

# DEER VALLEY TOWNE CENTER

2805-3053 W. Agua Fria Freeway, Phoenix, AZ 85027



□ PHOENIX, AZ

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# DEER VALLEY TOWNE CENTER LEASING PLAN

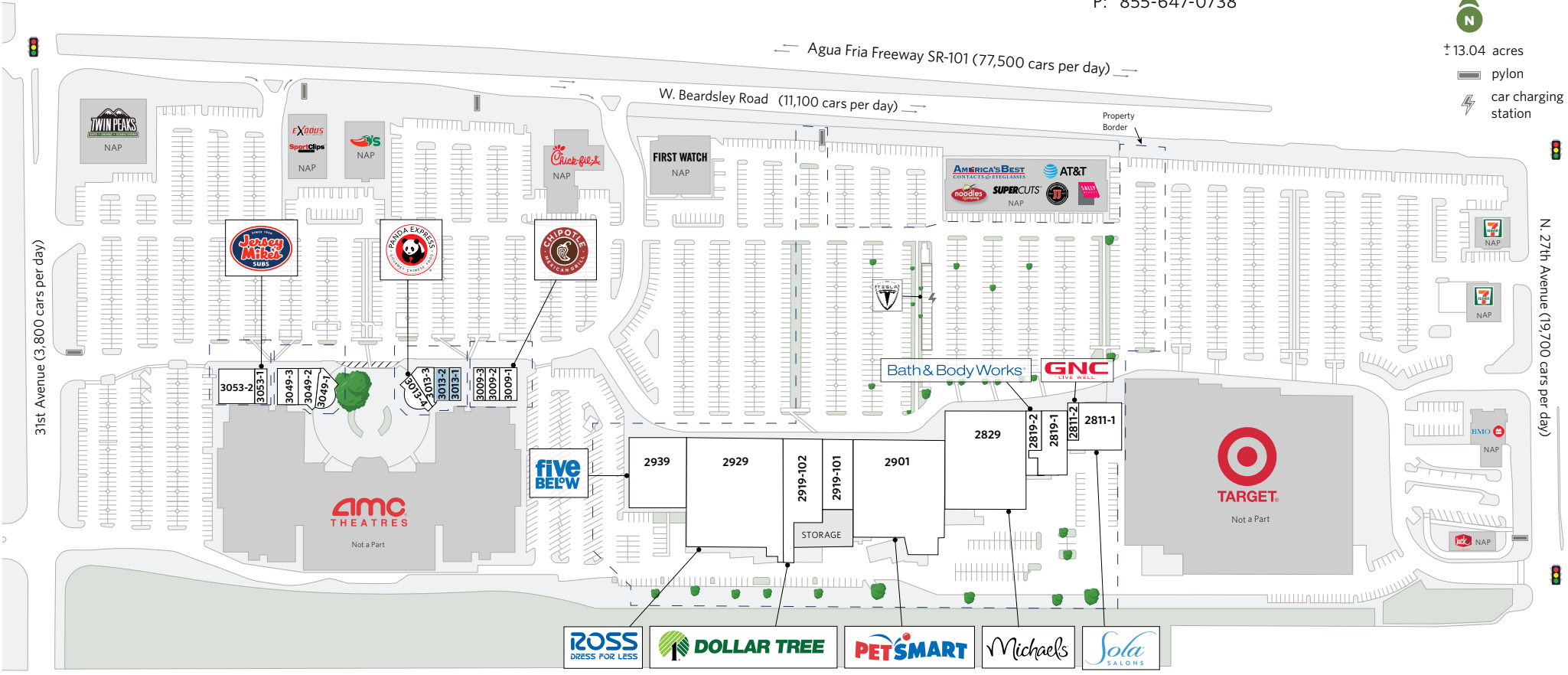
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UNIT	TENANT	SQ. FT.
2811-1	Sola Salon Studios	6,800
2811-2	GNC	1,208
2819-1	Shoe Dept.	5,590
2819-2	Bath & Body Works	2,450
2829	Michaels	23,658
2901	PetSmart	29,486
2919-101	Deseret Book	6,500

UNIT	TENANT	SQ. FT.
2919-102	Dollar Tree	10,000
2929	Ross Dress For Less	30,087
2939	Five Below	11,949
3009-1	Chipotle Mexican Grill	2,150
3009-2	Classy Nail and Spa	1,500
3009-3	Poke Bar	1,850
<b>3013-1</b>	<b>Available</b>	<b>1,200</b>

