

GOOD SHEPARD CENTER

NEC of 19th Ave & Northern Ave. Phoenix, AZ

Restaurant Available



Exclusively
Marketed By:

Jared Lively
602.954.7220
602.954.7001 fax
Jared@High-Yield.com

Rein & Grosseohme
Commercial Real Estate
3900 E. Camelback Rd. #408
Phoenix, AZ 85018
602.954.7000



<u>RENTAL RATES:</u>	\$16.00 - \$22.00 Per SF + NNN's		
<u>Space Available:</u>	2,405 SF Existing Restaurant 1,350 SF Retail		
<u>Co - Tenants:</u>	Albertson's, Blockbuster, Starbucks, Einstein's Bagels		
<u>Center Size:</u>	93,100 Square feet		
<u>Demographics:</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Population 2006	21,435	179,512	444,517
Avg. HH Income	\$54,216	\$56,779	\$57,355
<u>Traffic Counts:</u>	<u>19th Ave.</u>	<u>Northern Ave</u>	
	37,800 VPD	44,600 VPD	
<u>Property Highlights:</u>	-Existing Restaurant Space Available (do not disturb Tenant) -Great Visibility in very busy neighborhood center -Outstanding Tenant Mix with National & Local users		

19th Avenue

Northern

