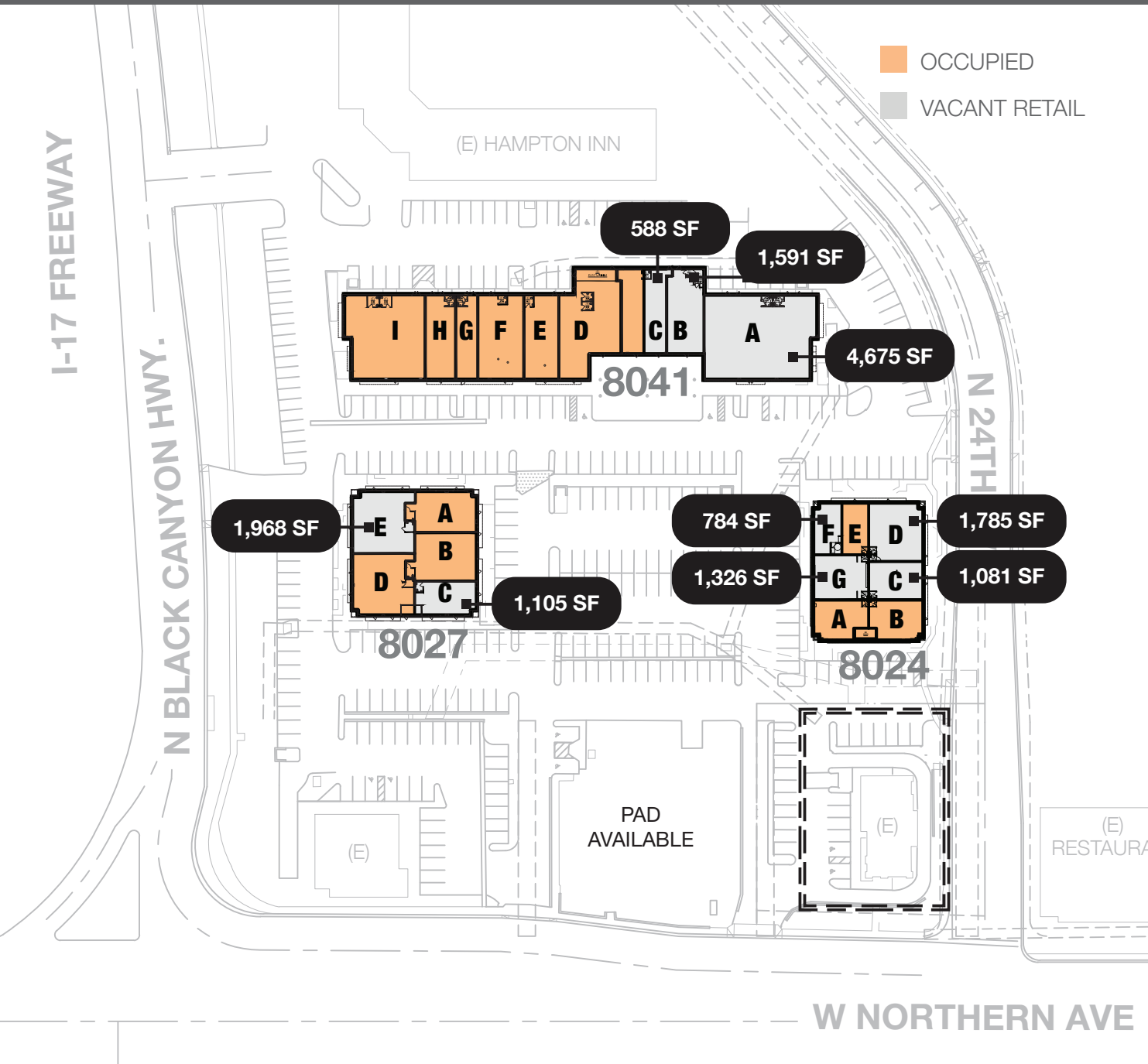
- » Renovations of this project recently completed – prime opportunity to lease
- » Available warm shell retail space: $\pm 1,081$ SF to $\pm 4,612$ SF with high-image design
- » Excellent visibility from I-17 Freeway with easy access to highway
- » Shaded outdoor patios with updated landscaping and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

