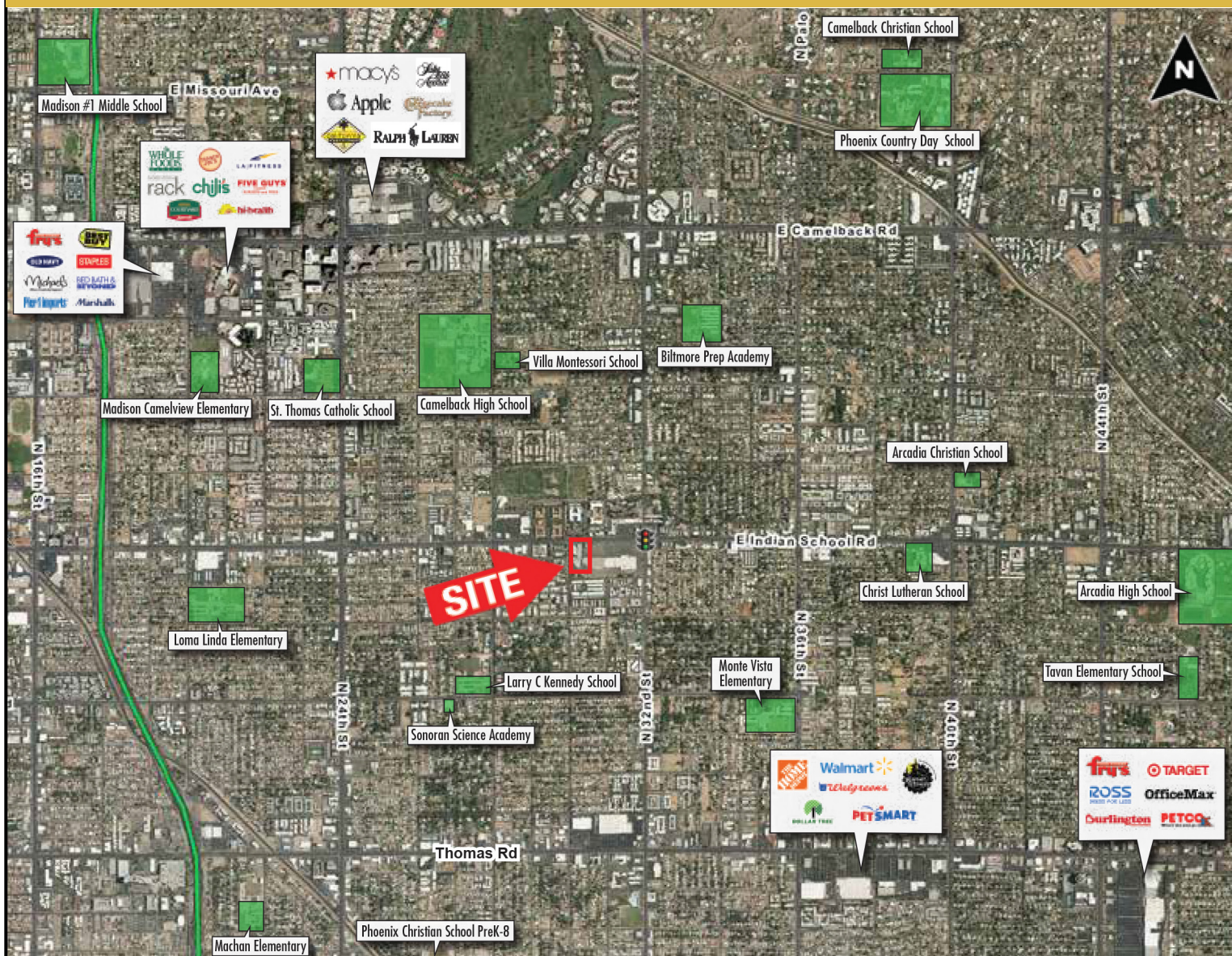


West of the Southwest Corner of 32nd Street & Indian School Road • Phoenix, Arizona



