Freestanding Restaurant / Bar Opportunity

16758 E GLENBROOK BLVD • FOUNTAIN HILLS, ARIZONA



ASKING PRICE:	BUILDING AREA:	EXISTING BAR:	OUTDOOR AREA:
$800,000	3,250 SF	FULL SERVICE	500 SF

PROBUS
COMMERCIAL REAL ESTATE

ERIC FORSHEE
602-350-6800
Eric@ProbusCRE.com

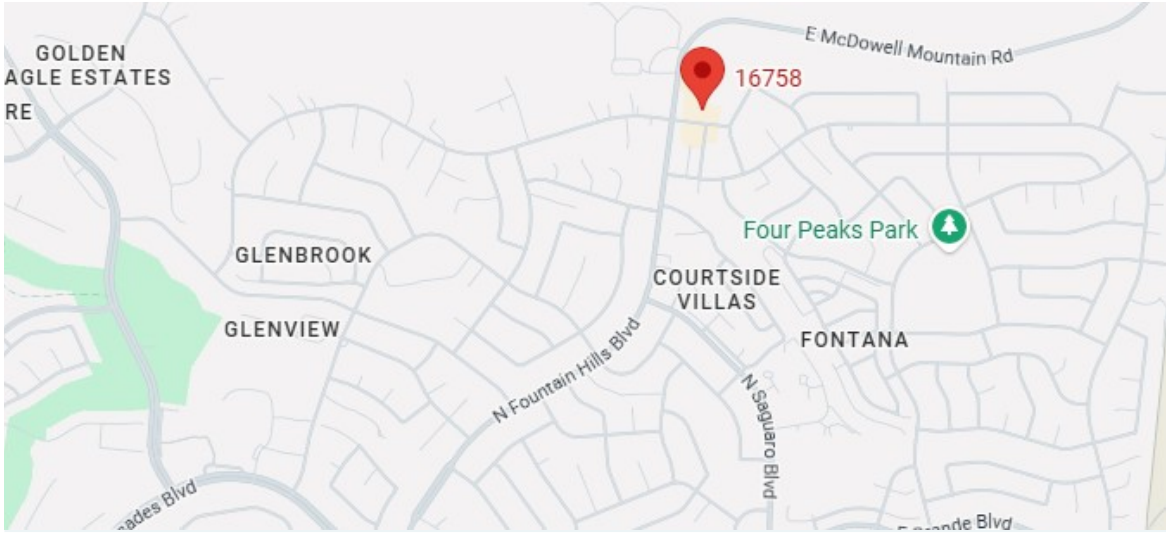
CHUCK SENNETT
760-500-9707
Chuck@ProbusCRE.com

THE BROKERY

Property Highlights & Location

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- Freestanding restaurant / bar opportunity
- Established Fountain Hills dining location
- Full bar with existing service infrastructure
- Multiple dining and seating areas
- Commercial kitchen, prep and walk-in refrigeration
- Covered patio and surface parking area



1-MILE POPULATION	3-MILE POPULATION	3-MILE MEDIAN HH INCOME
6,273	24,351	$105,083



BAR SEATING



DINING AREA



COMMERCIAL KITCHEN

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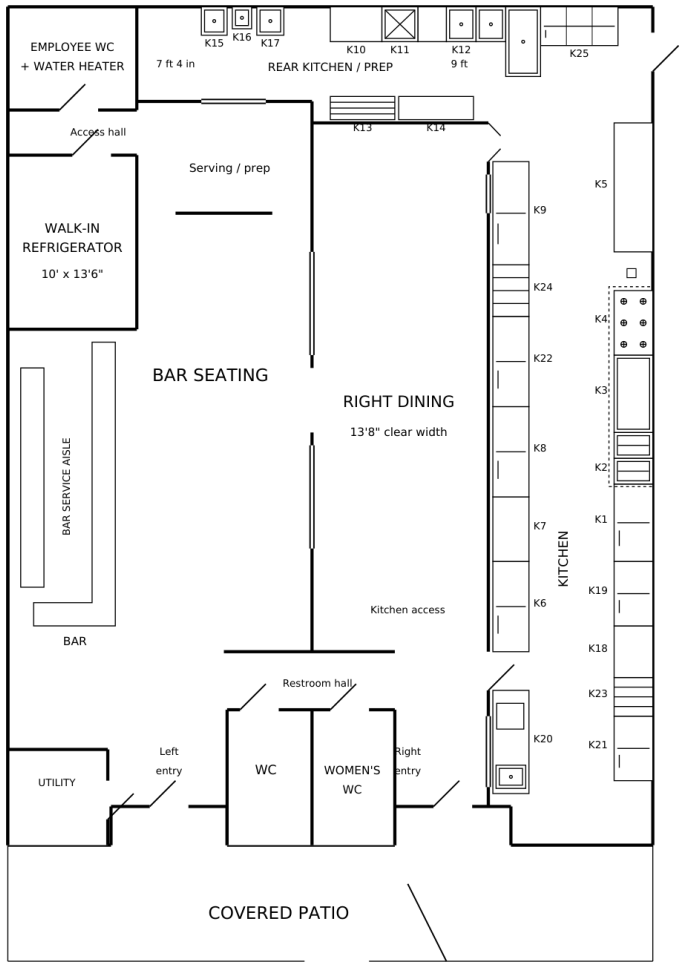
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Floor Plan & Restaurant Configuration

