



FOR LEASE | RETAIL

Hard Corner Retail Center

3201 E Oak St | Phoenix, AZ 85008

PRESENTED BY:

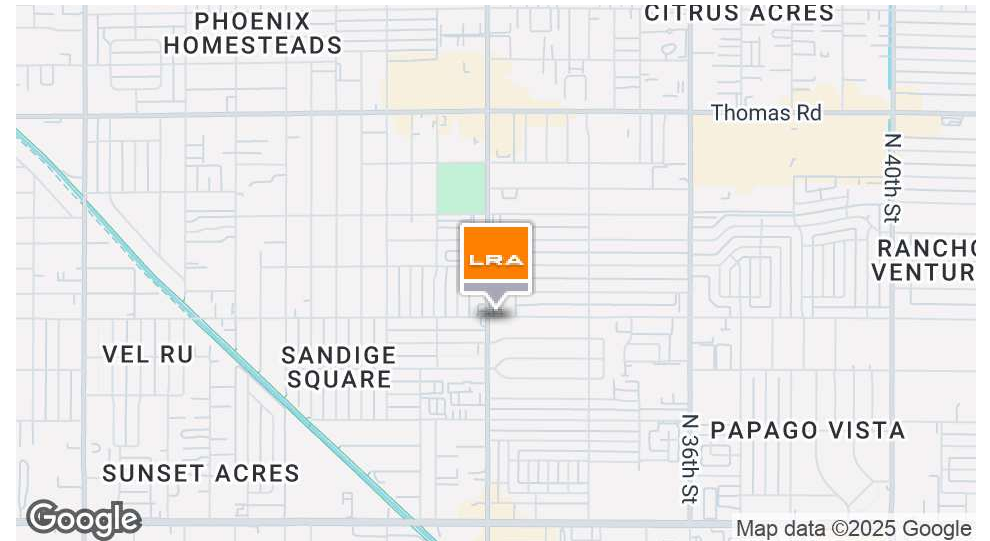
Don Mortensen Principal, Broker / 602.451.3684 / don@lraphx.com

Sakeri Barba Sales & Leasing Agent / 480.694.2283 / Sakeri@lraphx.com



Hard Corner Retail Strip

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OFFERING SUMMARY

Building Size:	4,940 SF
Available SF:	3,155 SF
Lot Size:	0.311 Acres
Number of Units:	4
Price / SF:	\$34.61 - \$34.10
Year Renovated:	2021
Zoning:	C-C, C-2

PROPERTY OVERVIEW

Hard Corner Retail with 2 Retail Suites available at 1040sf & 2115sf. Monumental Signage and Great Visibility on a High Traffic street with access on 32nd St and Oak St. Great access to the freeway only 1 mile away. Suite 1: 1040 SF can be combined with Suite 2: 2115 SF for a combined total of 3155 SF

PROPERTY HIGHLIGHTS

- Hard Corner
- High Ceilings
- High Traffic
- 1 Mile From Freeway
- Excellent Visibility
- Monumental Signage

