

FOR LEASE



POPULATION:
3 MILES 116,323
5 MILES 253,255

AVERAGE HH INCOME:
3 MILES \$66,642
5 MILES \$74,090

ESTIMATED 24 HOUR TRAFFIC COUNT: 58,100

**18,392 AREA EMPLOYEES
20,000 PVCC STUDENTS**

www.unionhillscentre.com

RETAIL/RESTAURANT SPACE

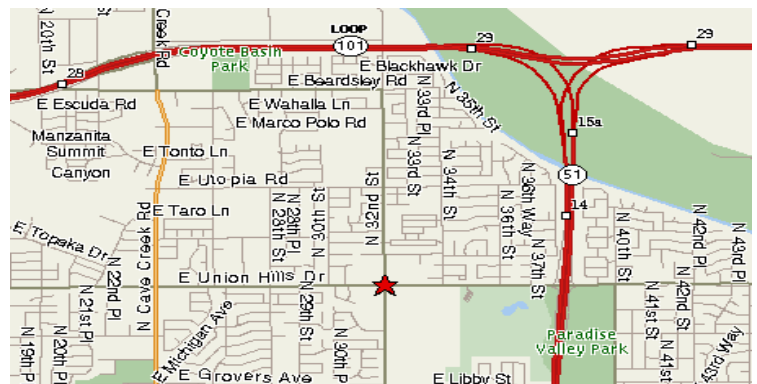
1 MILE TO ROUTE 51 – 1.25 MILES TO LOOP 101

20,000+ COMMUNITY COLLEGE STUDENTS ACROSS THE STREET

ANCHORED BY THE HIGHEST VOLUME CVS DRUG STORE IN THE VALLEY!

UP TO 6,400 SQ. FT.

ACROSS THE STREET FROM:
PARADISE VALLEY COMMUNITY COLLEGE
PARADISE VALLEY GOLF COURSE
PARADISE VALLEY MUNICIPAL LIBRARY



CONTACT: **MICHAEL A. SCOTT**  **MAS 9375**

480.515.9375
WWW.UNIONHILLSCENTRE.COM



FACT SHEET



ANCHORED BY THE **HIGHEST VOLUME CVS DRUG STORE** IN THE VALLEY
ACROSS FROM PV COMMUNITY COLLEGE WITH **20,000+ STUDENTS**
RETAIL SALES WITHIN 3 MILES EXCEEDS **\$1.6 BILLION ANNUALLY**
AREA DAYTIME POPULATION OF MORE THAN **18,300 EMPLOYEES**



LOCAL AREA EMPLOYERS INCLUDE:
PARADISE VALLEY HOSPITAL
SUMITOMO MITSUBISHI SILICON GROUP
WELLS FARGO FINANCIAL
PV UNIFIED SCHOOL DISTRICT
ARIZONA WELLNESS CENTER

