

29 EAST WELDON AVE, PHOENIX

BUILT OUT RESTAURANT
FREESTANDING BUILDING
SEC CENTRAL AND WELDON



Location:

SE Corner of Central Ave. & Weldon

Space Available:

2,200+/- Sq. Ft. with Ample Parking

Rental Rate:

\$18 PSF Modified Gross

Zoning:

C-2, City of Phoenix

Highlights:

- ◆ Walk in Refrigerator/Freezer
- ◆ Stainless Steel Hood and Counter Space
- ◆ Ample Parking
- ◆ Busy Downtown Location
- ◆ Light Rail Stop 1 block away
- ◆ Fenced Back

Within a 7 Minute Drive:

- ◆ **Restaurant Spending:**
\$196,135,021
- ◆ Total household expenditures:
\$3,875,937,153*
- ◆ Alcoholic beverage spending:
\$35,934,306*
- ◆ Went to Family Restaurant / Steak House in the last 6 months: 93,913*
- ◆ 2008 Population: 192,482

* Source: US Bureau of Labor Statistics - 2005 Consumer expenditure survey.



For more information on this property please contact:

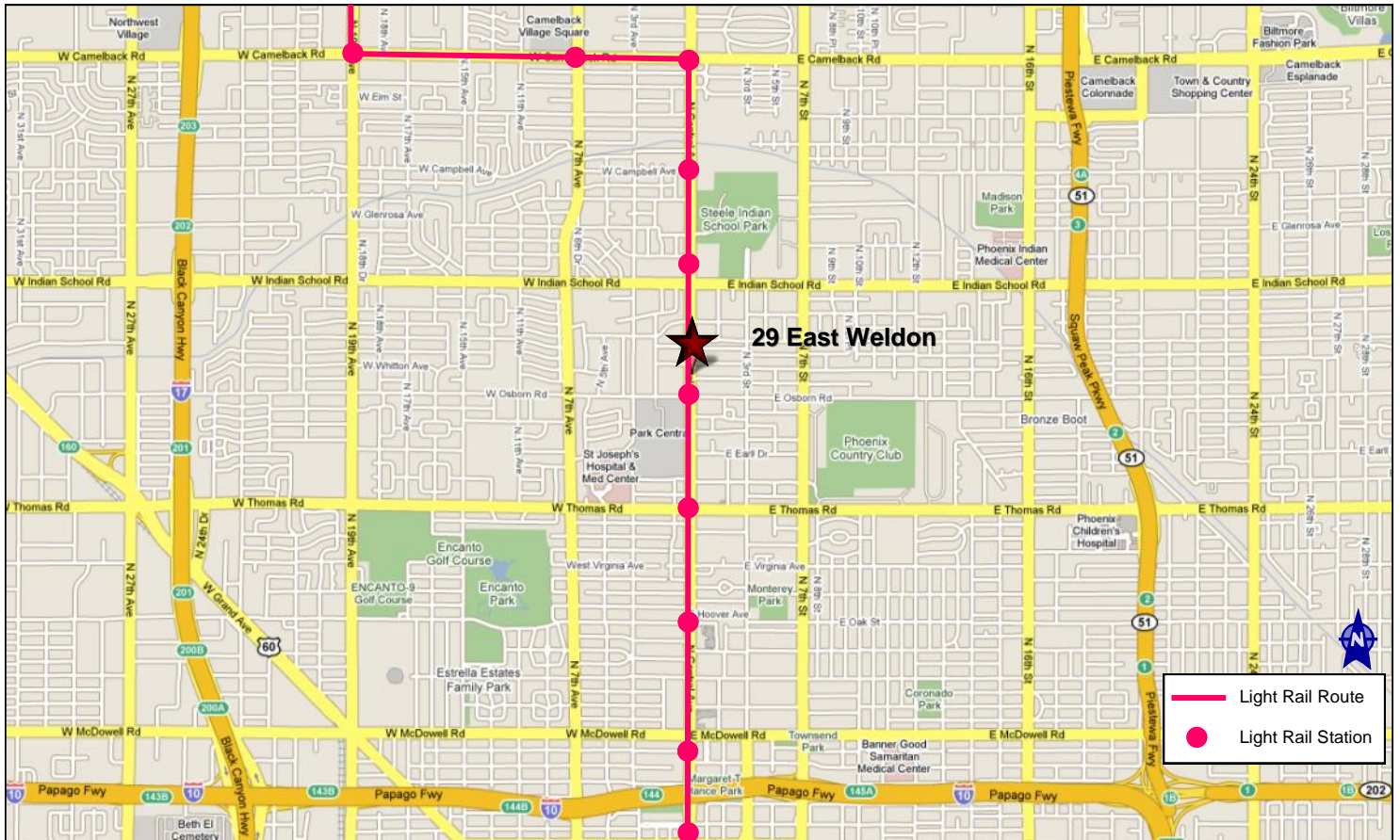
Scott Fey at 602.956.6060 Ext. 102 scott@omni-realestate.com
Kernit Rankin at 602.956.6060 Ext. 124 kernit@omni-realestate.com

Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

29 EAST WELDON AVE, PHOENIX

BUILT OUT RESTAURANT FREESTANDING BUILDING SEC CENTRAL AND WELDON



Demographics:	<i>One Mile</i>	<i>Three Mile</i>	<i>Five Mile</i>
<i>Population:</i>	18,028	184,173	468,085
<i>Average HH Income:</i>	\$47,416	\$48,170	\$52,869
<i>Number of Employees</i>	44,766	208,756	356,806
<i>Number of Establishments</i>	2,581	12,489	21,855

2005 Traffic Counts: Central Avenue: 37,200 cars per day



For more information on this property please contact:

Scott Fey at 602.956.6060 Ext. 102 scott@omni-realestate.com
 Kernit Rankin at 602.956.6060 Ext. 124 kernit@omni-realestate.com
 Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

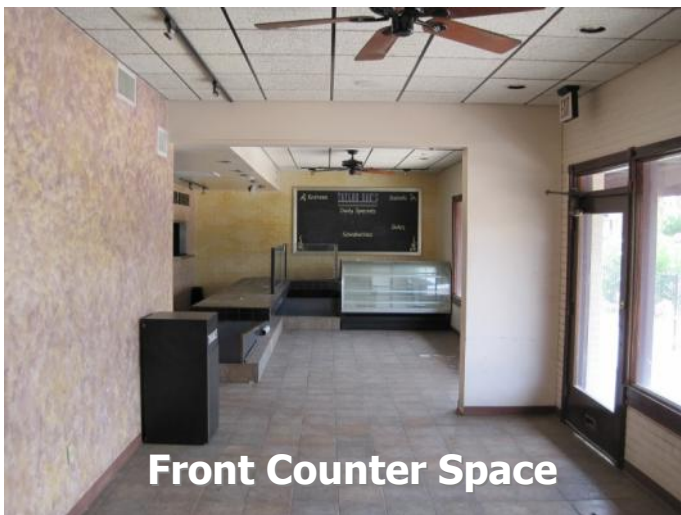
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

29 EAST WELDON AVE, PHOENIX

PROPERTY PICTURES



**Stainless Steel
Hood and
Counter Space**



Front Counter Space



**Back door access for
Delivery/Storage**



For more information on this property please contact:

Scott Fey at 602.956.6060 Ext. 102 scott@omni-realestate.com

Kernit Rankin at 602.956.6060 Ext. 124 kernit@omni-realestate.com

Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.