



BILTMORE PLAZA

CAMELBACK VILLAGE

ORIGINAL CHOPSHOP

MINNOW

32ND ST. 20,799 VPD

CAMPBELL AVE. 19,361 VPD

FOR SALE

SEC 32nd STREET & CAMPBELL AVE - 43,009 SF

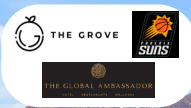
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



CAMELBACK MOUNTAIN



MINNOW



AVE. 7,600 VPD

32ND ST. 20,799 VPD

PROPERTY HIGHLIGHTS

- Sizing: 43,009 SF, Zoning: R-O
- Premier infill corner in the heart of the Biltmore/Arcadia area, surrounded by strong rooftops, office, and retail amenities.
- Zoned R-O (Residential Office): designed to allow residential-scale development and/or conversion of residential structures to professional office / limited service uses, serving as a transition between commercial and nearby residential.
- High-visibility frontage on two streets with strong daily traffic exposure - over 30,000 VPD at intersection
- Multiple end-user profiles: boutique professional office, medical/therapy, dental, small clinic concept, and residential-oriented office conversions consistent with R-O intent (subject to City review).
- Walkable, amenity-rich setting near major destination retail/resort nodes including Biltmore Fashion Park and the Arizona Biltmore ecosystem
- Rare development opportunity in a high-barrier submarket—limited remaining infill land

