

# WOLF

# REALTY, INC.



14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840  
Phone: (602) 843-5200 • FAX: (602) 843-5718

## LEASE OPPORTUNITY 13805-13857 N. 19<sup>th</sup> Avenue Phoenix, AZ. 85023

**Zoning: C-2**

**Parking: 54**

**Traffic Count: +30k/day**

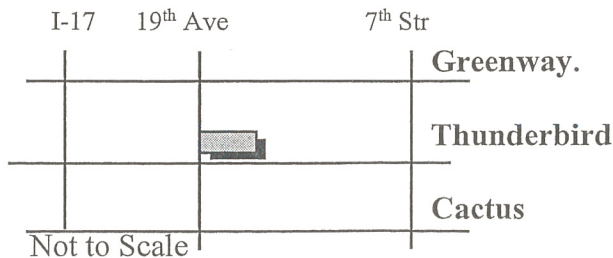
- ] Adjacent to STARBUCKS
  - ] Great Location
  - ] Multiple Ingress / Egress
  - ] Ample Parking
  - ] Building directory
  - ] Monument Signage
  - ] Phone/Data Cox or Centurylink
  - ] Only 1 Suite Available
- Suite # 13825, 600 sqft**



**Offered at \$10.00/ sqft plus NNN's of \$5.63/ sqft**

This centrally located retail strip center offers ingress/egress off 19<sup>th</sup> Avenue & Thunderbird Road. Only minutes from I-17. Suite 13825 former Hawaiian Ice location a cold service operation. Upgraded electrical panel, addition power runs, hot water heater, additional plumbing runs, floor sinks, mop sink, & updated private restroom. Existing building signage comes with the premises, monument signage and directory may be available. This easy to find high profile, walkable location is close to support services. Current pricing is offered on "AS IS" deals, TI's negotiable.

**CALL FOR AVAILABILITY & SHOWINGS.**



**SCOT E. HALL**  
**BROKER**  
**WOLF REALTY, INC.**  
14021 N. 51<sup>st</sup> Avenue #114  
Glendale, AZ 85306  
(602) 843-5200

Information furnished is from sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is submitted subject to errors and omissions, change in price, sale, financing and/or withdrawal without notice.

Moon Mountain Plaza  
13805- 13857 N. 19<sup>th</sup> Avenue  
Phoenix, AZ, 85023-6105

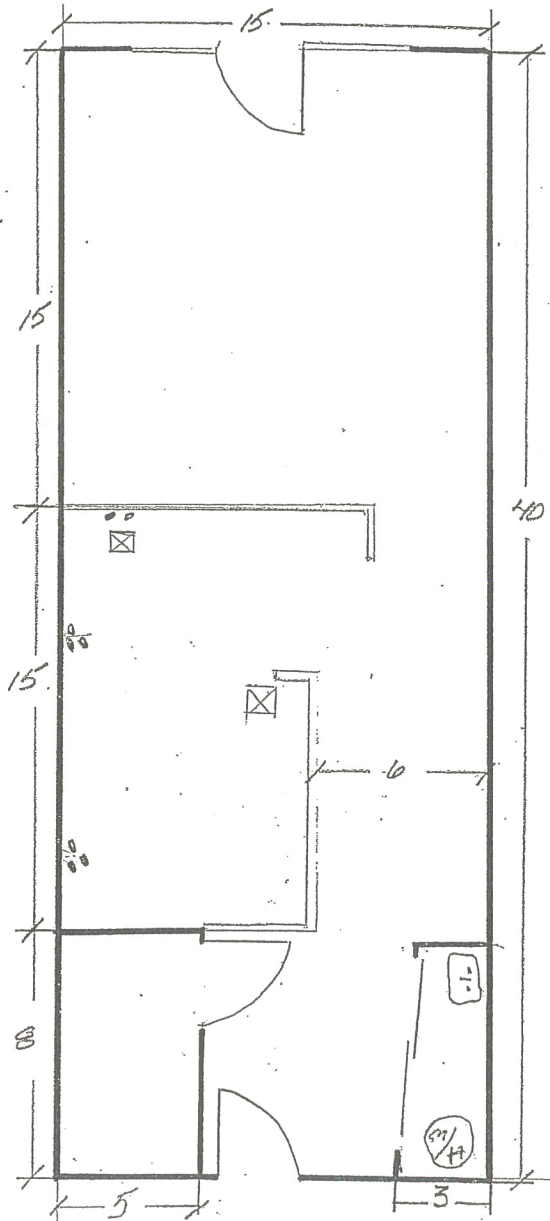
Offered exclusively by:

Scot E. Hall  
Wolf Realty Inc.  
14021 N. 51<sup>st</sup> Avenue #114  
Glendale AZ. 85306-4840  
602-843-5200 office

13805, Smoke Shop / Market  
13809, Tax Insights Inc  
13813, 5 Pesos Feng Shui  
13817, Now you see it Now you don't. Thrift  
13821, Pari's Ballroom & Dance Design  
**13825, 600 sqft AVAILABLE**  
13829, Hair Stylists Barber and Beauty

13833, AZ Biker Leathers  
13837, AZ Biker Leathers  
13841, Modern Jewelry  
13845, Locksmith  
13849, Lucky Burger  
13857, SUBWAY

No scale, Measurements approximate



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