

Beef Eaters Building

300 W. Camelback Road - Phoenix



Exclusively
Marketed By:

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FREESTANDING BUILDING: **17,881 SF; w/ 3 patios and cellar**

AVAILABLE FOR SALE: **\$1,050,000.00 (\$58.72 per SF)**

AVAILABLE FOR LEASE: **\$8.00 Per SF plus NNN**

Land Size: 49,853 SF of Land

Demographics:

	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Population 2010	21,443	185,379	477,765
Avg. HH Income	\$59,827	\$63,669	\$60,110

Traffic Counts:

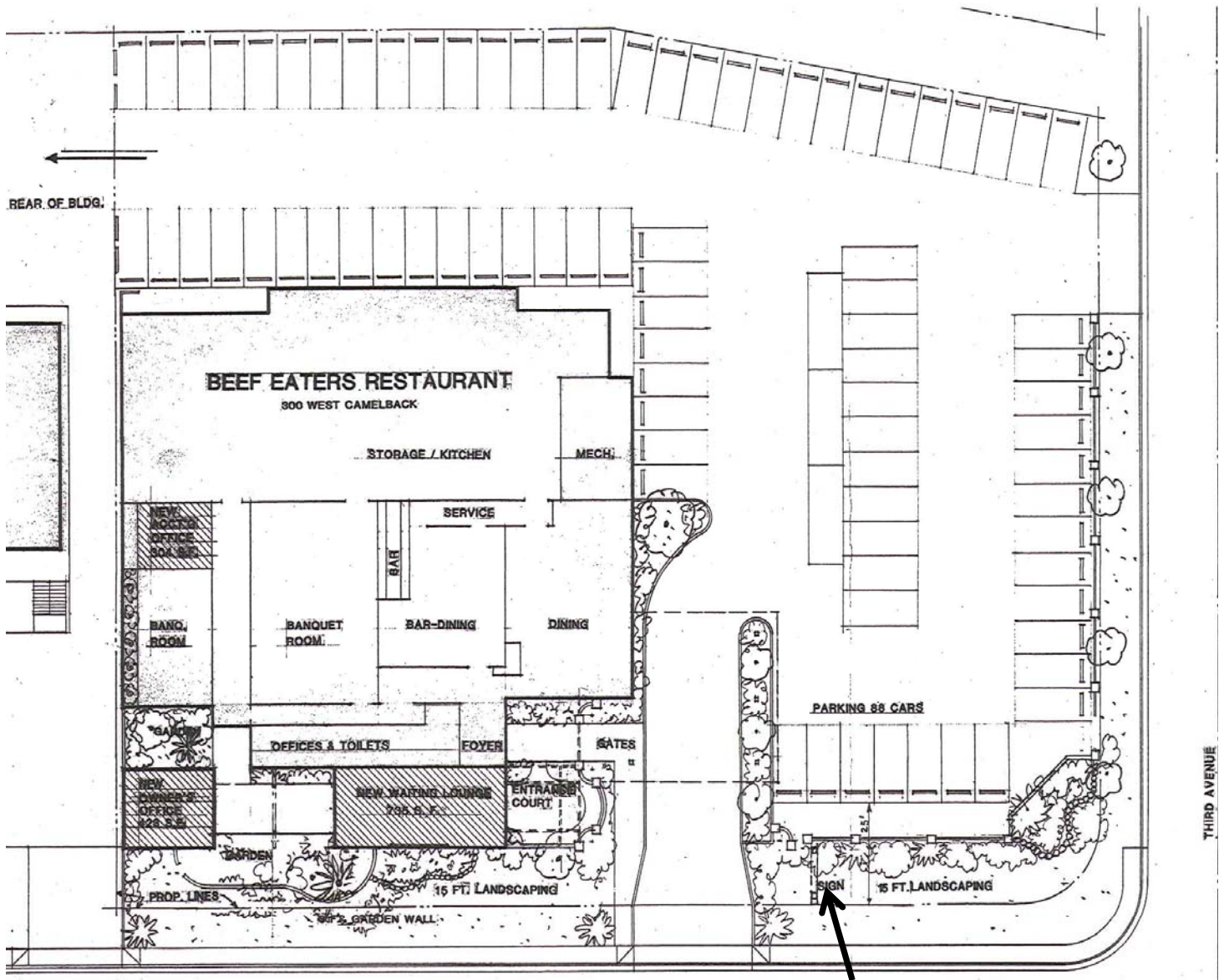
	<u>Camelback East</u>	<u>Camelback West</u>
	45,400 VPD	44,800 VPD

Property Highlights:

- "Landmark" freestanding building on Camelback.
- Directly in front of Major Light Rail station.
- Very unique features, with 3 patio areas, and cellar.
- Offers 88 parking spaces.
- Very easy ingress/egress with traffic light at 3rd Ave & Camelback.

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Huge
Monument
Sign

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