**DEMOGRAPHICS** (Source: Sites USA)

|  | 1 Mile    | 3 Mile    | 5 Mile    |
|--|-----------|-----------|-----------|
| Estimated Population (2023)            | 22,272    | 158,703   | 309,837   |
| Projected Population (2028)            | 23,396    | 167,701   | 335,699   |
| Estimated Avg. Household Income (2023) | \$120,145 | \$128,215 | \$128,346 |
| Projected Avg. Household Income (2028) | \$123,833 | \$131,349 | \$126,510 |
| Average Household Size                 | 3.1       | 3.4       | 3.2       |
| Total Daytime Employees                | 10,074    | 95,534    | 262,576   |
| Median Age                             | 38.0      | 35.6      | 37.0      |

**TRAFFIC COUNTS**

|                          |                   |
|--------------------------|-------------------|
| 32nd Street (N/S)        | 21,128/27,151 vpd |
| Indian School Road (E/W) | 36,151/43,202 vpd |
| Total Cars Per Day       | 127,632 vpd       |



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**SQUAW PEAK COMMERCIAL CENTER**

West of the Southwest Corner of 32nd Street & Indian School Road | Phoenix, Arizona

AVAILABLE: ± 2,385 SF and ± 2,497 SF

FOR LEASE



For further information, contact:

**CARL JONES, JR.**  
 (602) 393-0117  
 carl.jones@derito.com

9120 East Talking Stick Way, Suite E-1  
 Scottsdale, Arizona 85250  
 O: 480.834.8500 | F: 602.381.1981  
 www.derito.com