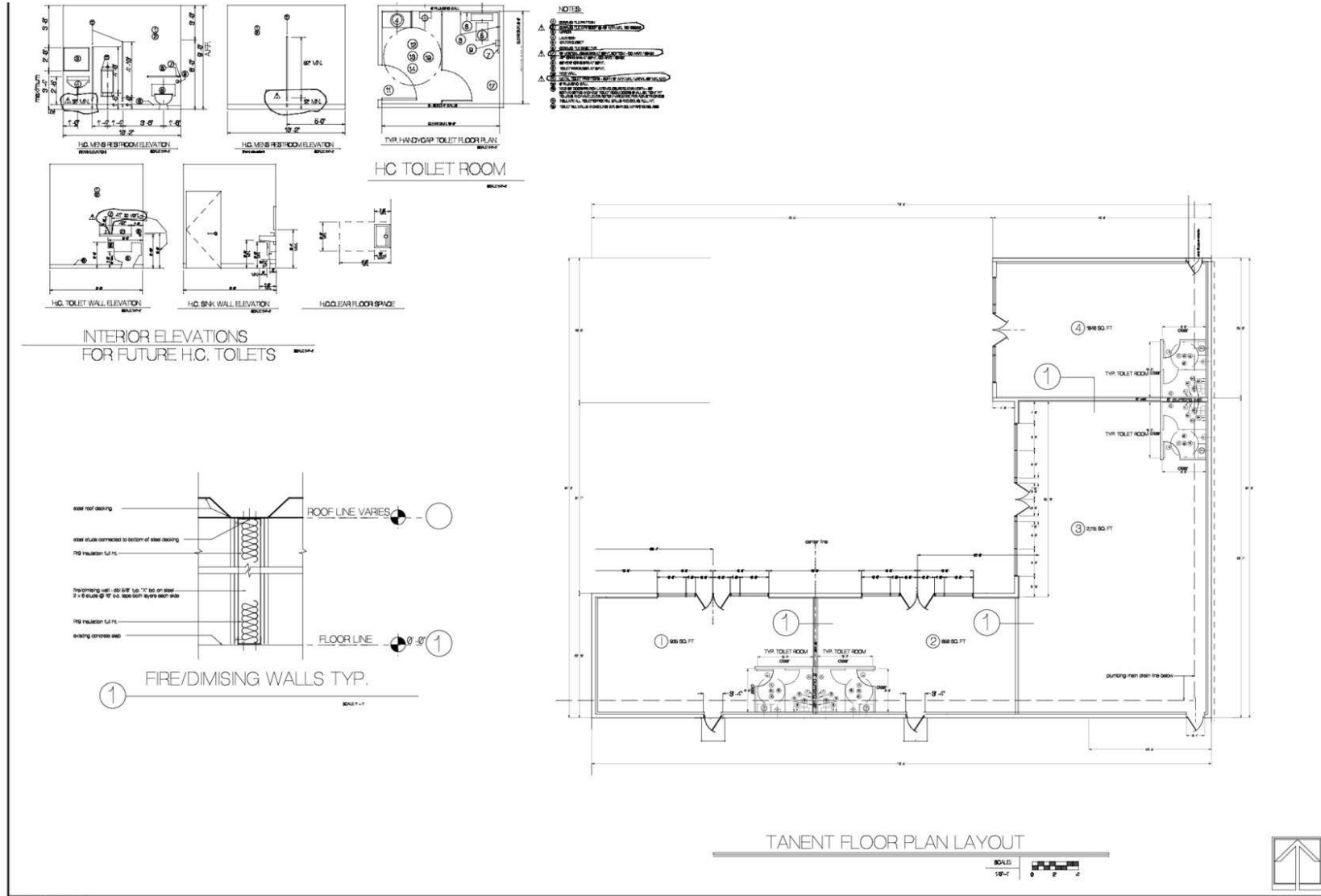
Suites 1 & 2

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Floor Plan Lay Out

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REVISION	DATE	BY	APP
1	05-19	AMR	
2			
3			
4			
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7			
8			
9			
10			

REMODEL ENGINEER	T.M. PROFESSIONALS, INC.
7036 N. VIE DE AMOR	
SCOTTSDALE, ARIZONA 85268	
PHONE (480) 998-3227	CELL (480) 428-3300
EMAIL TM@TMOONET	

