

# WINSOR RANCH

SEC 35th Ave. & Glendale Ave. | Phoenix, Arizona

**ZELL**

**SEEKING: WESTERN WEAR, FULL-SERVICE MEXICAN RESTAURANT AND OPTICAL RETAILER—3,717 SF CORNER/END CAP AVAILABLE**



**FEATURES:**

- 132,800 SF Grocery-Anchored Center
- Zoning: C-2, City of Phoenix
- High traffic counts
- Located 1.5 miles west of the I-17 Freeway

**Join:**



*Bonita Fashion*

**RAC Rent-A-Center**

.. T .. Mobile ..

FORMERLY PRO'S RANCH MARKET

**Batteries + Bulbs**

**SUBWAY** cricket™ wireless



**SPACE AVAILABLE:**

- Shop Spaces 1,140 SF—3,717 SF

**TARGET TENANTS:**

- Western Wear
- Full-Service Mexican Restaurant
- Optical Retailer

**DEMOGRAPHICS:**

2014	1 mile	3 miles	5 miles
Population	21,413	186,204	489,562
Avg HH Income:	\$50,808	\$46,917	\$50,322
Traffic Counts:	38,000 vpd North/South 35th Ave. 36,500 vpd East/West on Glendale Ave.		

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To view further info. & property photos click here or visit:  
<http://www.loopnet.com/lid/18513534>

This information is given with the understanding that all negotiations relating to the purchase and/or lease of the property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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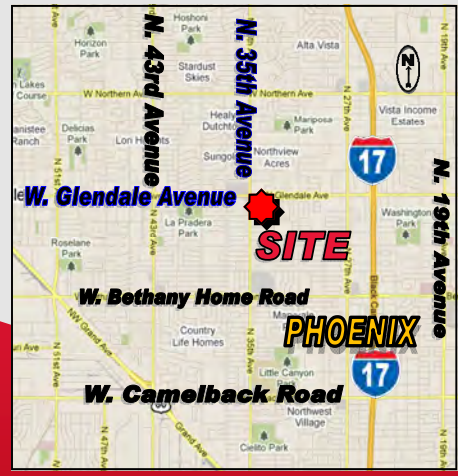


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Suite	Tenant	SF
1-2A	Batteries+Bulbs	2,700
3A	Clinica Real	2,541
<b>5A</b>	<b>AVAILABLE</b>	<b>2,547</b>
<b>7A</b>	<b>AVAILABLE</b>	<b>1,263</b>
8A	Gano Excel USA	1,432
9A	Subway	1,242
10A	R Kidd's Pizza & Wings	1,050
11A	Nuestra Belleza	1,258
16-19A	Bonita Fashion	7,824
20A	Phoenix Newspapers	18,208
<b>24A</b>	<b>AVAILABLE</b>	<b>1,182</b>
25A	Crab-Zone	2,595
27A	Ranch Pharmacy	1,000
28A	Rent-A-Center	4,060
30/31A	Hermosa Dental	2,408
<b>32A</b>	<b>AVAILABLE</b>	<b>1,726</b>
33A	AALL Insurance	1,556
<b>35A</b>	<b>AVAILABLE</b>	<b>3,717</b>
1B	T-Mobile	3,059
<b>4B</b>	<b>AVAILABLE</b>	<b>3,512</b>
8B	Rapido Tax Express	1,258
9B	Bella Beauty Boutique	715
10B	Antojitos Neveria Chayo's	1,140
11B	Cricket Wireless	1,632

**Anchor Los Altos Ranch Market, formerly Pro's Ranch Market**



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