

TRAMONTO MARKETPLACE

NEC Carefree Hwy & North Valley Pkwy

3110-3170 W Carefree Highway, Phoenix, AZ 85086

±1,028 & ±1,944 SF Available For Lease



PROPERTY SUMMARY

- 1,028 SF - (upon notice)
- 1,944 SF - (former hair salon space)
- High income trade area
- Just east of I-17 full interchange
- Adjacent to Power Center anchored by The Home Depot and Kohl's
- Zoning: C2, City of Phoenix

SURROUNDING TENANTS



TRAFFIC COUNTS

N North Valley Pkwy: 9,969 VPD

S North Valley Pkwy: 10,947 VPD

E Carefree Hwy: 26,840 VPD

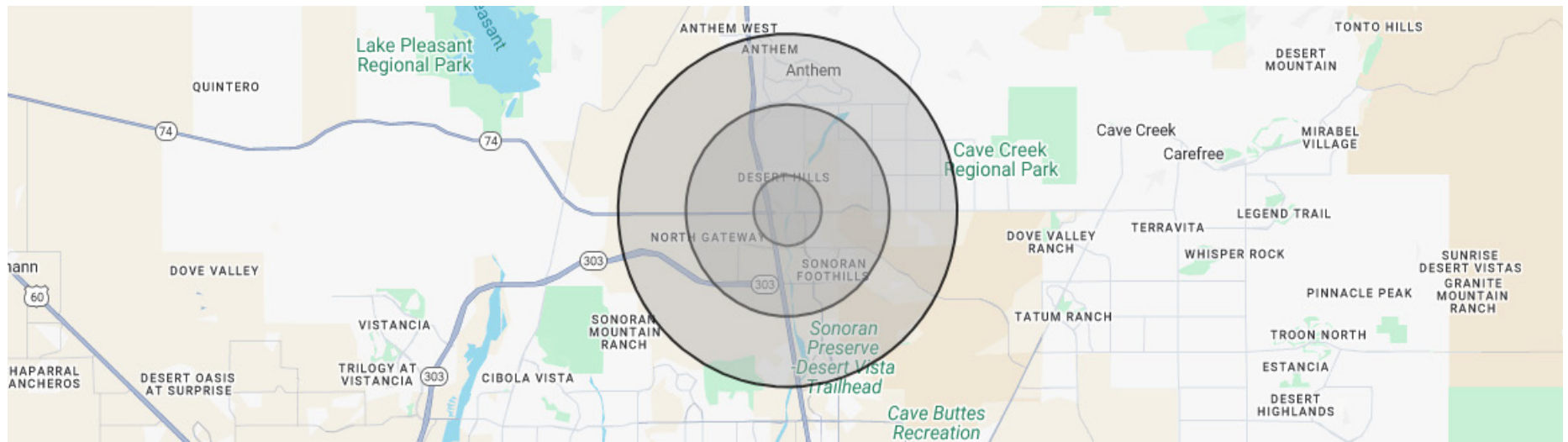
W Carefree Hwy: 28,528 VPD





Suite	Tenant	Size (SF)
A1	Arizona Veterinary Dentistry	
A2-3	Azool Grill	
A4	World Family Taekwondo	
A5	H&R Block	
A6	PT Noodles	
A7	Cell Shop	
A8	Echo Sushi	
A9	The Smile Studio	
A10	Desert Donuts	
A11	Arizona Auto License Service	
A12	De Qin	
A13	Select Nails	

Suite	Tenant	Size (SF)
B1	UPS Store	
B3	Available	1,994
B5	Physical Therapy	
B7	KC Burning Aromas	
B9	Subway	
B11	Fantastic Sam's	
B13	Available Upon Notice	1,028
B15	Royal Men's Health	
C1	Hong Kong Cuisine	
C3-4	MyEyeDr	
C5	Foundation Chiropractic	
C6	Sonoran Aesthetics & Wellness	
C7	William Coffee Co	



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	10,659	25,110	71,617
Current Year	9,848	23,220	65,815
2020 Population	9,620	22,792	62,215
Growth Current Year - 2029	1.6%	1.6%	1.8%
Growth 2020 - Current Year	0.6%	0.5%	1.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,883	9,324	25,845
Current Year	3,586	8,627	23,738
2020 Population	3,533	8,592	22,626
Growth Current Year - 2029	1.7%	1.6%	1.8%
Growth 2020-Current Year	1.0%	1.6%	2.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$127,377	\$138,860	\$140,628
Median Household Income	\$107,711	\$119,296	\$117,331

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