

CAMELBACK 101 PLAZA

9675 W Camelback Rd | Phoenix, AZ 85037

FOR SUBLEASE



±30,104 RSF Freestanding
Turnkey Creative Office

CBRE

PROPERTY OVERVIEW



8 YEARS
ON LEASE TERM



±30,104 SF
MOVE-IN READY



FFE
INCLUDED



VISIBILITY
CAMELBACK & 101



34,763 VPD
CAMELBACK ROAD



LOCAL AMENITIES

Within a 2-mile radius

RESTAURANTS | QSR/Fast

- 1 Carl's Jr.
- 2 Taco Bell
- 3 Pizza Hut
- 4 Sonic
- 5 McDonald's US
- 6 Domino's Pizza
- 7 Jack in the Box
- 8 Little Caesars
- 9 Subway
- 10 Wendy's
- 11 Dairy Queen
- 12 In-N-Out Burger
- 13 Church's Chicken
- 14 Salad and Go
- 15 McDonald's US
- 16 Ono Hawaiian BBQ
- 17 Jimmy John's
- 18 Epic Wings N' Things
- 19 Taco Bell
- 20 Dairy Queen
- 21 Del Taco
- 22 Papa John's
- 23 Jack in the Box
- 24 Burger King
- 25 Subway
- 26 Charleys Philly Steaks
- 27 Orange Julius
- 28 Culver's
- 29 Jack in the Box
- 30 Popeyes Louisiana Kitchen

RESTAURANT | Fast Casual

- 1 Cupbop
- 2 Chipotle Mexican Grill
- 3 Panda Express
- 4 Chipotle Mexican Grill
- 5 Fired Pie
- 6 Freddy's Frozen Custard

RESTAURANTS | Casual

- 1 Filiberto's Mexican Food
- 2 Johnny Rockets
- 3 Filiberto's Mexican Food
- 4 Yard House
- 5 Buffalo Wild Wings
- 6 Hot 'n Juicy Crawfish
- 7 Dave & Buster's
- 8 Texas Roadhouse
- 9 Twin Peaks Restaurant
- 10 Denny's

RESTAURANTS | Coffee/Tea

- 1 Scooter's Coffee
- 2 Starbucks US
- 3 Einstein Brothers
- 4 Swig
- 5 Starbucks US
- 6 Dutch Bros Coffee
- 7 Starbucks US
- 8 Dunkin' Donuts
- 9 Starbucks US

MAJOR RETAIL

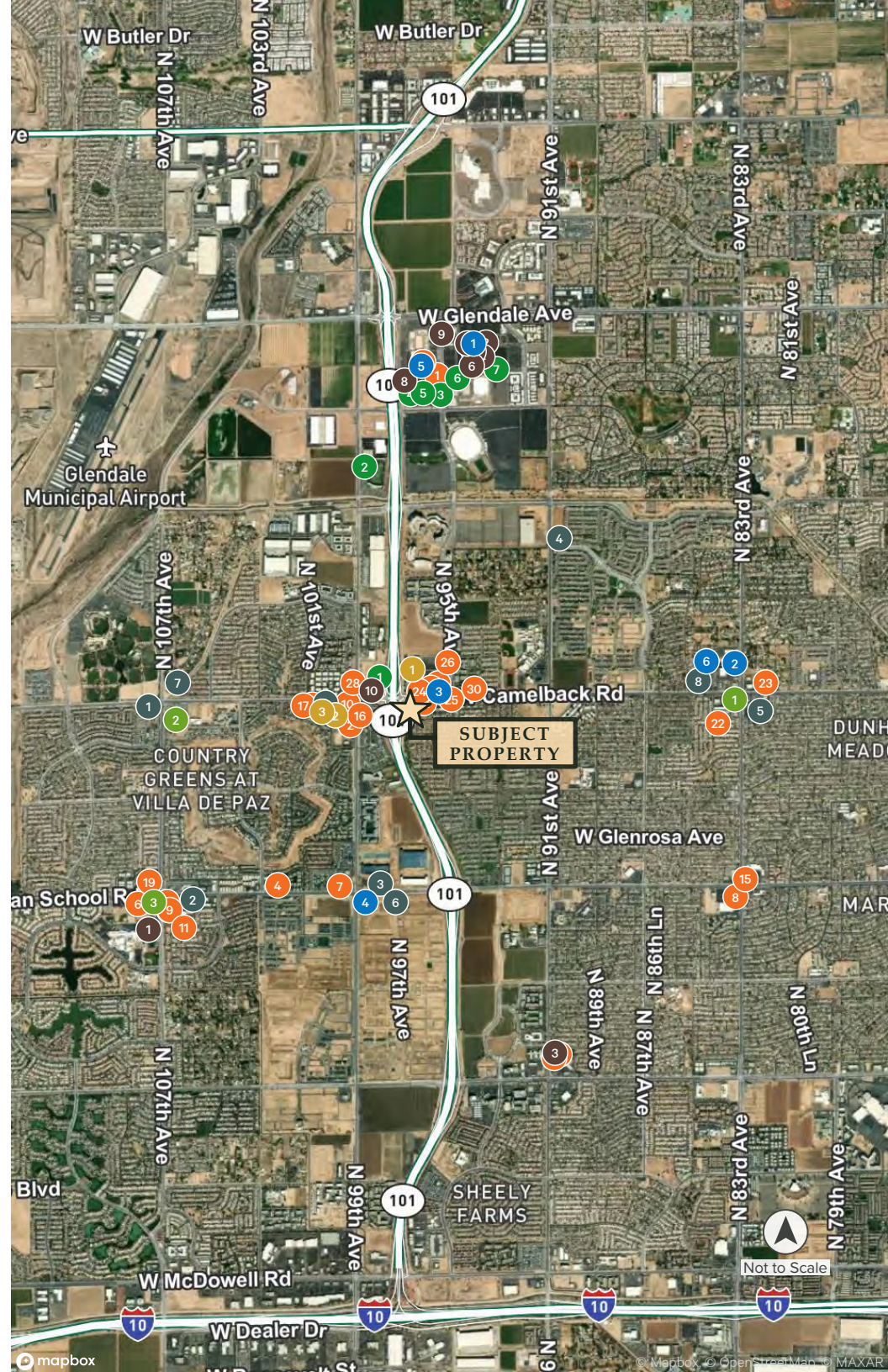
- 1 Walmart USA
- 2 Home Depot
- 3 Goodwill

