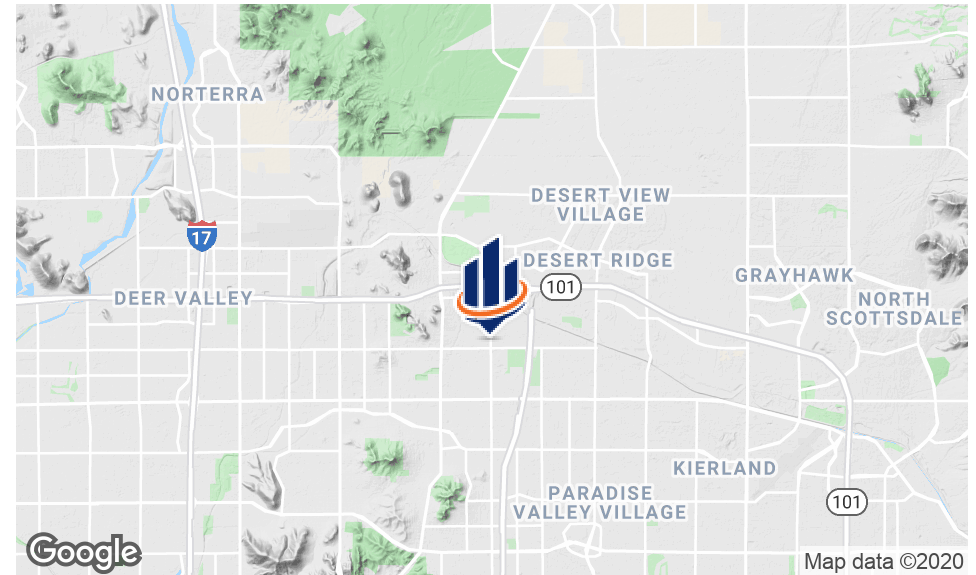


FOR LEASE

UNION HILLS CENTRE

18725 N. 32nd St.
PHOENIX, AZ 85050





OFFERING SUMMARY

AVAILABLE SF:	4,000 SF
LEASE RATE:	\$16.00 SF/yr (NNN)
NNN RATE:	\$6.52
BUILDING SIZE:	6,420 SF
PARKING RATIO:	10.00 / 1,000
ZONING:	C-1
VPD:	±28,472 [2020]
APN:	213-15-771 213-15-772

PROPERTY HIGHLIGHTS

- **Second Generation Restaurant Space** | Existing Hood and Walk-in Coolers
- Shadow Anchored by CVS
- Existing Bar and Patio | Open Concept Space
- Ideally Located off of SR-51 and Loop-101
- Close Proximity to Deer Valley, 32nd St Corridor, Paradise Valley, West Scottsdale, and North Phoenix
- 133' of frontage on 32nd St | 2 Curb Cuts
- Available Monument Signage

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PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease 18725 N 32nd St. Located at the Union Hills Centre, a mixed-use office and retail development in North Phoenix, this suite is built out as a second-generation restaurant space and includes $\pm 4,000$ square feet of interior space as well as an exterior patio off its main dining room. With a large bar in place, advanced AV capabilities, Men's and Women's restrooms and a large open concept feeling this suite is perfectly located for a restaurant user.

LOCATION DESCRIPTION

Located on the hard corner of 32nd Street and Union Hills Drive, just to the west of State Route 51, Union Hills Centre is exceptionally well located. Within the immediate proximity of the property lie Paradise Valley Community College as well as numerous new residential developments including both master planned communities and in-fill sites from a multitude of regional and national developers. With a population in excess of 126,000 within a three-mile radius and a projected increase of 7.8% from 2020-2025, the north Phoenix MSA is set to benefit greatly from this increase. Additionally, the multiple new developments along the Bell Rd and 32nd St corridor show confidence in this growing and evolving part of the valley.

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E. UNION HILLS DR.