UNIT	TENANT	SQ. FT.
<b>3013-2</b>	<b>Available</b>	<b>1,740</b>
3013-3	Charley's Philly Steaks	1,720
3013-4	Panda Express	1,840
3049-1	Wing Snob	1,700
3049-2	Fired Pie	2,040
3049-3	George & Son's Asian Cuisine	2,760
3053-1	Jersey Mike's Subs	1,000

UNIT	TENANT	SQ. FT.
3053-2	Barros Pizza	4,550
-	Landlord Storage	6,850

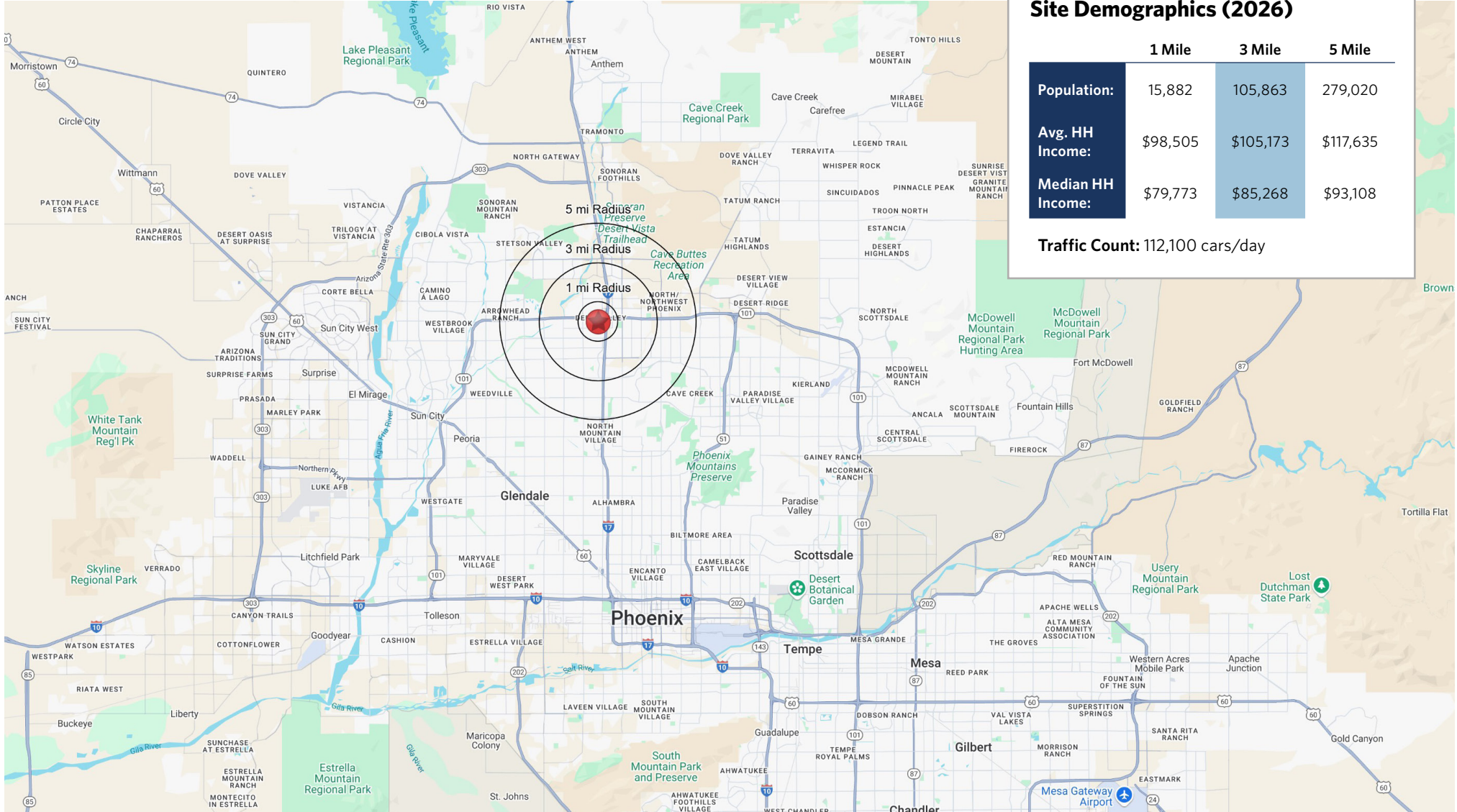
**Total Square Feet: 158,628**



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**Site Demographics (2026)**

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	15,882	105,863	279,020
<b>Avg. HH Income:</b>	\$98,505	\$105,173	\$117,635
<b>Median HH Income:</b>	\$79,773	\$85,268	\$93,108

**Traffic Count:** 112,100 cars/day

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