

## ROSE GARDEN CENTER

N/NEC CAVE CREEK RD & ROSE GARDEN LN • PHOENIX, AZ



### For More Information Contact:

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### Center Size:

97,465

### Area Co-Tenants:

### Available Space:

1,320 SF - 2,190 SF



### Features:

- Unbelievable Street Exposure with 47,000 VPD
- Aggressive Rental Rates
- Less than 1 Mile from the 101 Freeway
- Less than 3 Miles from the 51 Freeway
- 700 New Housing Units 1 Mile North
- One of the Few Areas in the Valley Still Growing

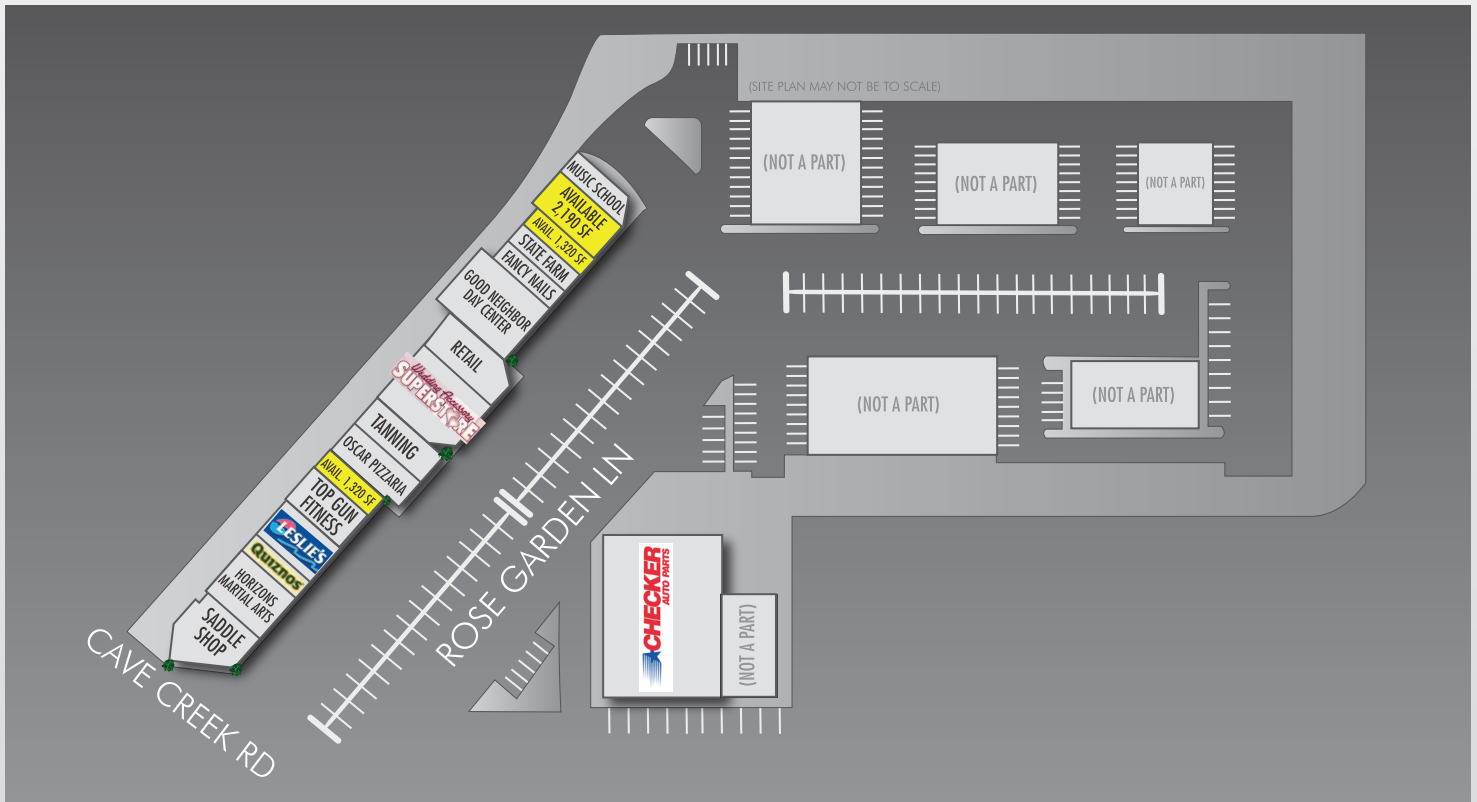
### Demographics:

|                     |                         |          |          |
|---------------------|-------------------------|----------|----------|
| Avg HH Income 2008  | \$82,785                | \$67,895 | \$76,197 |
| Avg Population 2008 | 6,536                   | 84,320   | 221,693  |
| Projected Pop 2013  | 7,529                   | 94,304   | 246,801  |
| Traffic Counts      | 47,000 Vehicles Per Day |          |          |



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### Available Spaces:

| SF       | AVAILABLE  |
|----------|--|
| 1,320 SF | Immediately<br>Former Chiropractic Space (Built Out)           |
| 1,320 SF | Immediately<br>Built-Out Office Space                          |
| 2,190 SF | Immediately<br>Former Karate Studio<br>Perfect for Yoga Studio |

### Property Description:

This shopping center is extremely well positioned in what continues to be one of the Valley's developing markets, offering an alternative for tenants who want to capture the Desert Ridge Market while still enjoying reasonable rents. Perfect for neighborhood restaurant / bar, soft goods or any tenant wanting a centrally located position with convenient access to 3 major freeways.

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