

SONORAN DESERT COMMONS

WORKING TOGETHER TO BUILD A COMMUNITY



TENANT DIVERSITY, SHARED SUCCESS

Join Sonoran Desert Commons – a successful tenant community with eight uniquely designed buildings serving the surrounding neighborhood with entertainment, retail, medical, personal and professional service opportunities.

FEATURES:

- Spacious and flexible space for lease for community-based entertainment uses, retail, medical, lifestyle and professional services
- 1,200 - 11,000 SF Available
- Flexible occupancy options: Lease, Purchase or Lease with an option to purchase

Pricing inclusive of Tenant Improvements*



* When building standard finishes are selected.

Benefit from daily traffic associated with a preschool, Natural Medicine Clinic, Veterinary Clinic, Flex Suites, Walgreens, Fletcher's Tires and Wells Fargo. We have room for the following uses and more:

- Medical Practices
- Congregation Offices
- Private/Charter School
- Dance Studios
- Swim School
- Party Planning

CHAMPION
A tenant friendly development company™

FOR LEASING INFORMATION:

Project is located at the Southwest corner of 27th Avenue & Carefree Highway in Phoenix, Arizona.

Eric Butler

480-522-2788 Direct
602-809-6570 Cell
ebutler@cpiaz.com

Cary Newton, Jr.

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COMMERCIAL PROPERTIES
Incorporated

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Availability:

Building	Available SF
Bldg 1	3,343
Bldg 2	Sold
Bldg 3	Sold
Bldg 4	2,292 - 4,878
Bldg 5	Sold
Bldg 6	Leased
Bldg 7	1,200 - 11,100
Bldg 8	1,200 - 11,100


Additional Info:

- Parking ratio of 5:1,000
- Building & monument signage available
- Covered reserved parking available
- Client parking at your door

General Demographics 5 Mile

	Population 2009 (est.)	34,217
	Average Household Income 2009 (\$)	\$81,053
	Average Household Spending 2009 (\$) Apparel, Entertainment, Eat Out, Gifts, & Furnishings	\$135,202



 = Available Space

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal.

INVESTING IN YOUR SUCCESS

Experience the benefits of Champion's Tenant Advocacy Experience™

It is time that you worked with a landlord who will help you develop and implement a strategic plan to move into your new Champion premise faster, more efficiently, and more profitably.

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