

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



76,767
2021 POPULATION
3 MILE RADIUS



45,814
2021 DAYTIME POPULATION
3 MILE RADIUS



75,415
2021 AVERAGE INCOME
3 MILE RADIUS



29,579 VPD
TRAMWAY

FOR LEASE

\$26.00-\$32.00 PSF NNN
*NNNs \$4.79 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

675 SF-3,600 SF

PROPERTY HIGHLIGHTS

- Join the Canteen Brewery at this iconic location in the Foothills
- Existing End-Cap Drive-Thru window on the south end of the property.
- Ability to combine suites up to 3,600 SF
- Great signage and exposure to over 31,000 cars per day
- Ideally located near I-40 for residents of the NE Heights & the East Mountains

TRAFFIC COUNT

Tramway: 29,579 VPD
Copper: 5,051 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



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PROPERTY OVERVIEW

Lease Rate	\$26.00-\$32.00 PSF
NNN Estimate:	\$4.79 PSF
Available SF:	675 - 3,600 SF
Building Size:	20,000 SF
Lot Size:	2.05 Acres
Zoning:	MX-L
Submarket:	NE Heights
Parking Ratio:	5:1
Parking Spaces:	97 Spaces
Traffic:	29,579 VPD

PROPERTY OVERVIEW

Canyon Plaza is a 20,000 SF neighborhood retail strip center found just north of I-40 on Tramway Blvd. The property is made up of 13 retail and service-based tenants and was made a popular NE Heights destination by Canteen Brewhouse in 2016. Canyon Plaza features exposure to 30,000 cars per day on Tramway Blvd, has a large monument sign featuring all current tenants and has parking on all sides to accommodate this active center. The ownership is looking to bring exciting complimentary businesses to join this great lineup and are looking to find a great retail use that can benefit from the end-cap pickup window on the south end of the property. Suites are generally 1,200 SF and can be combined for larger desired footprints based on tenant need.

LOCATION OVERVIEW

The NE Heights submarket, and Tramway specifically, is known for its dense residential neighborhoods and for higher demographics found in other parts of the city, but oftentimes is overlooked for commercial uses. Canyon Plaza is one of few existing retail centers that services this area that encompasses the NE Heights, Four Hills and the East Mountain communities. This location is frequented for customers headed to and from work and is highly accessible for pedestrians and bikers alike.

SPACES	LEASE RATE	SPACE CONDITION	SPACE SIZE
Suite 113	\$26.00 PSF	Office	675 SF*
Suite 114	\$26.00 PSF	Retail	1,667 SF*
Suite 115	\$32.00 PSF	End-Cap Drive-Thru Window	1,200 SF*

*Note: Suites can be combined up to 3,600 SF

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Canyon Plaza

SWC OF TRAMWAY AND CLOUDVIEW
417 TRAMWAY BLVD NE
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