

FOR LEASE

# RETAIL SPACE AT SHEA VILLAGE

10802 - 10876 N. 32ND STREET  
PHOENIX, ARIZONA 85028



## OVERVIEW

AVAILABLE:

10850: ±1,150 SF

RATES: \$18.00/SF NNN\*

\*Estimated NNN - \$5.00/SF

PAD: ±10,000 SF (Ground Lease)

## FEATURES

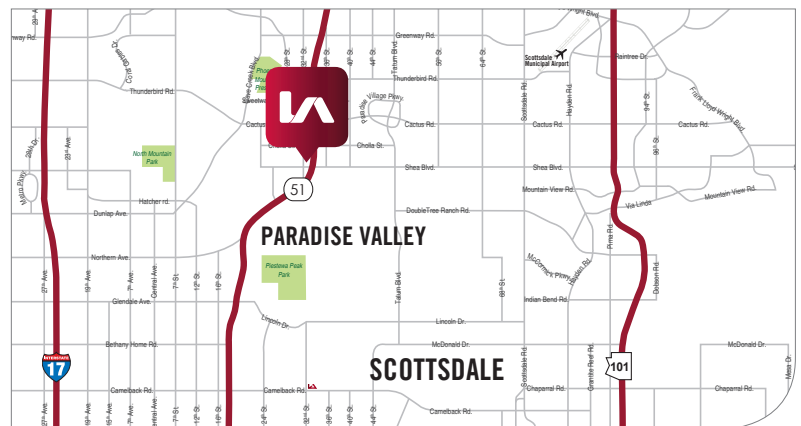
- Located just north of the NWC of Shea & 32nd Street
- High-traffic area - over 20,000 VPD along 32nd Street
- Monument signage available
- Ample parking of over 6:1000
- Located 1/4 mile to SR 51 entrance & exit ramps, and near Shadow Mountain High School

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,067	83,206	259,583
Avg. HH Income	\$131,679	\$117,934	\$127,979
No. of Households	4,979	35,978	109,114

## TRAFFIC COUNTS

32nd Street	23,100 VPD
SR 51	120,000 VPD
	153,100 VPD



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LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



±1,150 SF  
Available

3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602-956-7777 | [www.learizona.com](http://www.learizona.com)



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