DRUG STORES

- 1 Walgreens
- 2 CVS
- 3 Walgreens

HOTELS

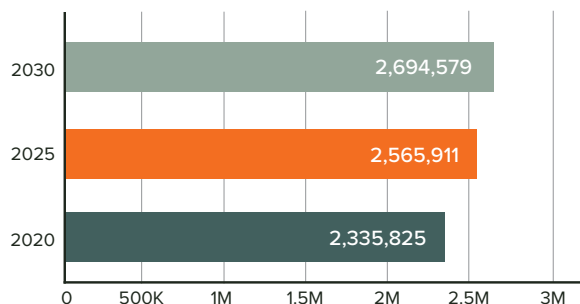
- 1 Comfort Suites
- 2 Holiday Inn
- 3 Tru by Hilton
- 4 Hampton Inn
- 5 Home2 Suites
- 6 Renaissance Hotels
- 7 Aloft Hotels



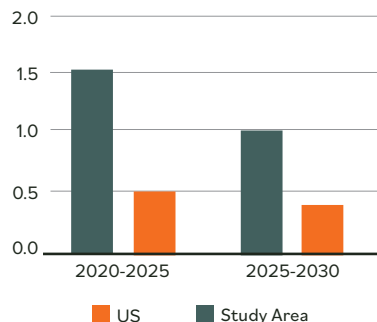
AREA DEMOGRAPHICS

Within a 30-min drive

POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



EMPLOYMENT

969,535 EMPLOYEES

66,031 BUSINESSES

4.8% RESIDENTIAL UNEMPLOYMENT RATE

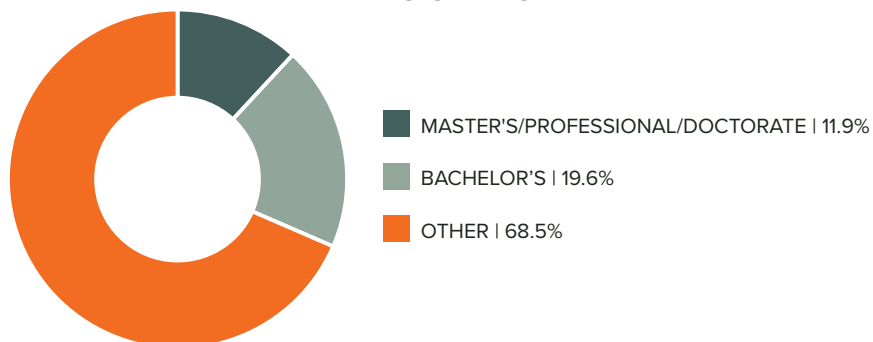
INCOME | HOME OWNERSHIP

\$86,983 MEDIAN HOUSEHOLD INCOME

\$42,534 PER CAPITA INCOME

61.0% OWNER-OCCUPIED UNITS

EDUCATION



This beautiful turnkey creative office for sublease features unrivaled accessibility to **infrastructure, qualified labor, and consumers.**

TRANSPORTATION TO WORK



3.4%
Public Transit^[1]



66.0%
Drive Alone^[2]



