

3550 W. CAMELBACK ROAD | PHOENIX, AZ  
NWC 35TH AVE & CAMELBACK ROAD

**MARK T. BRAMLETT**

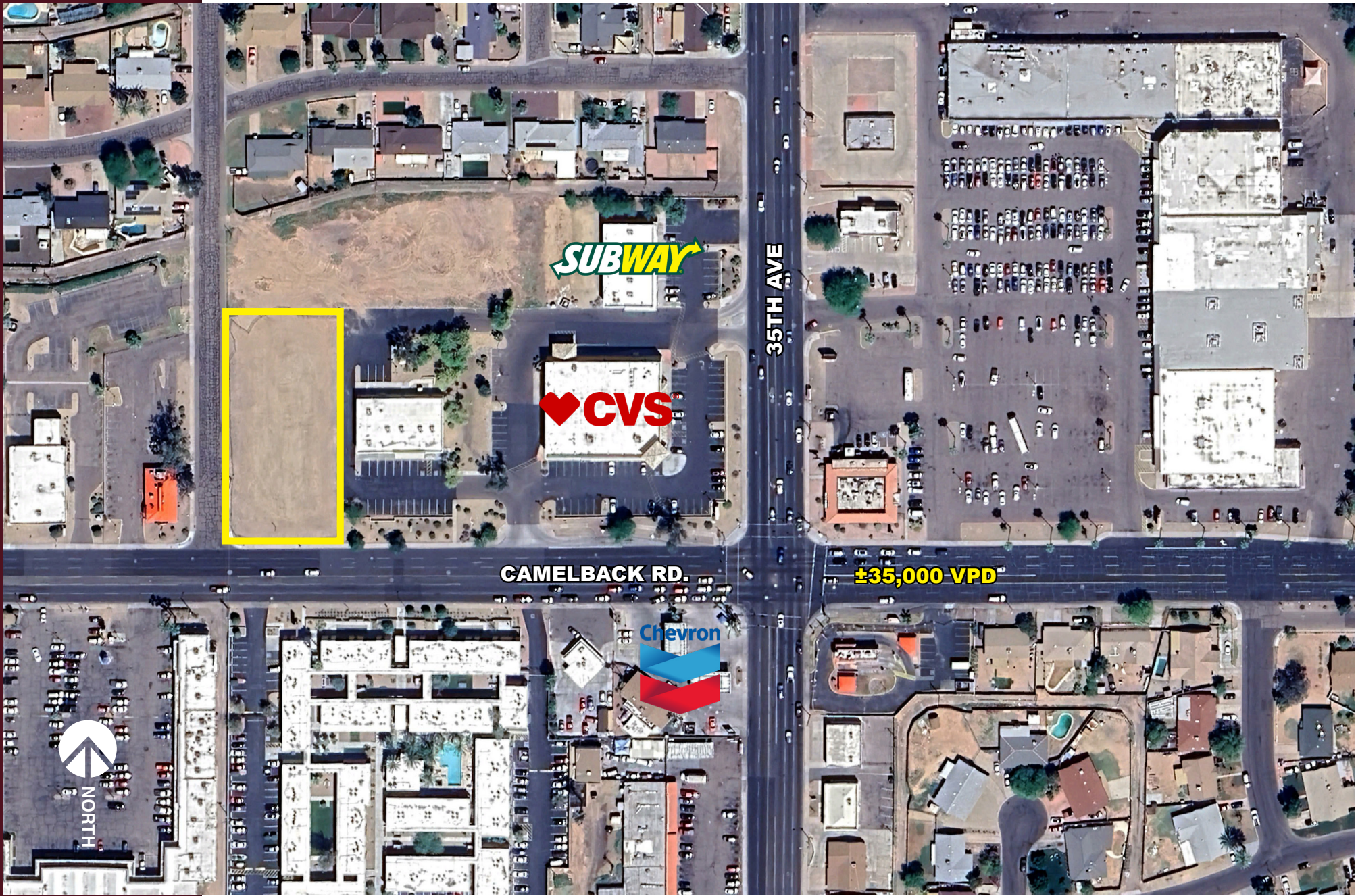
602.834.3111

mbramlett@leearizona.com

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

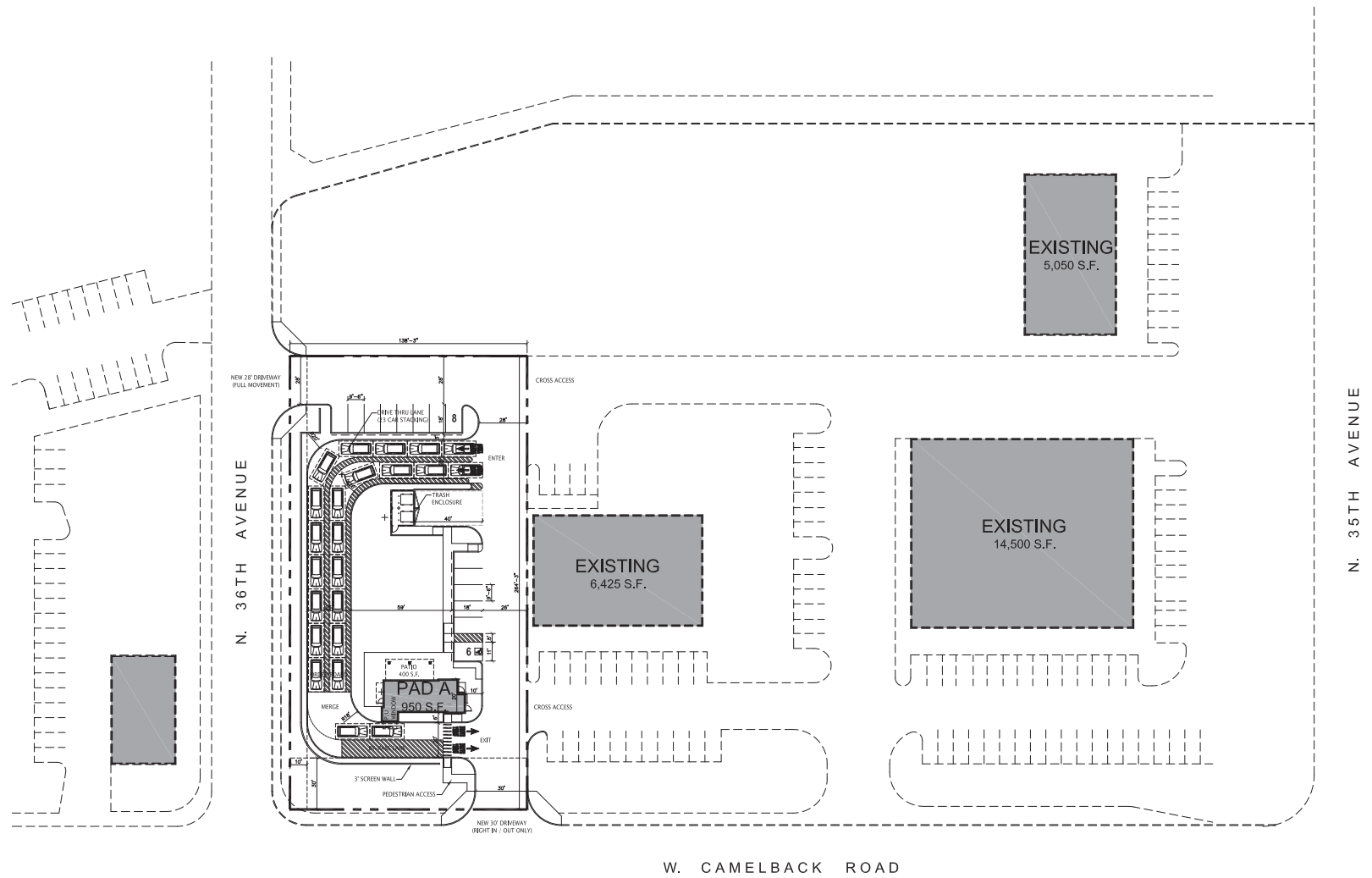




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# 2022 NEIGHBORHOOD DEMOGRAPHICS

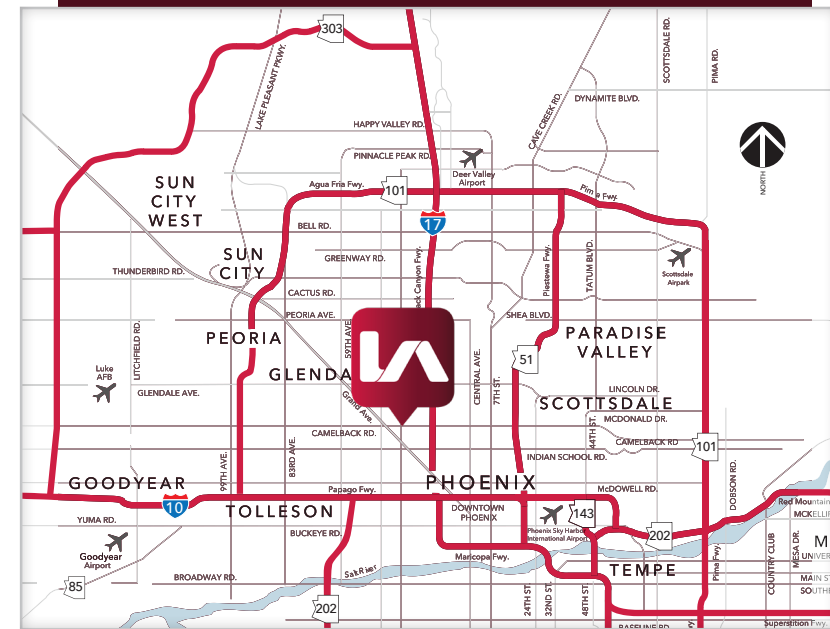
	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 NUMBER OF HOUSEHOLDS
<b>1 MILE</b>	31,593	65,610	28,783	7,350
<b>3 MILES</b>	213,152	68,282	201,933	67,512
<b>5 MILES</b>	528,899	79,481	564,693	184,657

## PROPERTY HIGHLIGHTS

- Block from Grand Canyon University

## NEIGHBORING TENANTS

- Subway, CVS, Pizza Hut, Chevron, Life Storage, El Taco Tote, Great Wall Cuisine, Frederico's Mexican Food



**0.78 AC**  
**LOT SIZE**

**C-2**  
**ZONING**

**145-15-110**  
**APN**

**MARK T.  
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