

RED ROCK PLAZA | FOUNTAIN HILLS, AZ 85268

**1,464 - 1,730 SF AVAILABLE FOR LEASE**

**Leasing Incentive -**

For any qualified tenants on a 36-month Lease Term, the landlord will offer the Base Rent Incentive.

- Year 1 - \$13.00/NNN
- Year 2 - \$14.00/NNN
- Year 3 - \$15.00/NNN



**LEASE RATE:**

**\$13.00 PSF/NNN WITH INCENTIVES**

**16425 E. PALISADES BLVD.**

FOUNTAIN HILLS, ARIZONA 85268

**Matt Harper, CCIM**

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**citywide**  
COMMERCIAL REAL ESTATE

## PROPERTY DETAILS

\$13.00 PSF + NNN (With Incentives)

End-Cap Available

Second Generation Cafe

Anchored by Anytime Fitness

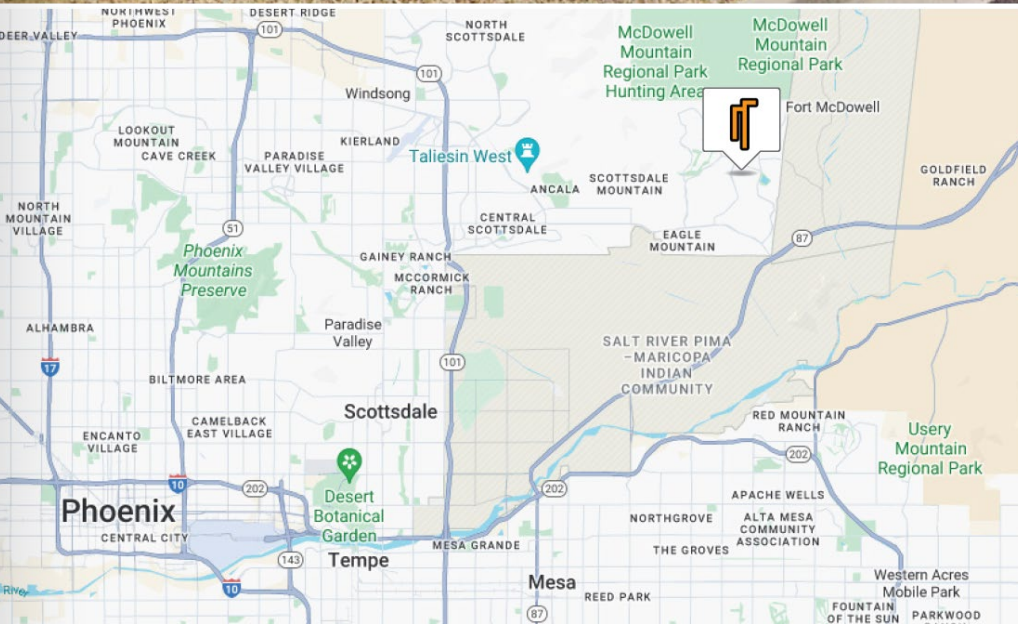
Ample Parking

Monument Signage

Affordable Rates

Easy Access to Beeline Highway

Located in the Heart of Fountain Hills



DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
AVERAGE AGE:	60.5	60.0	58.2
POPULATION:	9,457	11,966	31,696
AVERAGE HH INCOME:	\$112,465	\$146,236	\$165,379
<b>YEAR BUILT</b>	1998		
<b>ZONING</b>	C-2		
<b>APN</b>	176-24-563		

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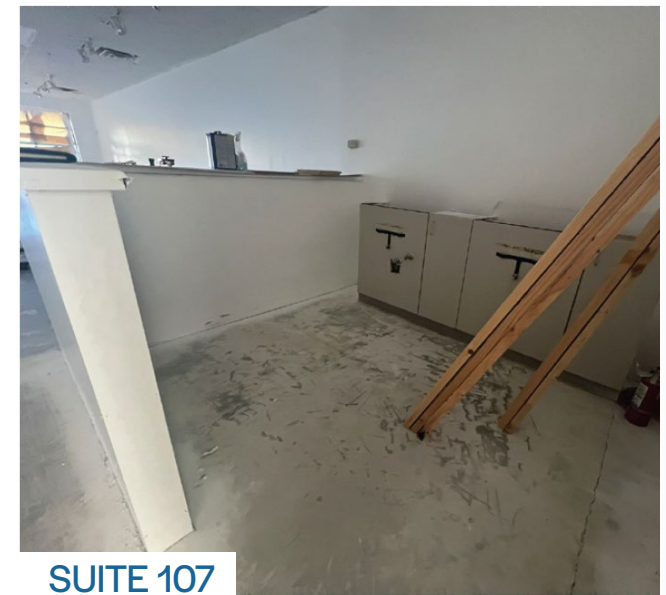
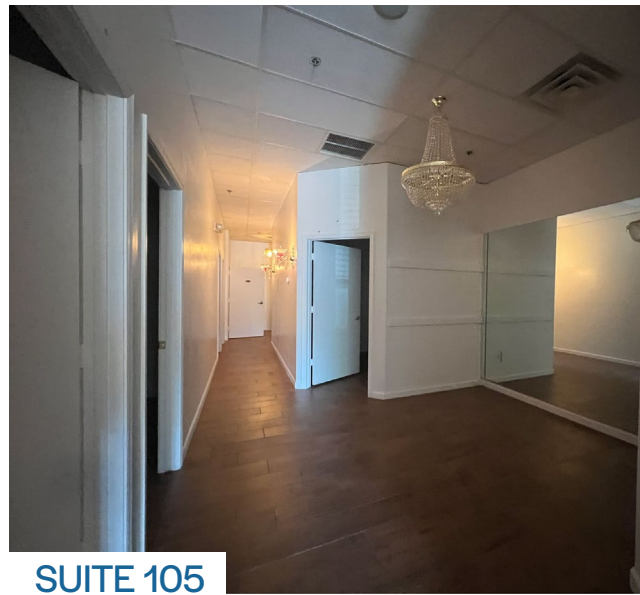
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# PROPERTY PHOTOS

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# SITE PLAN

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# AREA MAP

## RED ROCK PLAZA | FOR LEASE

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**SUBJECT**

- Hill Cleaning Service
- AZ Stone & Crystal
- Wise Agent
- Emerson Art School
- Bachelor's Pad BBQ
- Leslie's Pool
- Cox Retailer
- Palisades Veterinary

- Tidy Guys Cleaning
- Sun Baked Food
- Parkview Tap House
- Calvary Chapel
- Le Baron Dry Cleaner
- Atwood Insurance
- Phil's Filling Station

- John's Tailor Shop
- Que Bueno Mexican
- Russo Salon & Spa
- El Dorado Animal Hospital
- Sami Fine Jewelry

- American legion
- Alexander's Greek
- All American Grill
- Fine Art & Wine
- Sofritas

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**Fountain Hills**

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