11.1%
Carpool



1.3%
Walk



0.4%
Bicycle



17.5%
Remote

^[1] Includes bus, taxi/Waymo, Uber, Lyft

^[2] Includes motorcycles

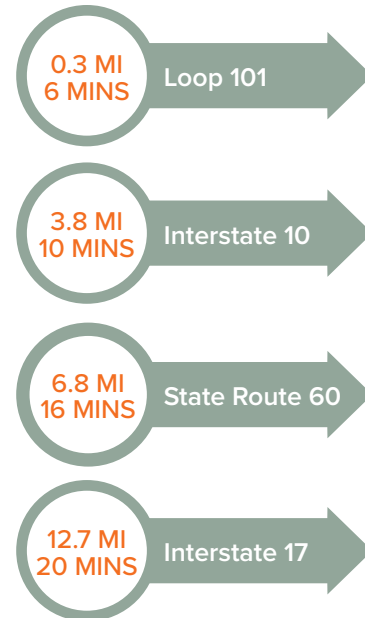
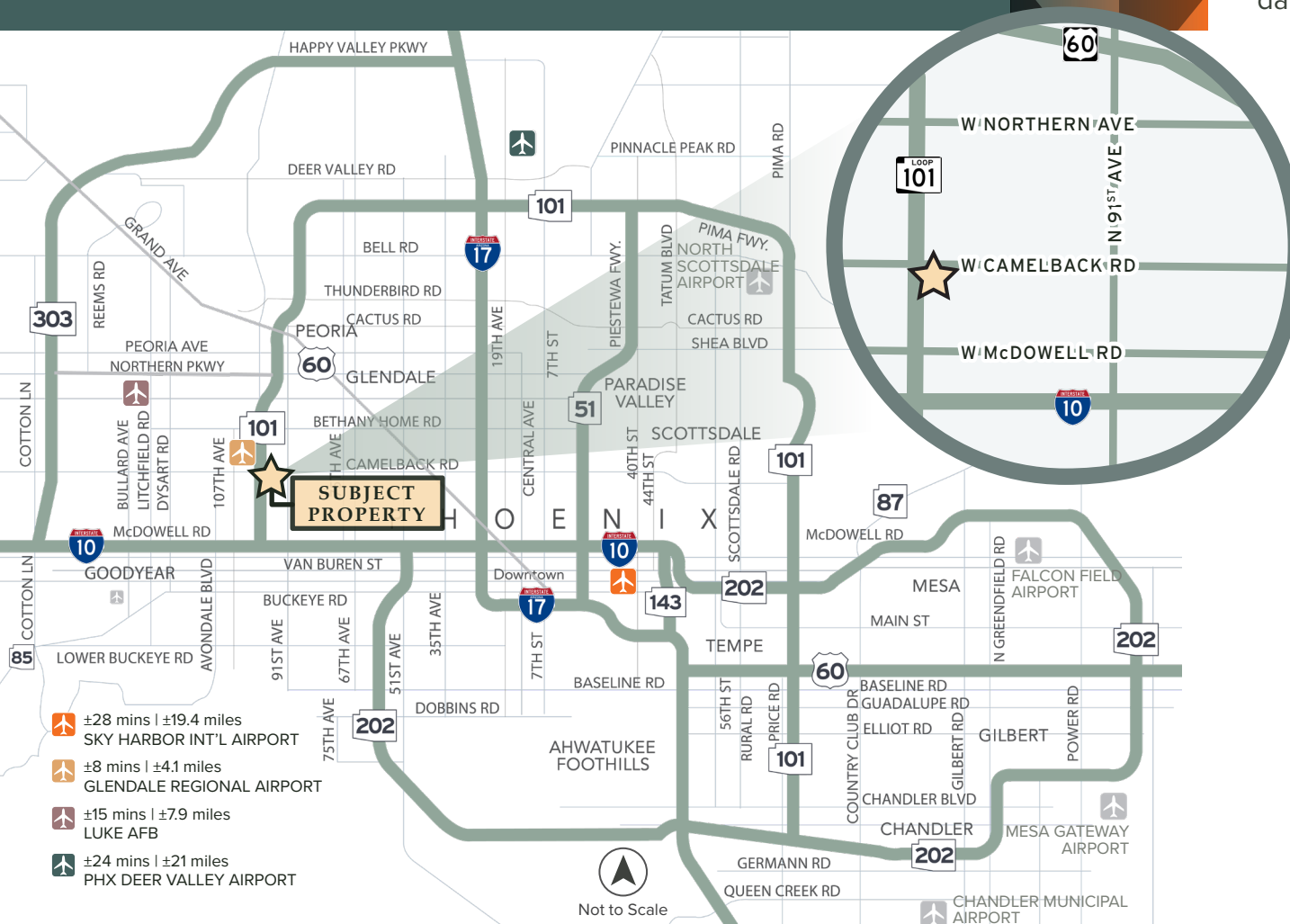
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LOCATION

Camelback 101 Plaza is a thriving commercial hub located directly off Loop 101, providing excellent access to freeway systems in the valley. This property is situated in a high-traffic corridor with over 155,000 vehicles passing daily on the Loop 101 frontage.



Less than 2 miles south of
WESTGATE and **GLENDALE**
ENTERTAINMENT DISTRICT!

PRESENTED BY:

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