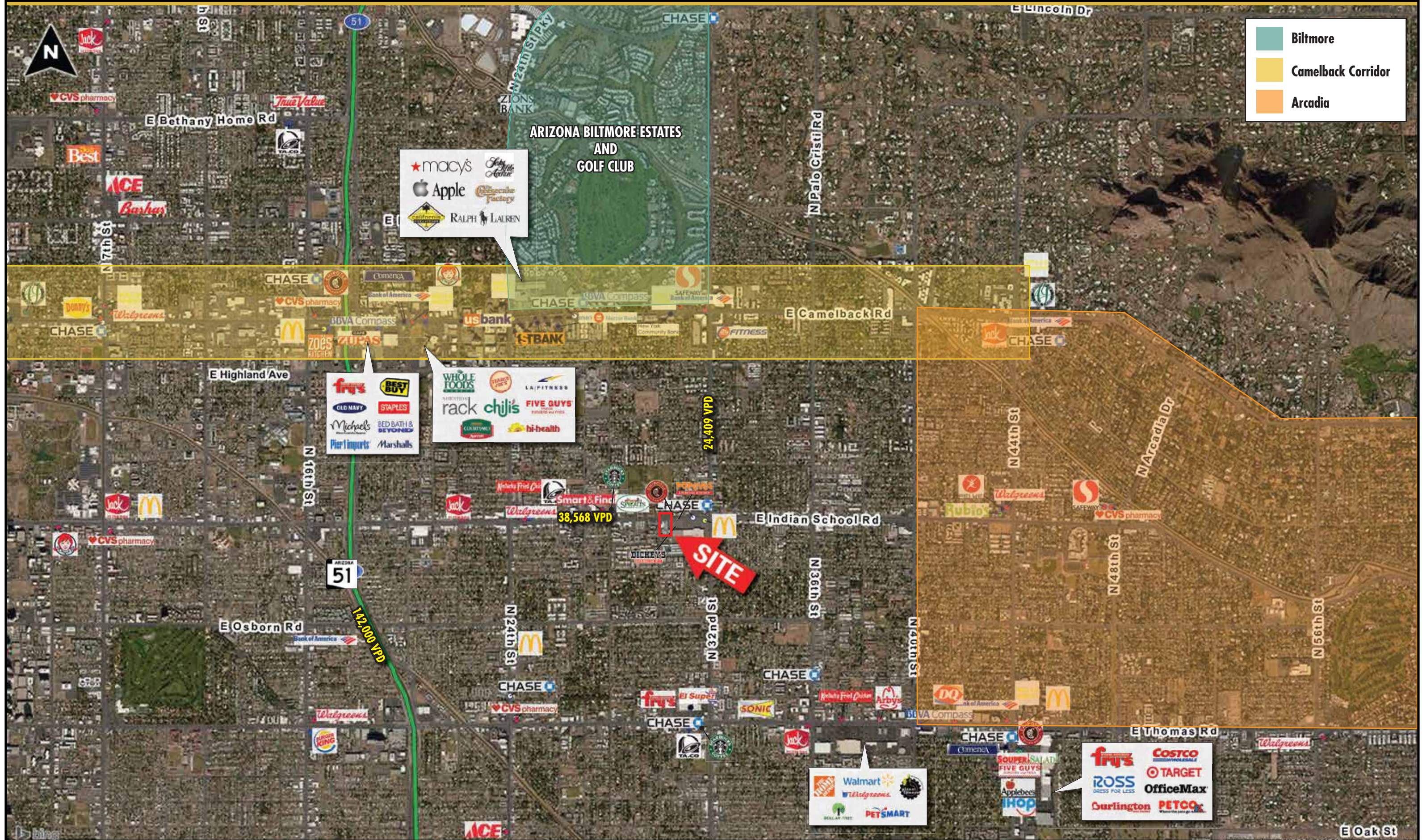
**PROJECT HIGHLIGHTS**

- ± 2,497 SF Newly redeveloped shop space with patio opportunity
- ± 2,385 SF Former Personal Training Studio
- Adjacent to Arcadia Fiesta featuring:
  - ROSS DRESS FOR LESS
  - McDonald's
  - ACE Hardware
  - O'Reilly
  - Tuesday Morning
  - JOANN
  - Dutch Bros Coffee
- Monument signage available
- Excellent, Central Phoenix location - Less than 2-miles from Biltmore, Arcadia, and the Camelback Corridor
- Over 10 million SF of office within 3-miles
- More than 95,000 employees & 167,000 residents within 3-miles
- Nearly 11,000 apartment units within trade area
- Household incomes in excess of \$128,000 within 3-miles
- Join:
  - TITLE CLUB
  - Dogtopia
  - WING STOP

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West of the Southwest Corner of 32nd Street & Indian School Road • Phoenix, Arizona



- Biltmore
- Camelback Corridor
- Arcadia

★ macy's  
🍏 Apple  
🏪 CVS pharmacy  
🍷 Ralph Lauren  
🍰 Cake Factory  
👗 Jilly's Boutique

