# DESERT SKY ESPLANADE

1,891 - 15,902 SF AVAILABLE (100% HVAC IN INDUSTRIAL SPACE)
PADS AVAILABLE WITH DRIVE-THRUS

**FOR LEASE**

1610 N 75th Ave | Phoenix, AZ

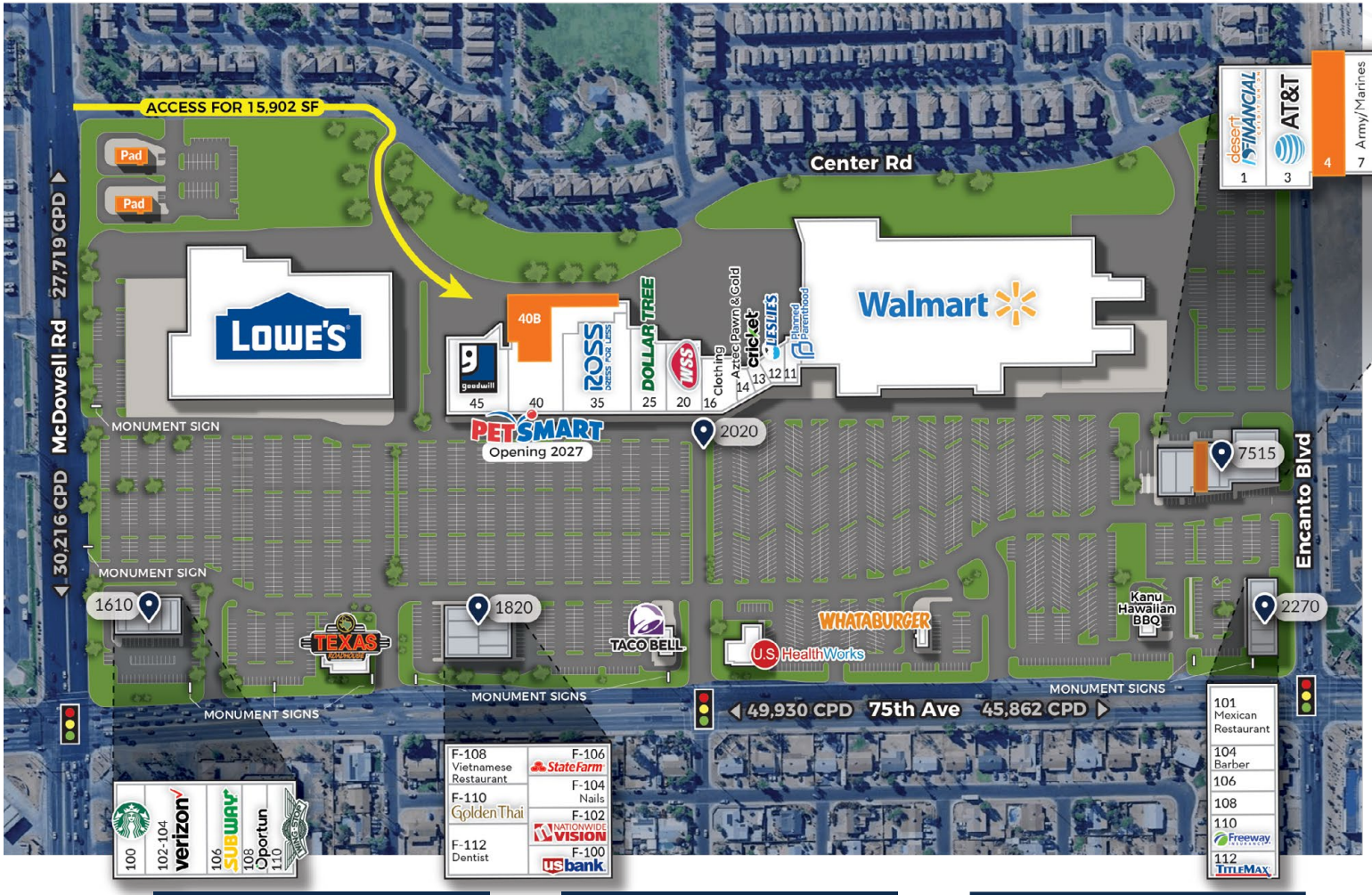


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RED MOUNTAIN GROUP
ANYTHING IS POSSIBLE

