

For Lease

±1,601 SF - ±2,726 SF OFFICE/RETAIL SPACES AVAILABLE FOR LEASE

4405 EAST RAY RD, PHOENIX, AZ 85044



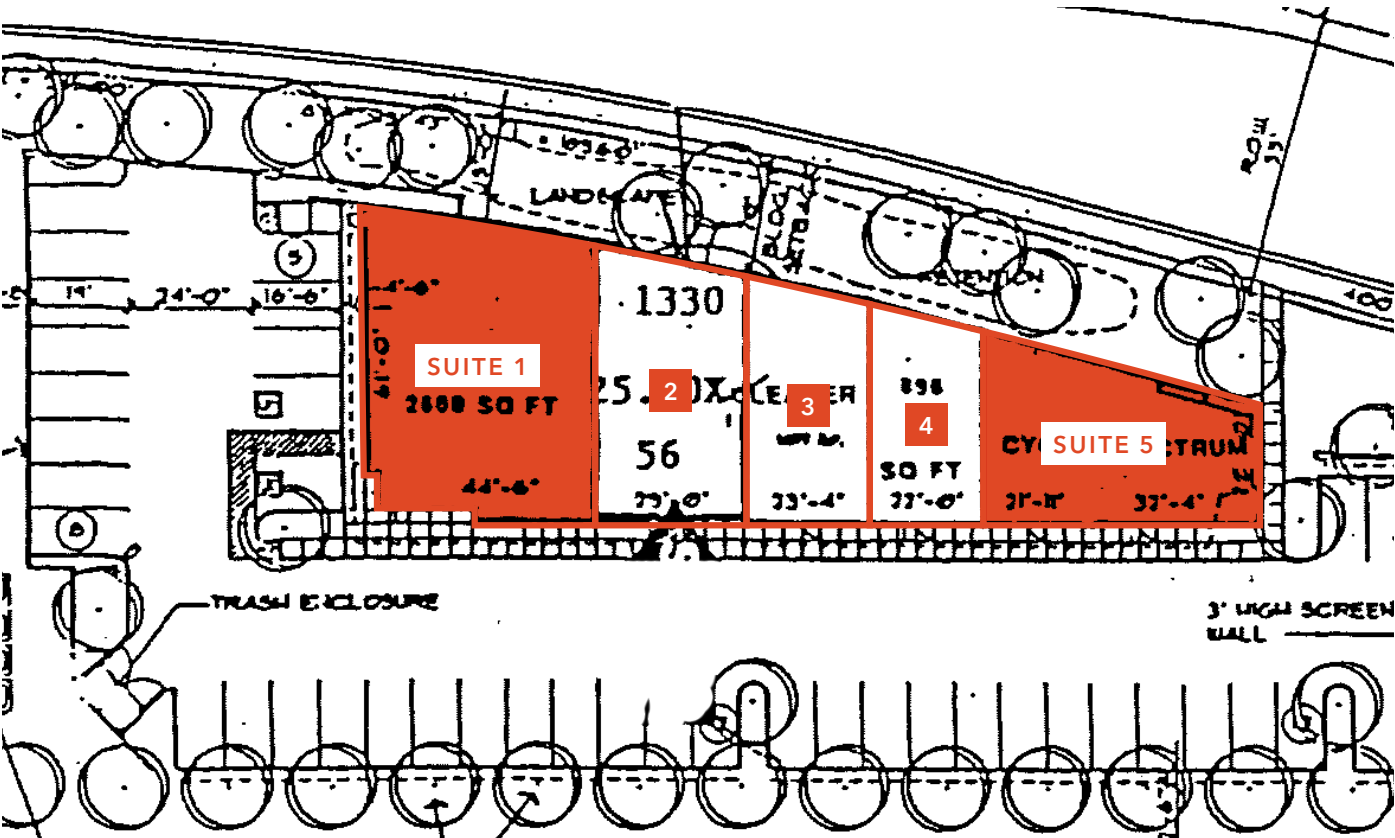
EXCLUSIVELY
LISTED BY

BRET ISBELL
602.300.4112
bret.isbell@kidder.com

KIDDER.COM

km Kidder
Mathews

AVAILABILITY



±2,726 SF

AVAILABLE - SUITE 1

±1,601 SF

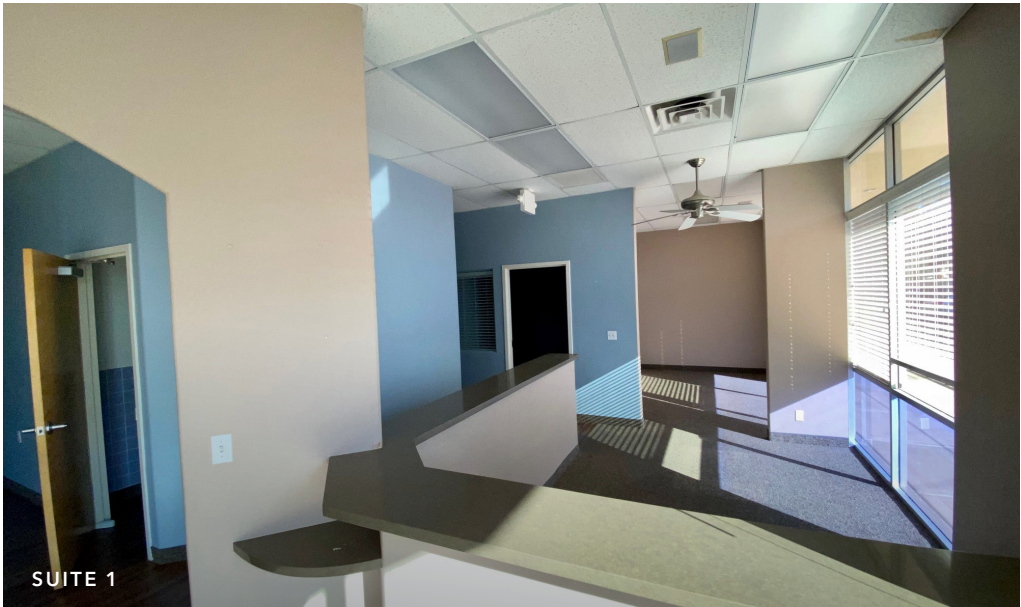
AVAILABLE - SUITE 5

\$17.50-\$18.50

LEASE RATE - NNN (PSF)

TENANTS

Suite	Tenant
01	Vacant (Previously Physical Therapy)
02	Design Raman
03	Vignette Interiors
04	AZ Master Barbers
05	Vacant (Previously Fitness Center)



GREAT VISIBILITY WITH *HIGH* TRAFFIC COUNT

- Monument Signage Available
- Located in the affluent neighborhood of Ahwatukee Mountain Park Ranch
- One (1) mile from I-10

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Estimate	19,105	76,092	178,995
2029 Projection	18,631	74,508	175,368
Avg HH Income	\$130,793	\$144,386	\$142,541
Med HH Income	\$100,618	\$110,392	\$108,303
Total Businesses	847	4,880	9,443
Total Employees	4,608	52,688	91,238