REMODEL ENGINEER	NWA OAK PROPERTIES LLC.
3201 E. OAK STREET	
PHOENIX, ARIZONA 85008	

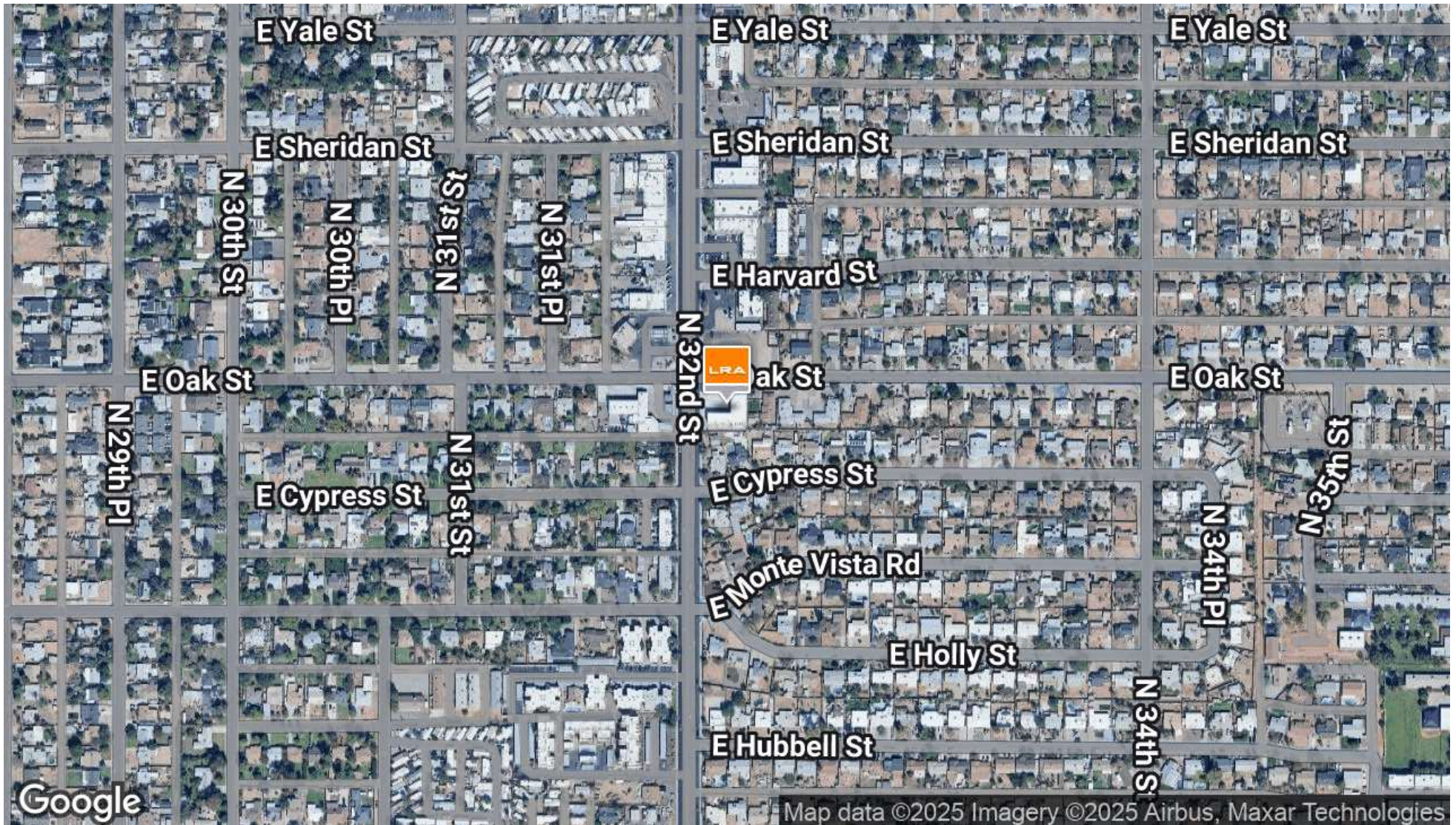
DRAWN	TMR
CHECKED	
DATE	05-19
JOB NO.	2019-4
SHEET	NO.
	A-12
OF	12 SHEETS



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www.lrarealestate.com

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,019	8,065	27,826
Average Age	29.4	29.5	31.4
Average Age (Male)	30.0	30.4	32.2
Average Age (Female)	28.9	28.8	30.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	2,745	10,258
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$48,345	\$49,074	\$52,009
Average House Value	\$185,807	\$187,229	\$209,292

* Demographic data derived from 2020 ACS - US Census

