

LAST RETAIL SPACE AVAILABLE AT TRAMONTO



HIGHLIGHTS

- ± 1,800 SF available for LEASE 7.1.2026
- Located at Tramonto Marketplace
- Ample parking with excellent visibility
- High-end trade area with household incomes over \$156,000 within 1 mile
- Adjacent to Honor Health Hospital Medical Development
- I-17, Carefree Highway & North Valley Parkway monument signage included

LARRY BROWN
 (Direct) 480.383.8186
 (Cell) 480.266.8555
 larry@dpcre.com

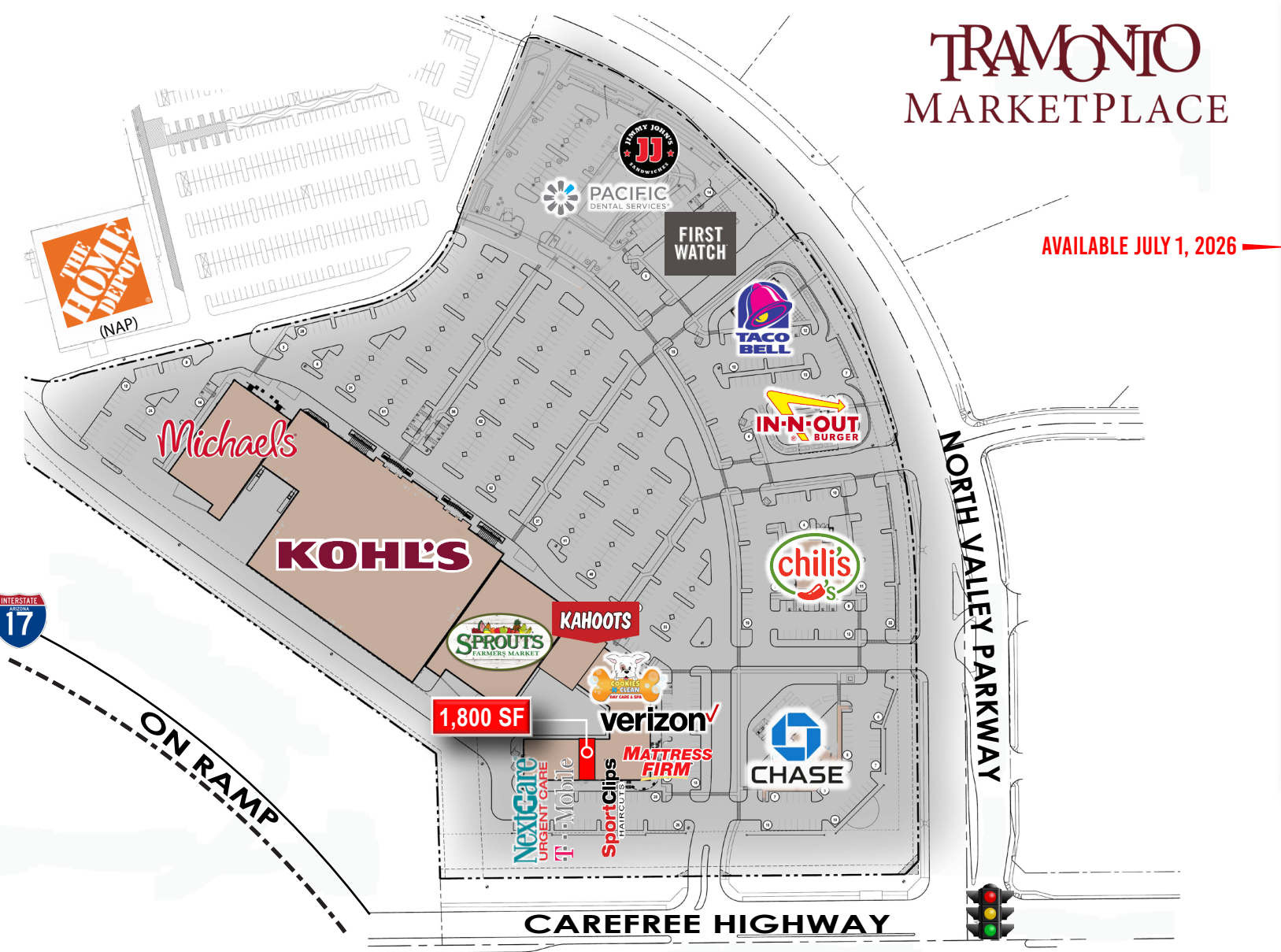
DIVERSIFIED PARTNERS

Nationwide Real Estate Services

LAST 1,800 SF RETAIL SPACE AVAILABLE AT TRAMONTO

NEC I-17 & CAREFREE HIGHWAY | PHOENIX, AZ

TRAMONTO MARKETPLACE



AVAILABLE JULY 1, 2026

UNIT	TENANT	BLDG SF
Major A	Kohl's	89,134
Major B	Sprouts	28,000
Major C	Michael's	20,388
A104	Nextcare Urgent Care	3,400
A106	T-Mobile	1,826
A108	AVAILABLE	1,800
A110	Sports Clips	1,200
A115	Mattress Firm	4,680
A117	Hot Bagels & Deli	1,552
A119	Verizon Wireless	1,552
A121	Novelle Nail Spa	1,547
A125	Cookies & Clean Pet Spa	3,000
B126	KAHOOTS	9,576
PAD A	Chase Bank	4,000
PAD B	Chili's	5,811
PAD C	In-N-Out	3,500
PAD D	Taco Bell	3,000
PAD E	First Watch Cafe	4,013
PAD F:		
STE A	Pacific Dental	4,512
STE B	Jimmy John's	2,047
Total:		± 195,350

LARRY BROWN
 (Direct) 480.383.8186
 (Cell) 480.266.8555
 larry@dpcr.com



Nationwide Real Estate Services

7339 E. McDonald Drive • Scottsdale, AZ 85250 • Office: 480.947.8800 • Fax: 480.947.8830 • www.dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



TRAMONTO MARKETPLACE



D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

LARRY BROWN
Direct: (480) 383-8186
Cell: (480) 266-8555
larry@dpcr.com

7339 E. McDonald Drive • Scottsdale, AZ 85250 • Office: 480.947.8800 • Fax: 480.947.8830 • www.dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

LAST 1,800 SF RETAIL SPACE AVAILABLE AT TRAMONTO

NEC I-17 & CAREFREE HIGHWAY | PHOENIX, AZ



DEMOGRAPHICS 2025

Source: SITES USA, Inc.

	1 MI	3 MI	5 MI
Estimated Population	8,212	24,192	69,501
Estimated Households	3,217	9,100	25,436
Estimated Avg HH Income	\$156,427	\$176,004	\$171,547
Daytime Population (16 yrs or older)	4,134	10,331	30,518

LARRY BROWN

Direct: (480) 383-8186

Cell: (480) 266-8555

larry@dpcr.com



Nationwide Real Estate Services

7339 E. McDonald Drive | Scottsdale, AZ 85250 | (O): 480.947.8800 | (F): 480.947.8830 | www.dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.