

SUBLEASE OPPORTUNITY

SWC OF I-10 FREEWAY AND RAY ROAD / PHOENIX, ARIZONA

CORE
Realty Partners, L.L.C.



Property Highlights:

- Incredible building signage opportunity
- +/- 973 SF available
- Excellent access to the I-10 Freeway
- Over 100,000 people within 3 miles!
- Monument Signage Available
- Excellent daily traffic counts
- Ideally located at AMC Theatre Entrance
- Excellent traffic counts at intersection

The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

Mark Sunkel

480.212.0750 / 602.690.6405
msunkel@corerealtypartners.com

Ben Tobias

480.212.0757 / 480.577.8811
btobias@corerealtypartners.com

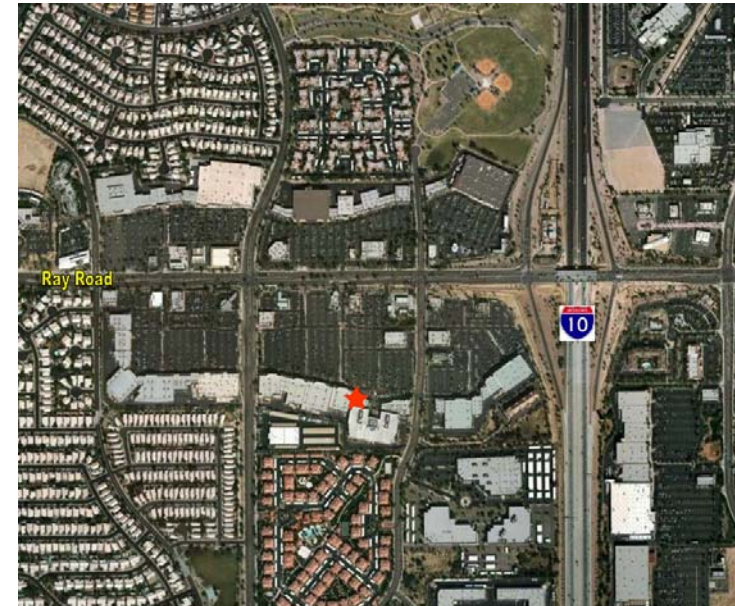
8165 E. Indian Bend Rd., Ste 103
Scottsdale, AZ 85250
o. 480.212.0750
f. 480.212.0751

SUBLEASE OPPORTUNITY

SWC OF I-10 FREEWAY AND RAY ROAD / PHOENIX, ARIZONA

TENANT INDEX - PHASE II		PHASE III		PHASE IV		REVISION						
AG001	BASSETT/ROOMSTORES	80,000 SF	A0001	AMC THEATER	78,000 SF	P0001	MEN'S WEAR-HOUSE	4,500 SF	US0009	ROCK BOTTOM BREWERY	6,835 SF	01.25.05
AG002	ADLEY'S FURNITURE	37,343 SF	A0002	BARNES & NOBLE	25,000 SF	P0002	SECOND SWING GOLF	3,500 SF	2	BEAUTY BRANDS	8,400 SF	
AG003	STEN MART	38,500 SF	A0003	BARBES & US	40,000 SF	P0003	SLEEP AMERICA	3,500 SF	4	JOANN ETC.	48,535 SF	
AG004	OLD NAVY	12,750 SF	A0004	ROSS DRESSES FOR LESS	27,200 SF	P0004	EYEMASTERS	3,500 SF	8	AVAILABLE	10,615 SF	
AG005	THE Q&K STORE	13,567 SF	A0005	OFFCEAK	33,970 SF	S0041	RUBIO'S BAJA GRILL	2,000 SF	8	AVAILABLE	1,988 SF	
P0002	PIER 1 IMPORTS	9,014 SF	A0006	LAKEHORE LEARNING STORE	8,080 SF	S0042	NEO TOKYO	1,827 SF	10	WORLD OF DRUGS	4,100 SF	
UP000A	BANK OF AMERICA	4,500 SF	P0003	WELLS FARGO BANK	4,500 SF	S0043	AS YOU WISH	1,800 SF	12	DAVID'S BRIDAL	9,945 SF	
P001A	UL'IA'S COSMETICS	9,000 SF	P0004	MICHAEL'S CREATIVE JEWELRY	5,200 SF	S0045	ONE 80	2,238 SF	14	BEST BUY	45,000 SF	
P001B	COMELY NAILS	4,450 SF	P0005	MIMI'S CAFE	6,500 SF	S0046	PEPPERMINT BAY (AVAILABLE)	972 SF				
P003A	SWEET TOMATOES	3,548 SF	P0006	CIRCLE K STORES	3,000 SF	S0047	COFFEE SOCIETY	1,309 SF				
P003B	KEEGANS GRILL	3,548 SF	P0007	ON THE BORDER	7,846 SF	S0081	RA SUSHI	8,000 SF				
S0081	GREAT CUPS	1,283 SF	P0008	MACHON GRILL	7,500 SF	S0082	AVAILABLE	4,912 SF				
S0082	AVAILABLE	1,280 SF	P0010	PIZZO	15,000 SF	S0083	EL PASO BAR-B-QUE	8,008 SF				
S0083	OCEAN ART AQUARIUM	1,260 SF	P0004	EMILY'S BAGEL CAFE	7,500 SF	UPAD II	AVAILABLE	6,000 SF				
S0084	AVAILABLE	2,858 SF	P0028	HOLLYWOOD VIDEO	7,500 SF							
S0085	VAI'S PRO SHOP	6,027 SF	P0091	MEN'S WEAR-HOUSE	4,500 SF							
S0086	SPACEMAKER FURNITURE	5,026 SF	P0092	SECOND SWING GOLF	3,500 SF							
S0001	AVAILABLE	1,331 SF	P0093	SLEEP AMERICA	3,500 SF							
S0002	TROPICAL WEST DAY SPA	2,538 SF	P0094	EYEMASTERS	3,500 SF							
S0001	ONE ART U.S.A.	1,988 SF	S0041	RUBIO'S BAJA GRILL	2,000 SF							
S0002	TRINK SECRET	2,111 SF	S0042	NEO TOKYO	1,827 SF							
S0003	AVAILABLE	6,018 SF	S0043	AS YOU WISH	1,800 SF							
S0001	LESLIE'S POOL SUPPLIES	4,000 SF	S0045	ONE 80	2,238 SF							
S0002	HALLMARK	7,317 SF	S0046	PEPPERMINT BAY (AVAILABLE)	972 SF							
S0003	BEDS DIRECT	4,928 SF	S0047	COFFEE SOCIETY	1,309 SF							
S0004	LANE BRYANT	5,000 SF	S0081	RA SUSHI	8,000 SF							
			S0082	AVAILABLE	4,912 SF							
			S0083	EL PASO BAR-B-QUE	8,008 SF							
			UPAD II	AVAILABLE	6,000 SF							

AHWATUKEE FOOTHILLS TOWNE CENTER
Phoenix, Arizona



DEMOGRAPHICS

Population:

- 1 Mile: 14,419
- 3 Mile: 102,385
- 5 Mile: 217,077

Average Household Income:

- 1 Mile: \$66,099
- 3 Mile: \$78,790
- 5 Mile: \$74,051

The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

Mark Sunkel
480.212.0750 / 602.690.6405
msunkel@corerealtypartners.com

Ben Tobias
480.212.0757 / 480.577.8811
btobias@corerealtypartners.com

