

UNION SQUARE PLAZA

SWC Union Hills Dr & 35th Ave | Phoenix, AZ

Available for Lease



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Property Highlights

- ±1,040 SF | ±1,200 SF | ±1,580 SF | ±2,700 SF & ±2,725 SF suites available for lease
- Minutes from Loop 101 and I-17
- High traffic area
- Monument signage available
- Over 69,000 daytime workers within a 3-mile radius
- New Thrift Express anchor



DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES

1 MI	17,026	6,894	\$100,623	456
3 MI	119,235	47,195	\$106,568	5,050
5 MI	314,089	124,794	\$112,069	14,162

The information contained herein 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 for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



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SITE PLAN

UNION HILLS DR



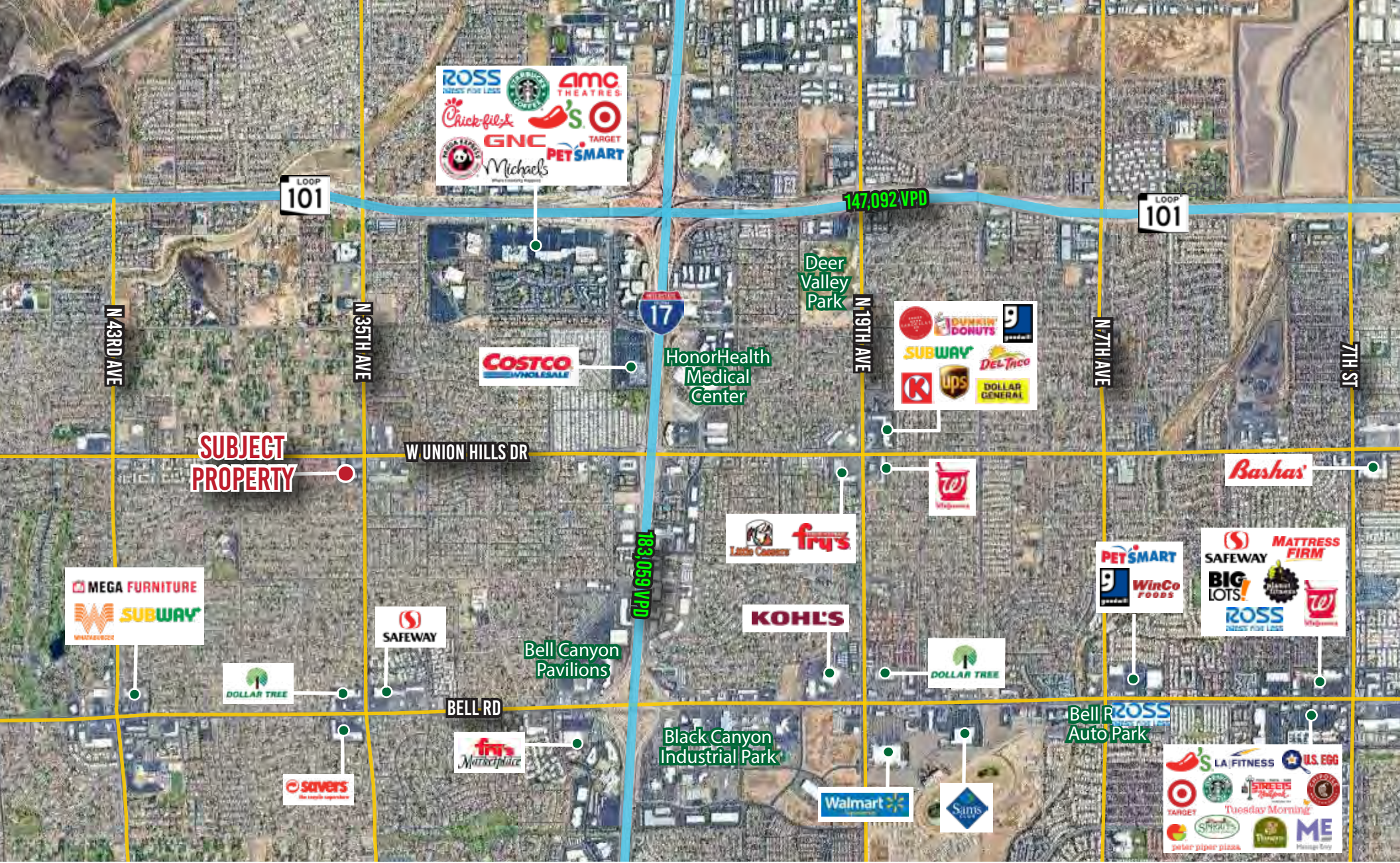
35TH AVE



Can combine to ±3,925 SF



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