# SITE PLAN

DESERT SKY ESPLANADE




CLICK AVAILABLE SPACE TO
**VIEW VIRTUAL TOUR**

| 7515 W ENCANTO BLVD | | |
|---|---|---|
| 1 | Desert School Credit Union | |
| 3 | AT&T | |
| **4** | **AVAILABLE** | **1,891 SF** |
| 7 | USA Army/Marine Recruiting | |
| 8 | Ice Cream | |
| 10 | Five Below | |

| 2020 N 75TH AVE | | |
|---|---|---|
| 11 | Planned Parenthood | |
| 12 | Leslie's Poolmart | |
| 13 | Cricket | |
| 14 | Aztec Pawn & Gold | |
| 16 | The Clothing Company | |
| 20 | WSS Shoes | |
| 25 | Dollar Tree | |
| 35 | Ross | |
| 40 | Petsmart | |
| **40B** | **AVAILABLE** | **15,902 SF** |
| 45 | Goodwill | |

| 1610 N 75TH AVE | |
|---|---|
| 100 | Starbucks |
| 102 | Verizon |
| 106 | Subway |
| 108 | Oportun |
| 110 | Wingstop |

| 1820 N 75TH AVE | |
|---|---|
| F-100 | US Bank |
| F-102 | Nationwide Vision |
| F-104 | Nail Salon |
| F-106 | State Farm Insurance |
| F-108 | Vietnamese Restaurant |
| F-110 | Thai Restaurant |
| F-112 | Dentist |

| 2270 N 75TH AVE | |
|---|---|
| 101 | Mexican Restaurant |
| 104 | Barber Shop |
| 106 | Hollywood Beauty |
| 108 | Smoke Away |
| 110 | Freeway Insurance |
| 112 | TitleMax |

| FREE STANDING BUILDINGS | | |
|---|---|---|
| 1616 | Texas Road House | |
| 1860 | Taco Bell | |
| 2010 | US Health Works | |
| 2040 | Whataburger | |
| 7509 | Kanu Hawaiian BBQ | |
| **Pad** | **AVAILABLE** | **2,200 SF** |
| **Pad** | **W/DRIVE-THRU** | **2,200 SF** |


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# SITE AERIAL






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# AREA INFO






**1,891 SF ON PAD**

**15,902 SF LIGHT INDUSTRIAL**

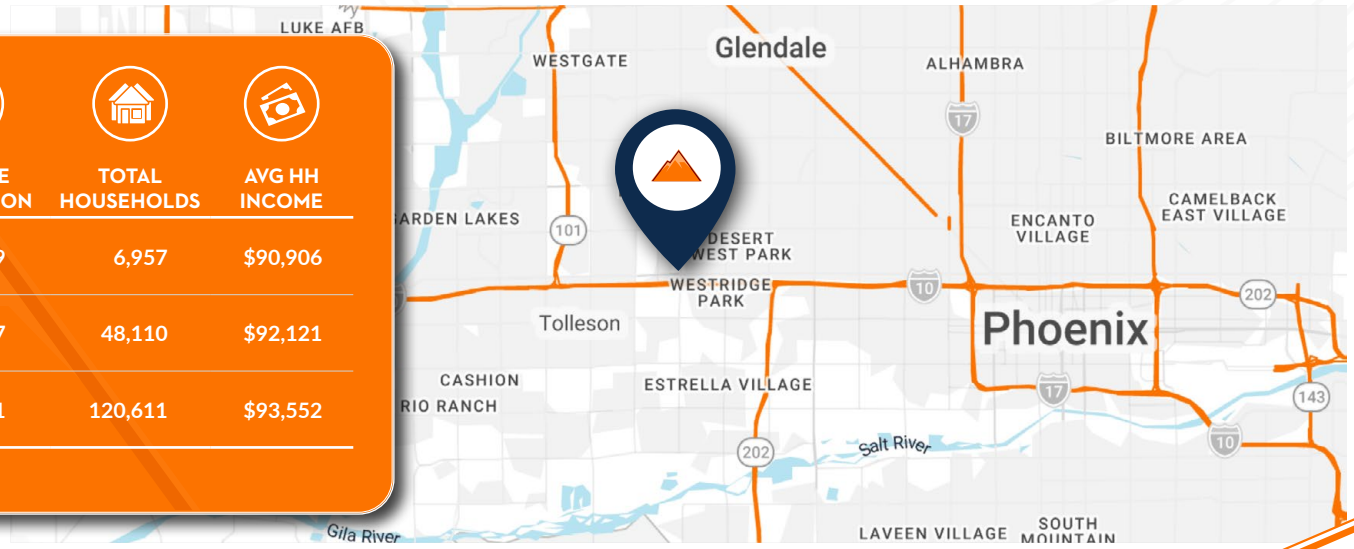
**2,200 SF DRIVE-THRU PADS**

- 1/4 Mile North of I-10 Freeway
- High Hispanic Demographics
- Major Retailers at the Center