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

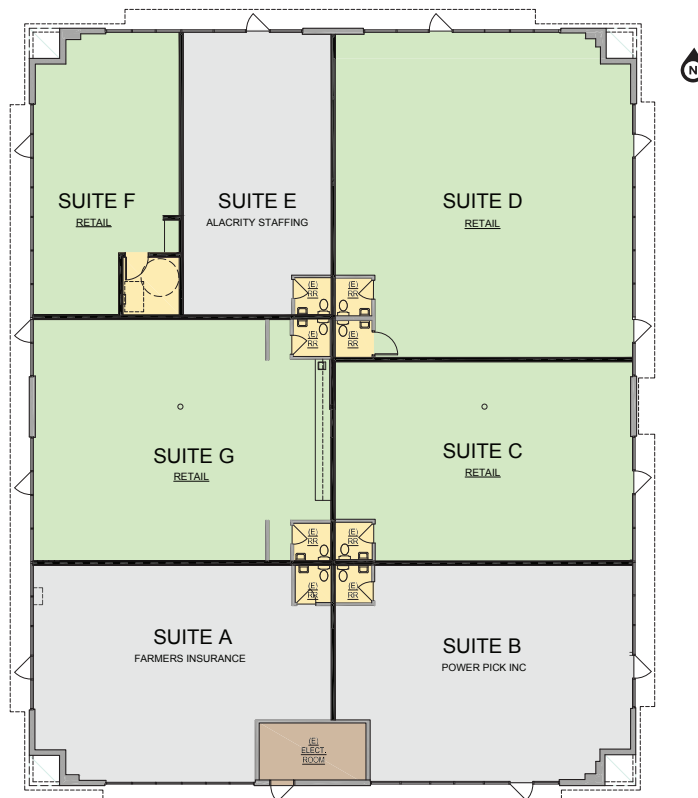
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bkm
CAPITAL
PARTNERS

THE CAMP AT BLACK CANYON

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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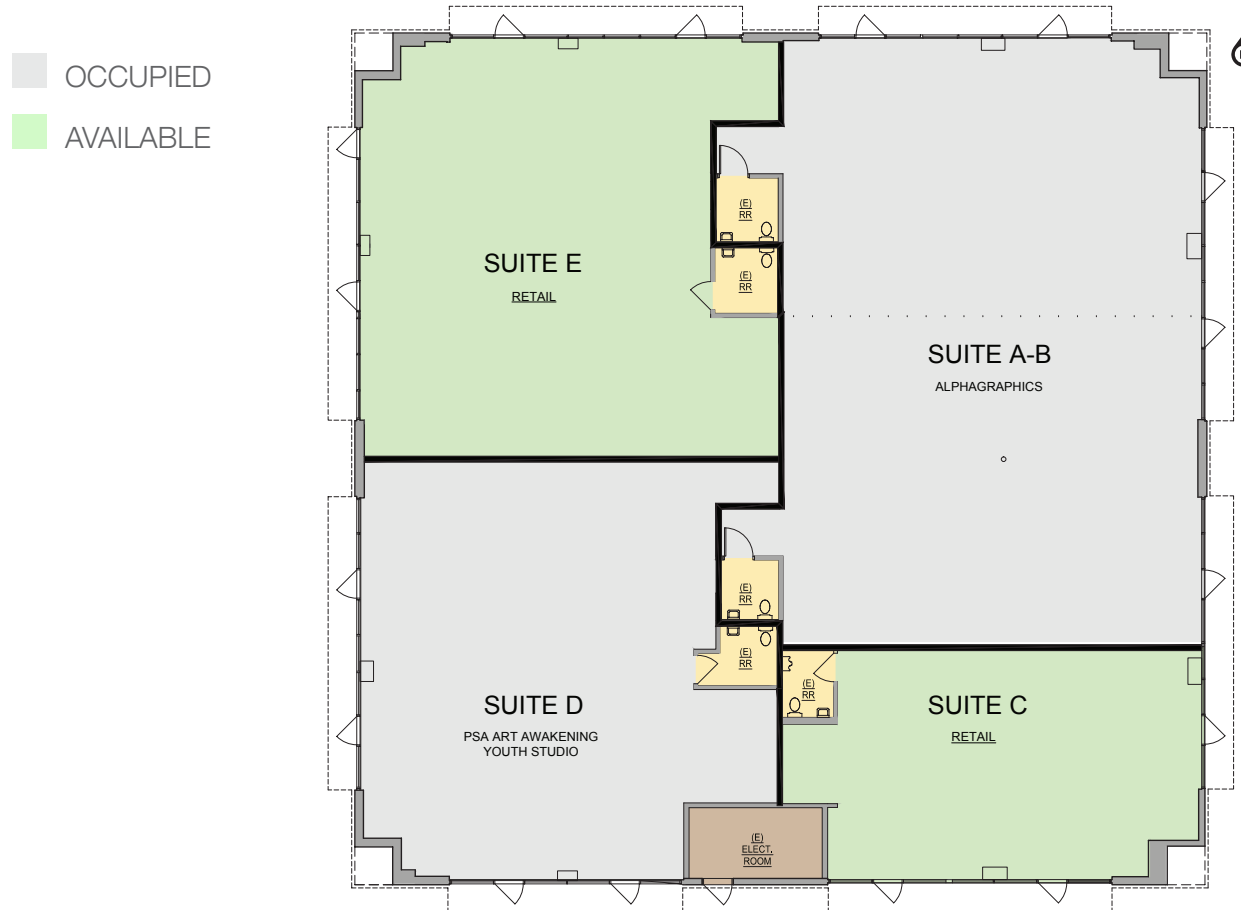
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AVAILABILITIES // 8027 N. BLACK CANYON HWY