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EXISTING FIRST FLOOR PLAN

ILLUSTRATIVE / NOT TO SCALE



IMPROVEMENT SUMMARY

BAR & SEATING

Existing full bar, service aisle and bar seating

DINING

Separate bar seating and right dining areas

KITCHEN

Cook line, rear kitchen and prep stations

REFRIGERATION

Walk-in refrigerator adjacent to back-of-house prep

PATIO

Covered front patio connected to the main entrance

SUPPORT SPACE

Public restrooms, employee WC and utility area

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Interior Gallery

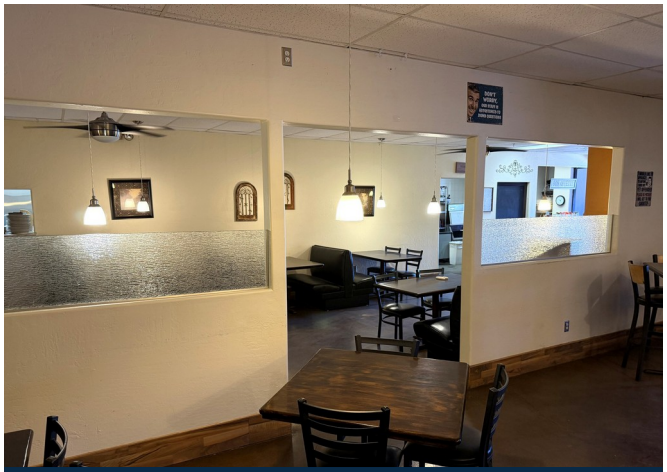
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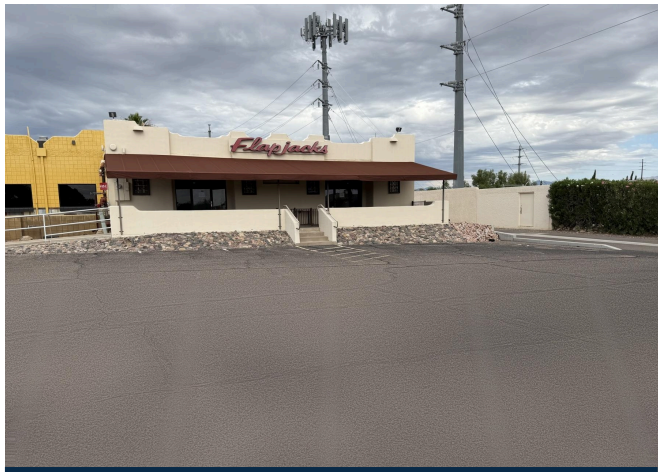
FULL BAR AND SERVICE COUNTER



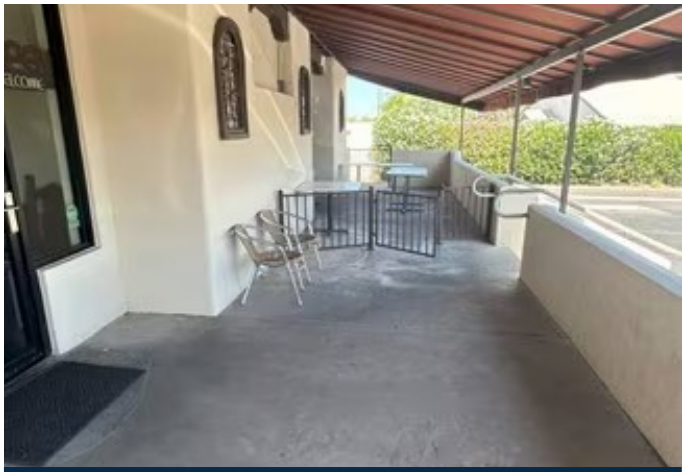
DINING CONFIGURATION



FLEXIBLE DINING SPACE



PARKING / FRONT ACCESS



COVERED PATIO

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