## MAJOR RETAILERS:

PETSMART Opening 2027 · ROSS DRESS FOR LESS · WSS Shoes. Style. Selection. · Walmart SUPERCENTER · LOWE'S · DOLLAR TREE · goodwill · five BELOW

| | POPULATION | HISPANIC POPULATION | DAYTIME POPULATION | TOTAL HOUSEHOLDS | AVG HH INCOME |
|---|---|---|---|---|---|
| 1 Mile | 22,286 | 55.9% | 11,479 | 6,957 | $90,906 |
| 3 Miles | 168,482 | 67.1% | 78,707 | 48,110 | $92,121 |
| 5 Miles | 407,534 | 62.5% | 201,611 | 120,611 | $93,552 |




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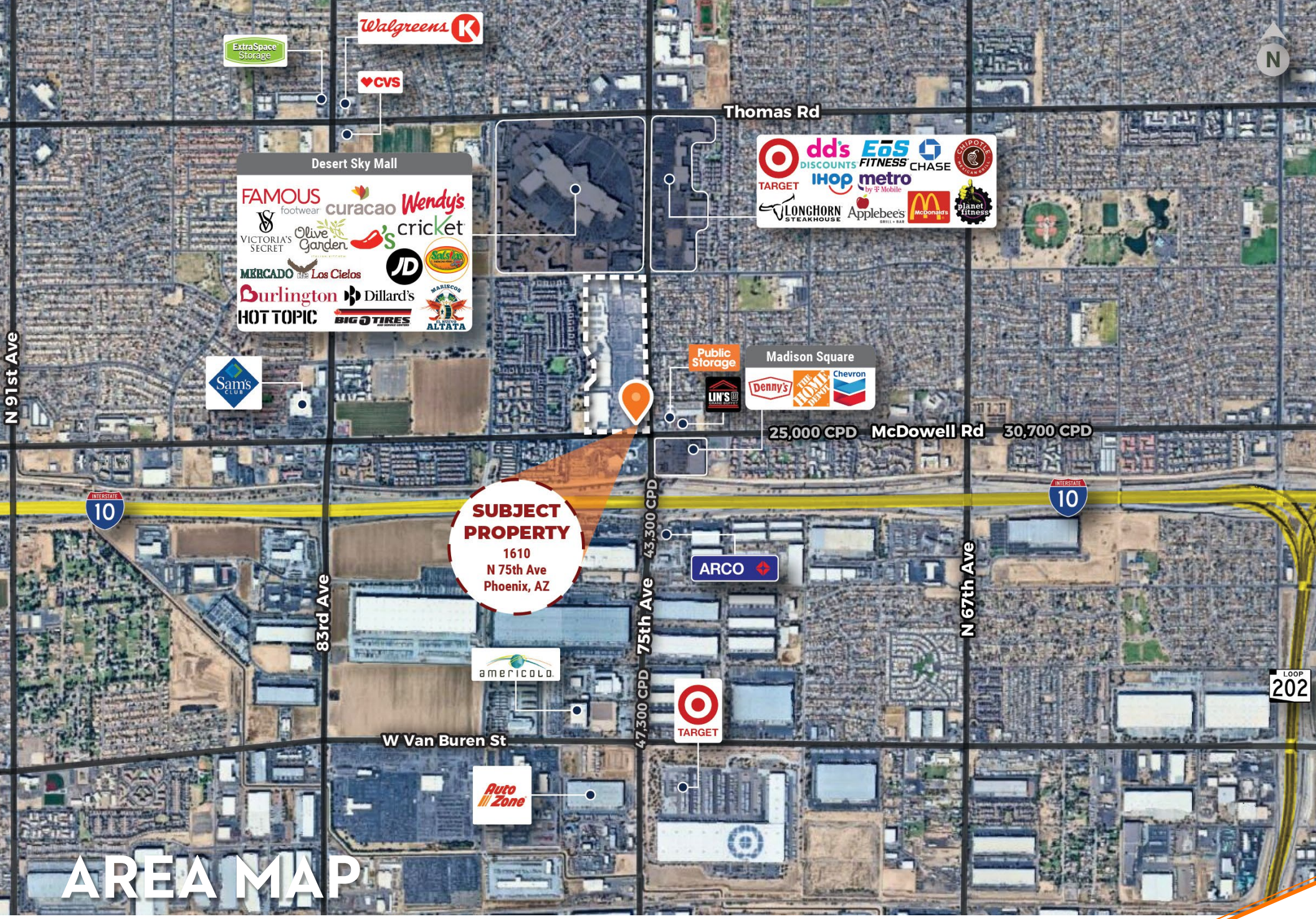




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# AREA MAP


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