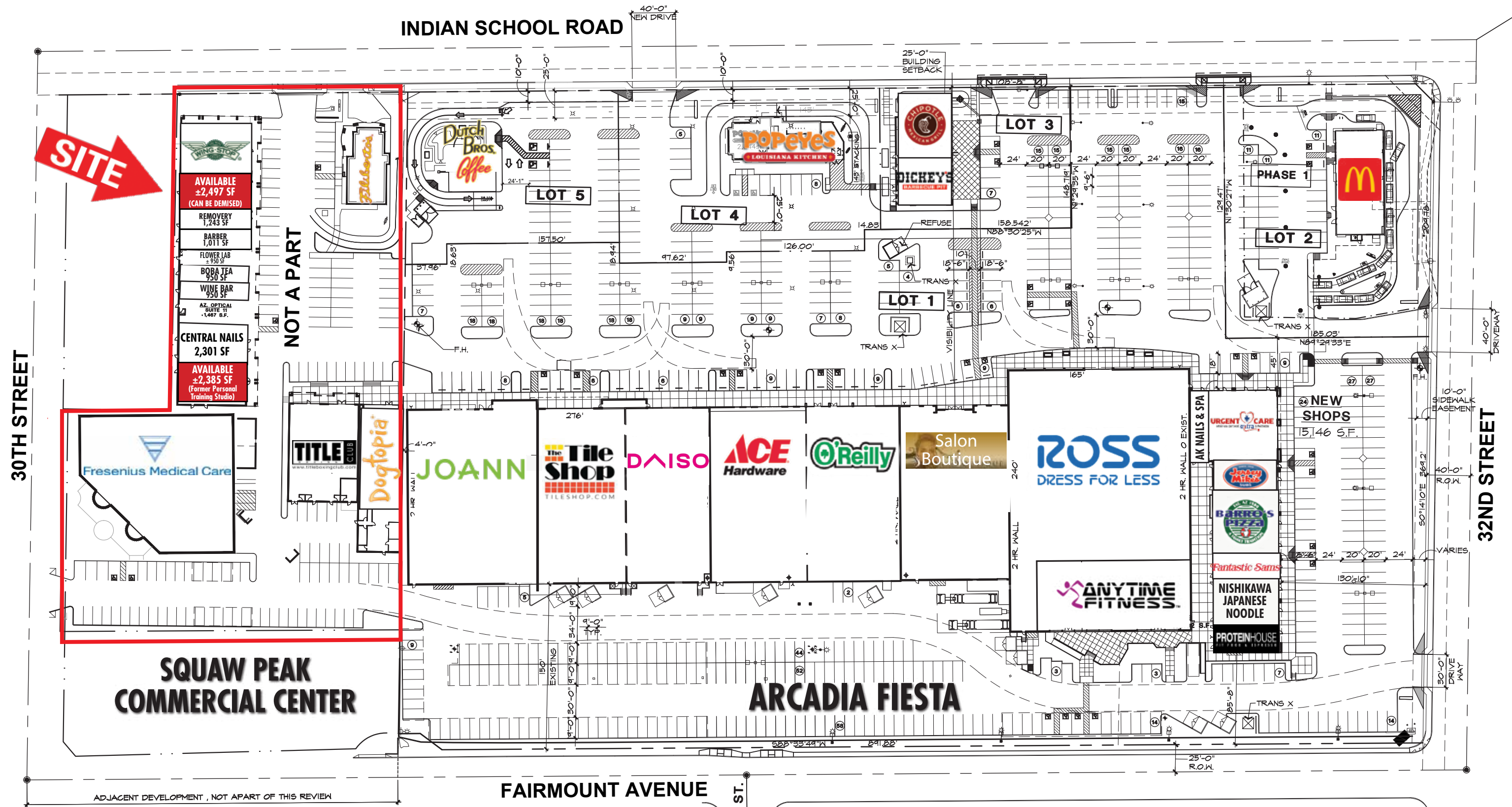
👕 Fry's  
🛒 Best Buy  
👕 Old Navy  
📄 Staples  
👕 Michaels  
🛁 Bed Bath & Beyond  
👕 Pier 1 Imports  
👕 Marshalls

🥬 Whole Foods  
🍔 Chijis  
🍔 Five Guys  
🏋️ LA Fitness  
🏠 Home Depot  
🏠 Lowe's  
🏠 Menards  
🏠 Tractor Supply Co.  
🏠 Tractor Parts

