



FOR SALE OR LEASE | RETAIL - OFFICE - SERVICE

32ND ST CORNER PROPERTY

17648 N 32nd St, Phoenix, AZ 85032

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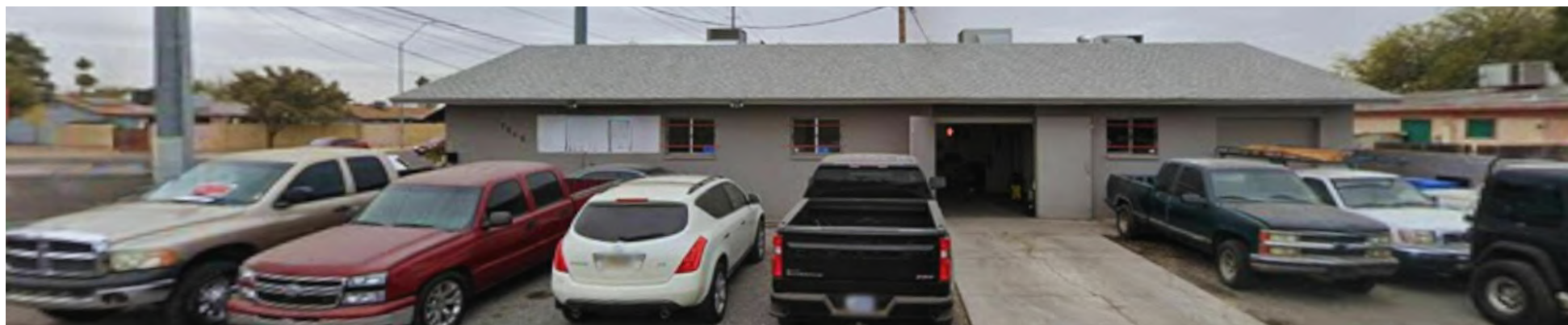


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PROPERTY SUMMARY

Available SF:	2,304 SF
Sales Price:	\$850,000
Lease Rate:	\$4,500.00 per month (NNN)
Lot Size:	0.14 Acres
Building Size:	2,304 SF
Building Class:	C
Year Built:	1981
Zoning:	C-3
Cross Streets:	32nd St/St. John Rd

PROPERTY OVERVIEW

Freestanding 2,304 SF commercial building on N 32nd St. Property includes building signage, ample visibility, and flexible zoning suitable for a variety of user types. Triple-net lease structure at \$4,500/month NNN.

PROPERTY HIGHLIGHTS

- 2,304 SF Standalone Building with Signage Available
- \$4,500/month NNN
- 1 Mile from AZ-51
- 6,055 SF Lot
- Strong Visibility on N 32nd St
- Flexible Layout

