

FOR LEASE

914 E. CAMELBACK ROAD, PHOENIX, AZ 85014



PROPERTY DESCRIPTION

MPB Realty is pleased to present Emerald Center. The site is located in Mid-Town Phoenix along the Camelback Corridor. Remodeled in 2018 and features great visibility and access making it a prime opportunity.

PROPERTY HIGHLIGHTS

- Renovated in 2018
- Great access and visibility on Camelback Rd
- Close proximity to the 7th Street restaurant corridor
- Hundreds of retailers within a 5 minute drive
- Located in the heart of Midtown Phoenix and Camelback Corridor

OFFERING SUMMARY

Lease Rate:	\$22 - 26 SF/yr (NNN)
Available Units:	3
Available SQFT:	800-2,292
Traffic Counts:	±38K VPD
Zoning:	C-2



**REALTY
SERVICES**

MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
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EMERALD CENTER

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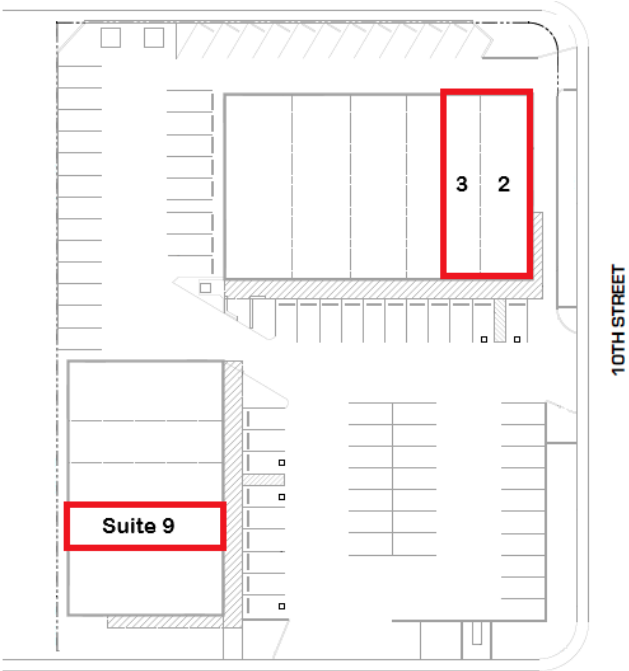
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SPACE AVAILABLE

SUITE #	SQFT	NOTES
Suite 2	1,045	Drive-thru liquor store can be conjoined with 3.
Suite 3	1,247	
Suite 9	800	Former Boutique store
TABLE TOTALS	TABLE TOTALS	TABLE TOTALS



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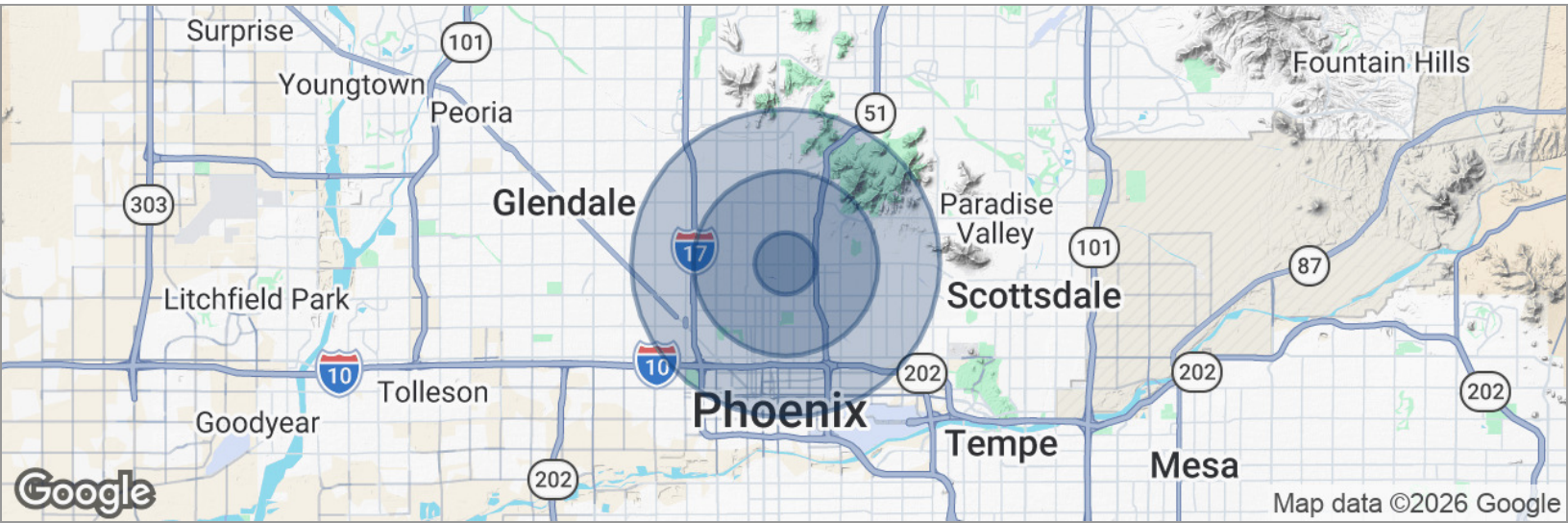
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,446	145,212	390,328
Median age	36.0	36.3	33.7
Median age (Male)	37.4	36.2	33.4
Median age (Female)	35.2	36.9	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,281	64,177	153,402
# of persons per HH	2.1	2.3	2.5
Average HH income	\$56,620	\$65,263	\$58,396
Average house value	\$382,243	\$377,039	\$339,624

* Demographic data derived from 2020 ACS - US Census



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