OBLIQUE

ARCADIA FIESTA

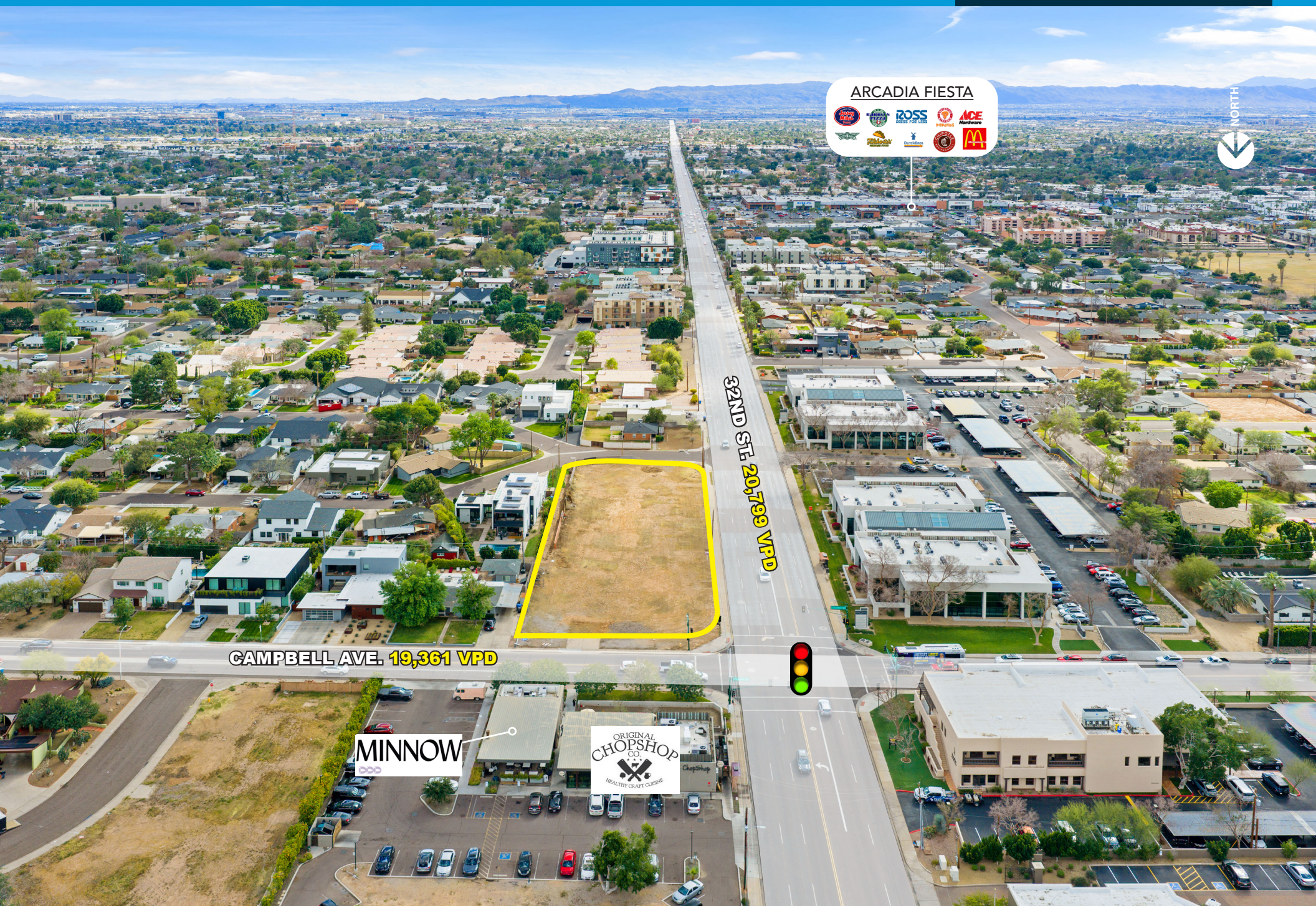


32ND ST 20,799 VPD

CAMPBELL AVE. 19,361 VPD

MINNOW

ORIGINAL CHOPSHOP CO.
HEALTHY CRAFT CUISINE



OBLIQUE

DOWNTOWN
PHOENIX



CAMELBACK COLONNADE

BILTMORE FASHION PARK

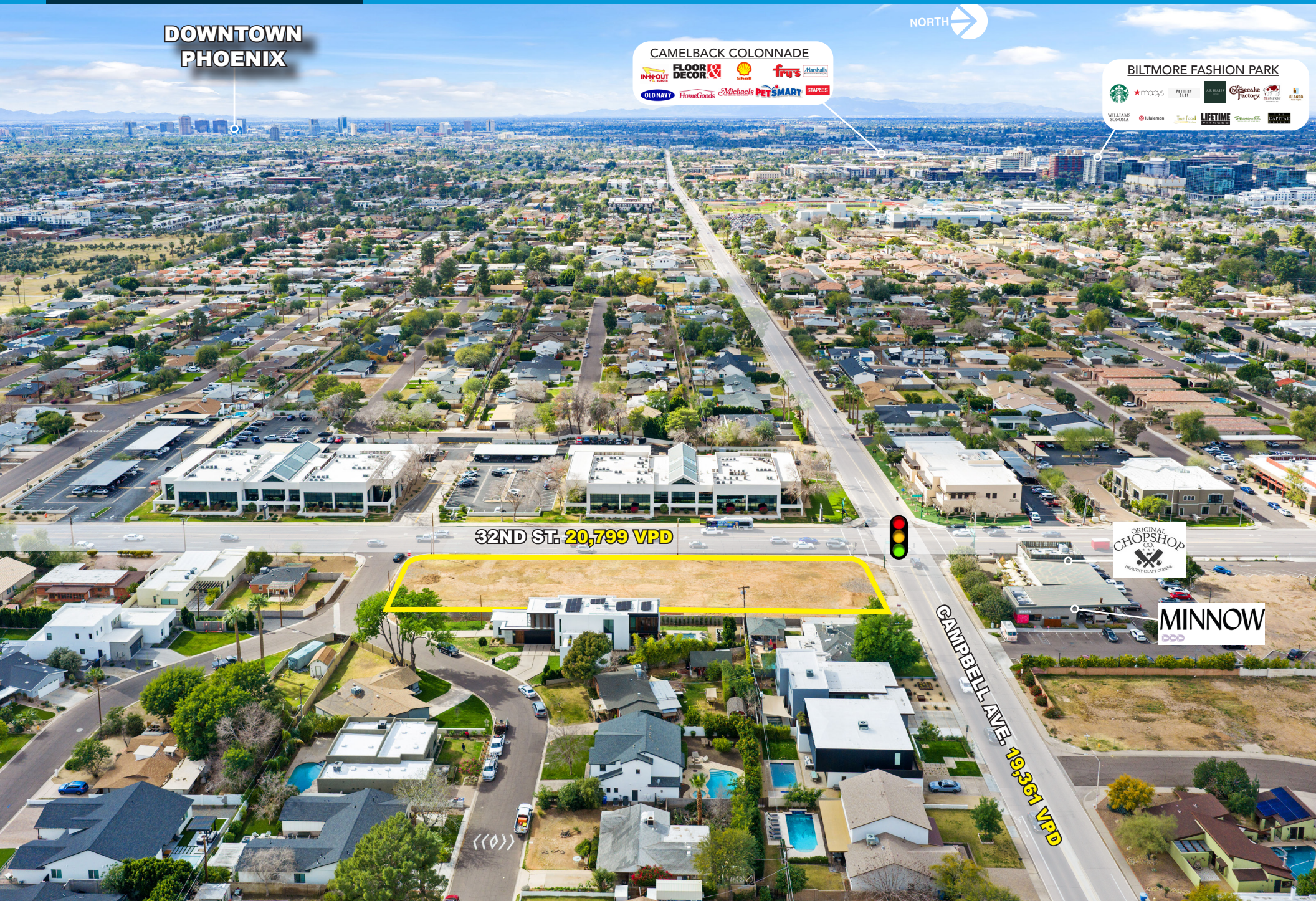
32ND ST. 20,799 VPD






ORIGINAL CHOPSHOP CO.
REASSEMBLY DESIGN

MINNOW
OOO

CAMBELL AVE. 19,361 VPD



DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 MILE	18,887	\$184,061	9,744
3 MILES	134,542	\$140,671	61,332
5 MILES	302,768	\$138,022	141,721





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