🛒 Walmart  
🏪 Walgreens  
🐾 PetSmart  
🌳 Dollar Tree

👕 Fry's  
👕 Ross  
🏪 Target  
🏪 OfficeMax  
🐾 Petco  
🏪 Burlington

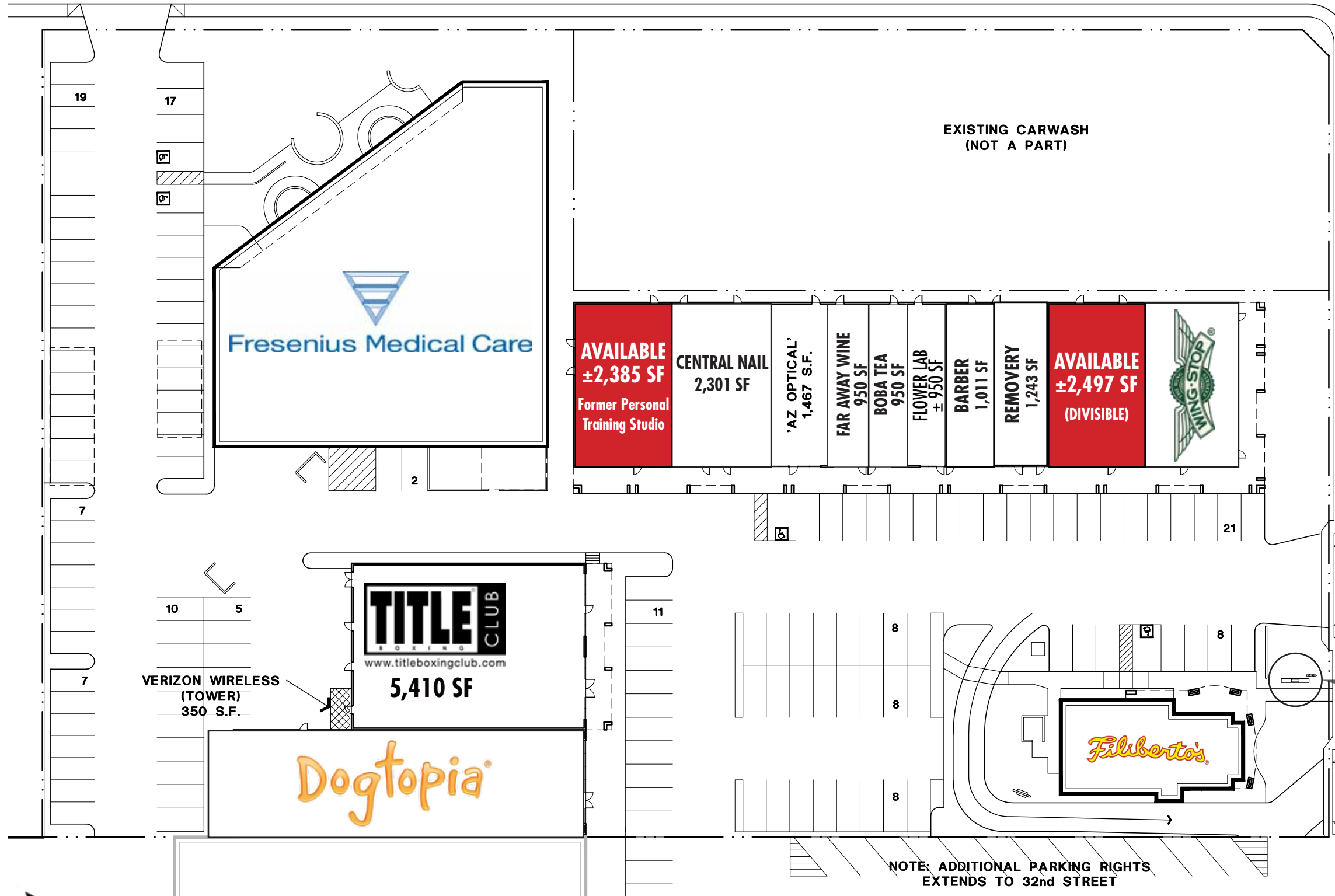
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**SITE PLAN**  
SCALE: 1" = 40'-0"

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30th STREET



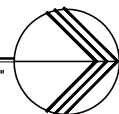
INDIAN SCHOOL RD.



LEASE SITE PLAN

SCALE:

1" = 20'-0"



**SQUAW PEAK  
COMMERCIAL CENTER**  
30 TH. STREET & INDIAN SCHOOL  
PHOENIX, ARIZONA

SQUAW PEAK COM. CENTER  
LEASE SITE PLAN  
72000  
01-20-16



**LSP**