N. 32nd St.



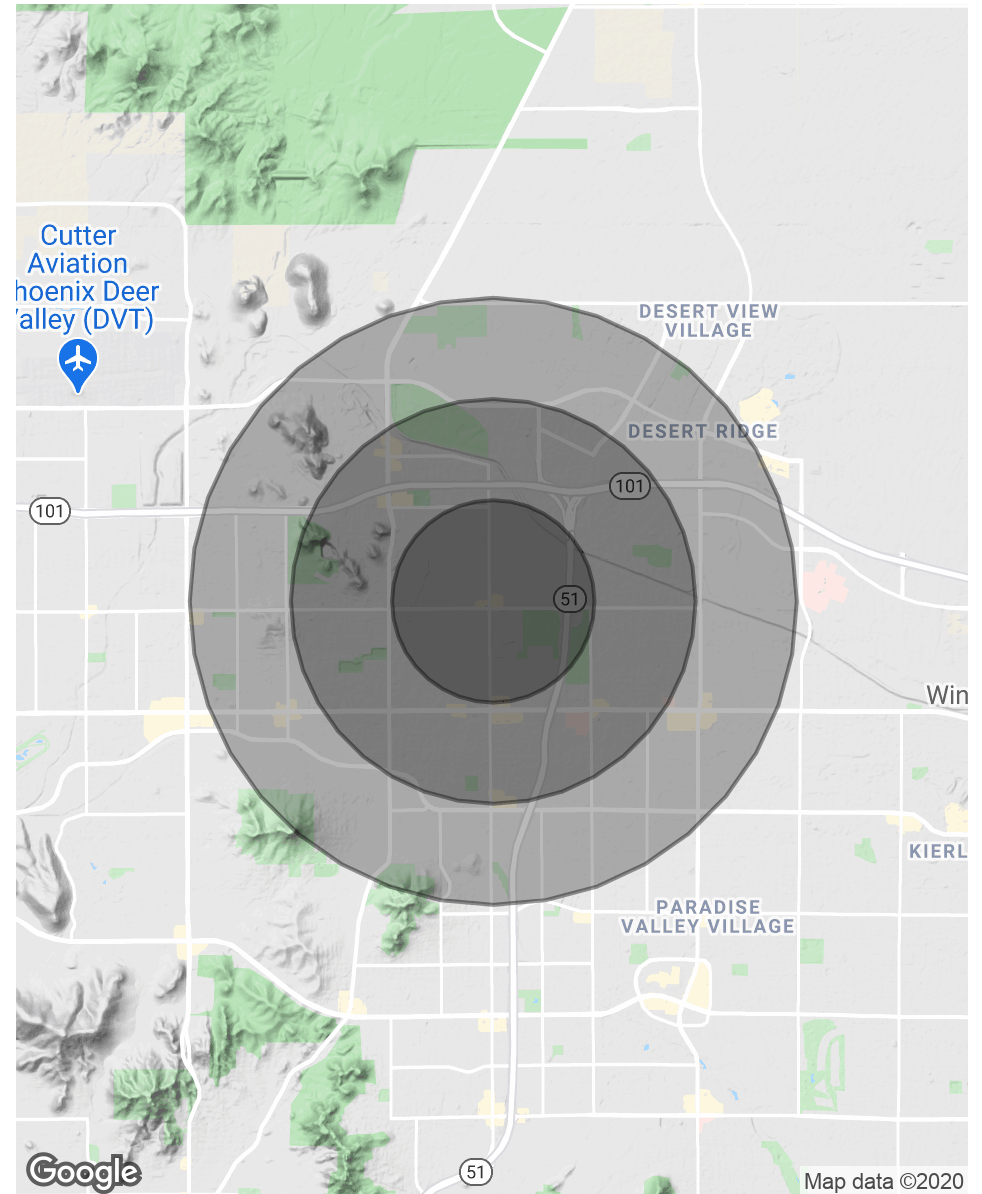
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,811	53,967	108,657
AVERAGE AGE	37.5	34.9	35.3
AVERAGE AGE (MALE)	36.0	34.2	34.2
AVERAGE AGE (FEMALE)	39.7	36.3	37.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,199	21,606	43,296
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$73,035	\$64,566	\$70,811
AVERAGE HOUSE VALUE	\$288,426	\$280,963	\$328,842

* Demographic data derived from 2010 US Census



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