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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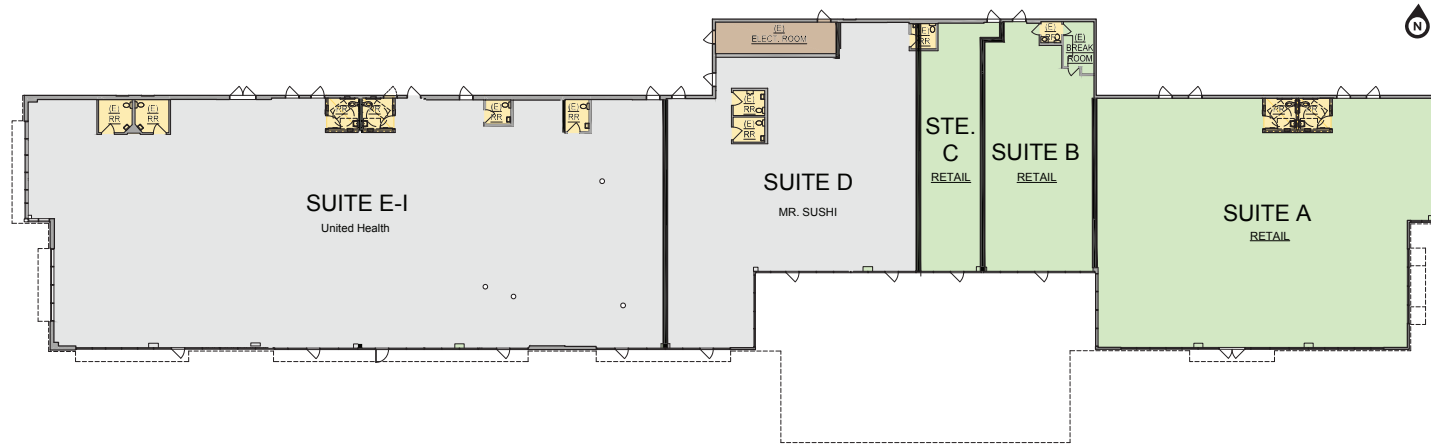


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AVAILABILITIES // 8041 N. BLACK CANYON HWY

■ OCCUPIED

■ AVAILABLE



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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



NEW COMPLETED BUILDING IMPROVEMENTS:

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

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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

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