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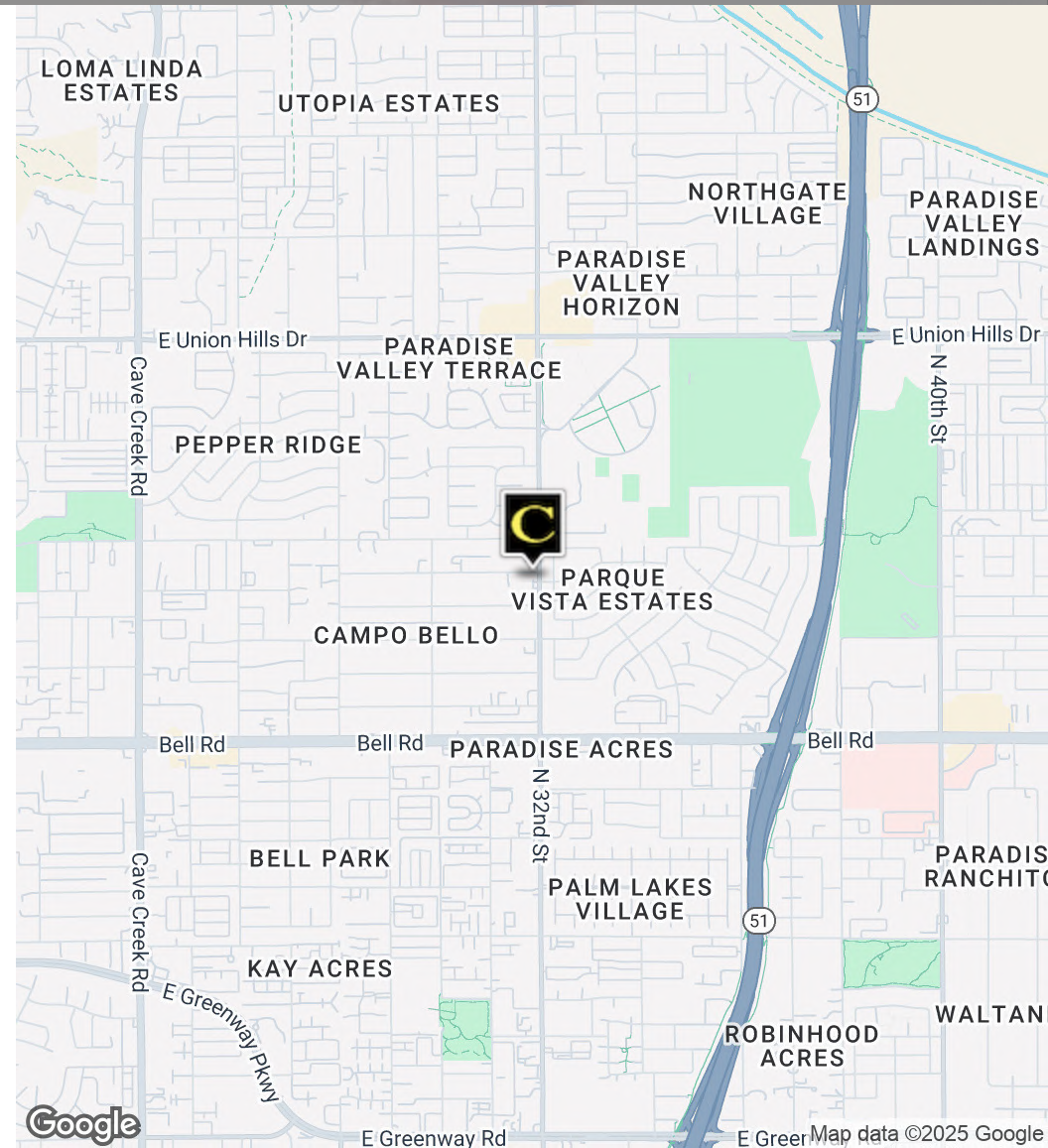
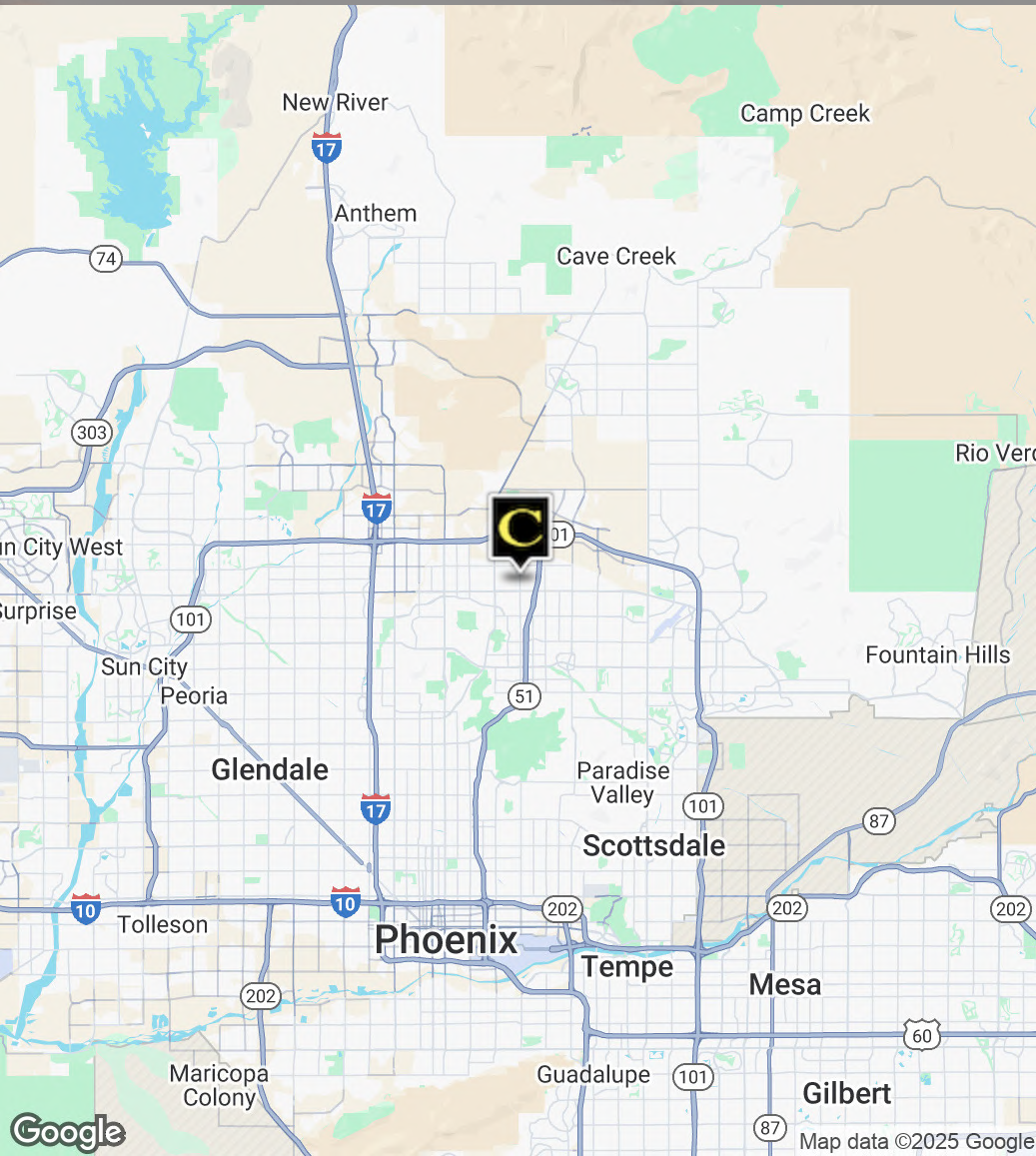
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A map of the Union Hills Center area in Phoenix, Arizona. The map shows a grid of streets including E Union Hills Dr, Bell Rd, N 40th St, and Cave Creek Rd. A yellow box labeled "Shops at Union Hills Centre" highlights a cluster of businesses along E Union Hills Dr, including CVS pharmacy, Papa Murphy's, Kmart, Cornish Pastery, Starbucks Coffee, and Paradise Valley Community College. Another yellow box at the bottom highlights a row of businesses along Bell Rd, including Angry Crab Shack, Jimmy John's, Denny's, Harbor Freight, Dollar Tree, ARCO, and Shell. A third yellow box highlights a Starbucks and Fry's location near the intersection of Bell Rd and N 40th St. A black icon with a white 'C' marks a specific location on N 40th St. An Arizona State Route 51 shield is visible on the right side of the map. Map data is attributed to Google and dated ©2025.