POPULATION:
116,323 WITHIN 3 MILES
253,255 WITHIN 5 MILES

AVERAGE HOUSEHOLD INCOME:
\$66,642 WITHIN 3 MILES
\$74,090 WITHIN 5 MILES

VEHICULAR TRAFFIC AT THE INTERSECTION:
58,100 WITHIN 24 HOURS

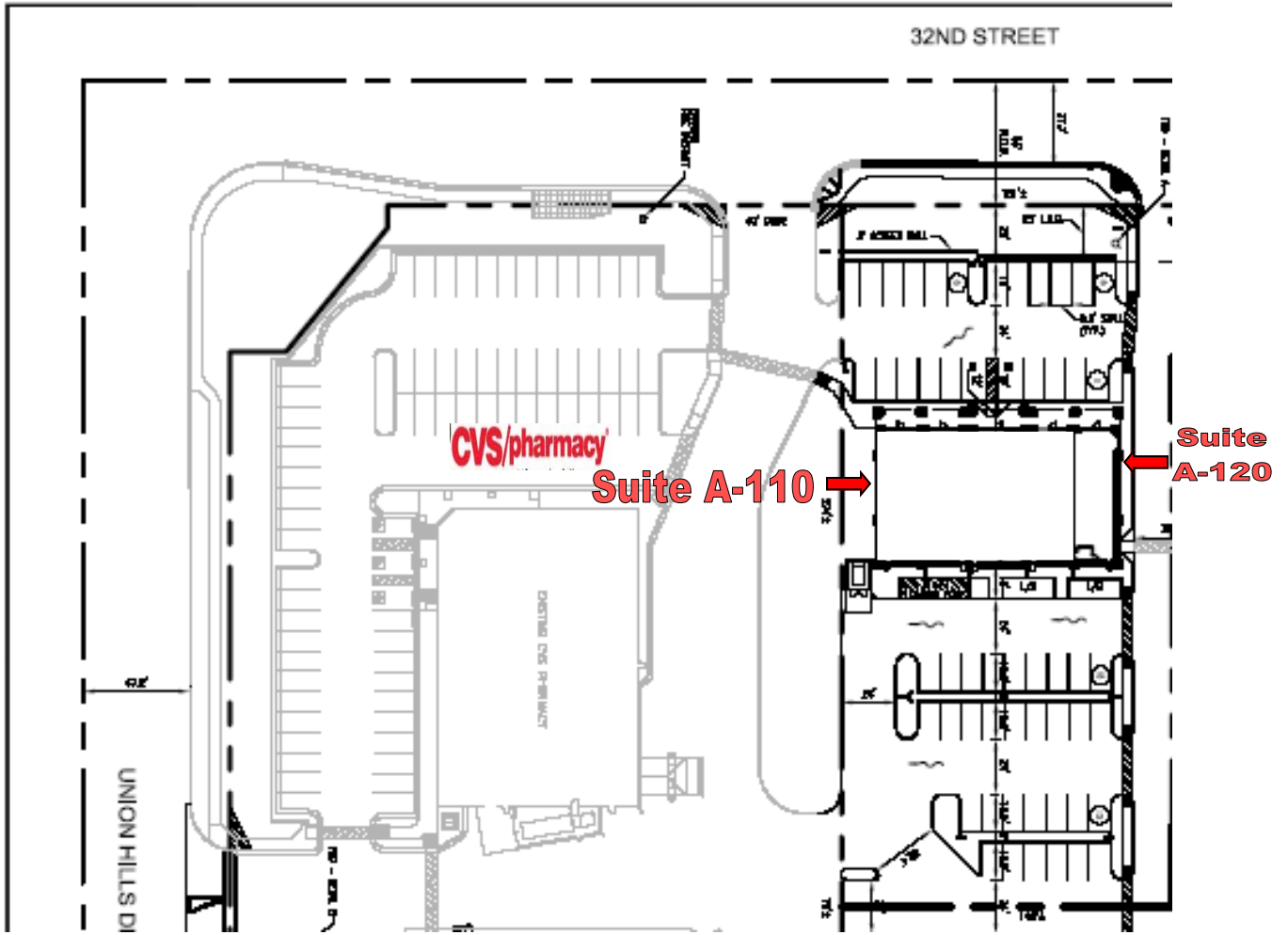
WWW.UNIONHILLSCENTRE.COM



SITE PLAN

32ND STREET

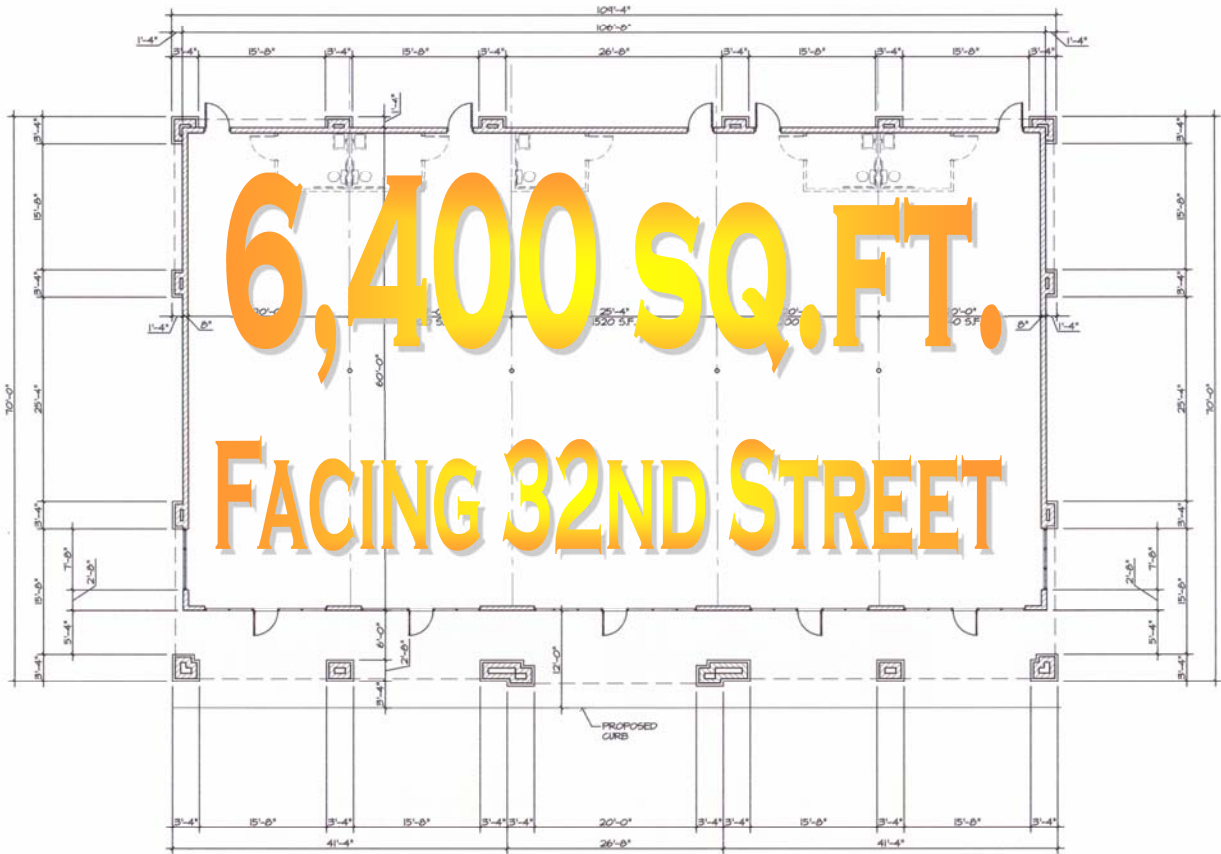
UNION HILLS



6,400 SQ. FT. AVAILABLE

WWW.UNIONHILLSCENTRE.COM





6,400 SQ. FT.
FACING 32ND STREET

 **FLOOR PLAN**
 NORTH SCALE 1/8" = 1'-0"