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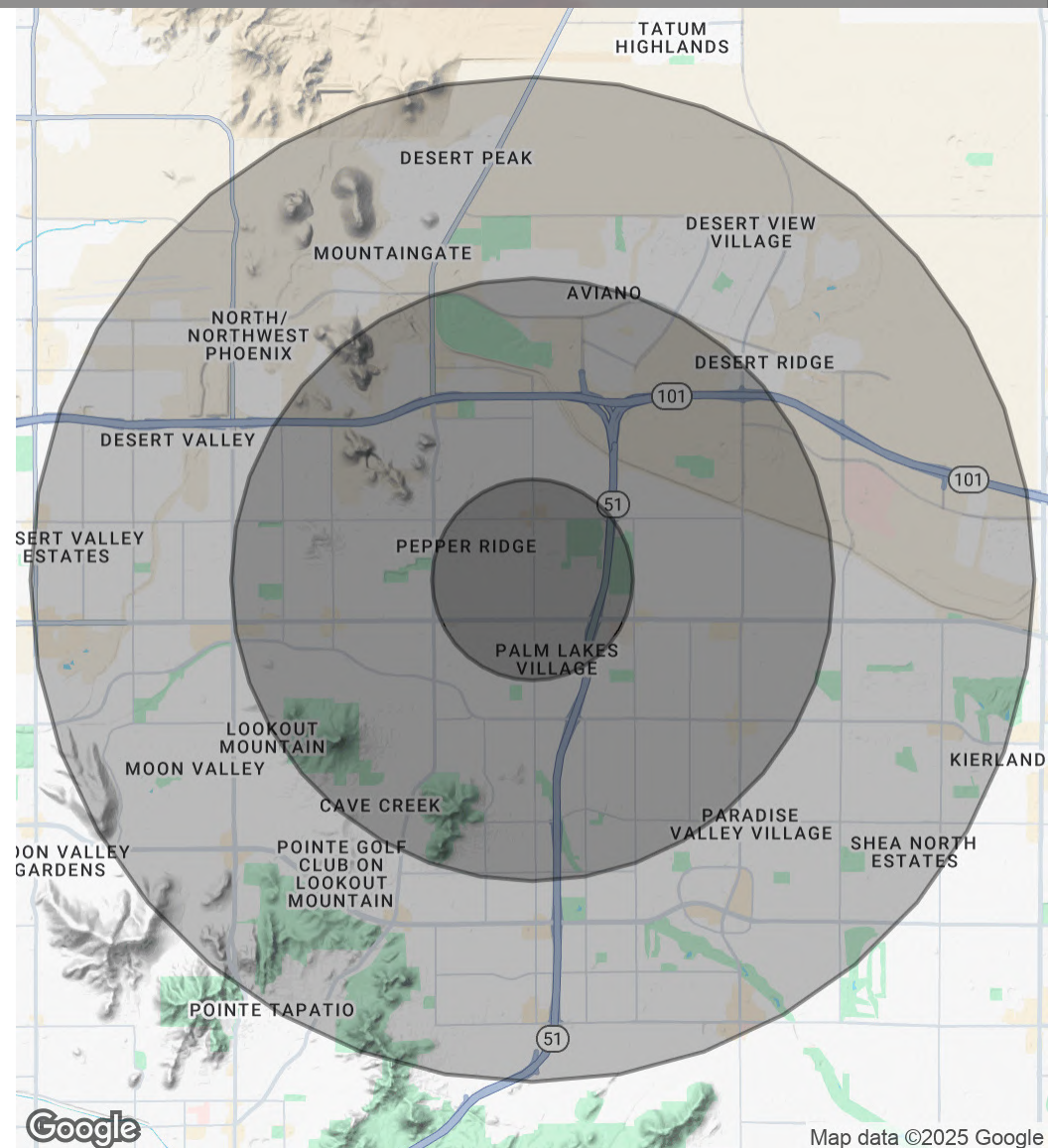
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,055	138,242	283,227
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,965	56,725	117,482
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$84,315	\$112,403	\$122,635
Average House Value	\$341,366	\$483,283	\$524,558

Demographics data derived from AlphaMap



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