

FOR LEASE

Colliers

Accelerating success.



La Piazza Center

4731 East Union Hills Drive | Phoenix, Arizona 85050

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Colliers | Scottsdale

8360 East Raintree Drive, Suite 130
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Excellent Retail Location in the Northeast Valley

Suite 106 | 1,300 SF | Available Now

Secure the last suite in a well-maintained retail plaza located 1.25 miles south of the Loop 101. Surrounded by high-density and excellent demographics, this former fitness studio offers a versatile layout perfect for a dance studio, martial arts dojo, physical therapy, juice bar, café or a retail showroom.

4731 East Union Hills Drive, Phoenix, AZ 85050

Total Building Area	±15,445 SF
Year Built	2008
Parking Ratio	4/1,000
Zoning	C-2, City of Phoenix
Rental Rate	Contact for rental rate

Neighboring Tenants



Edward Jones



Aerial | North



Musical Instrument Museum

Sagewood | Independent Living

Acacia Health Center

Desert Ridge Marketplace

LOOP
101

City of Phoenix | Reach 11 Recreation Area

SUMCO USA

32,307 VPD

North Tatum Boulevard

Cortland Desert Ridge | Multi-Family

Loop 101
1.25 Miles

AZ SR 51
1.10 Miles

15,505 VPD

East Union Hills Drive

Sunrise Professional Center

Joe's Auto

Phoenix Pediatrics

Circle K

N

Aerial | La Piazza Center

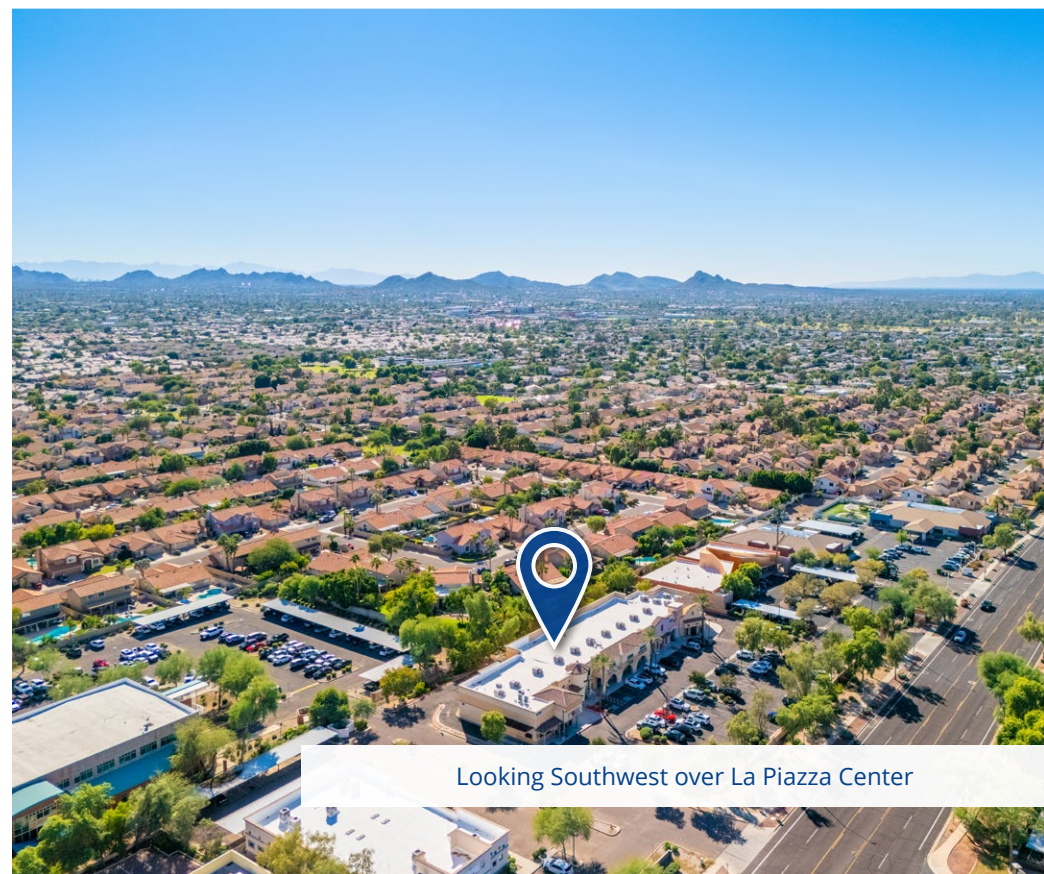
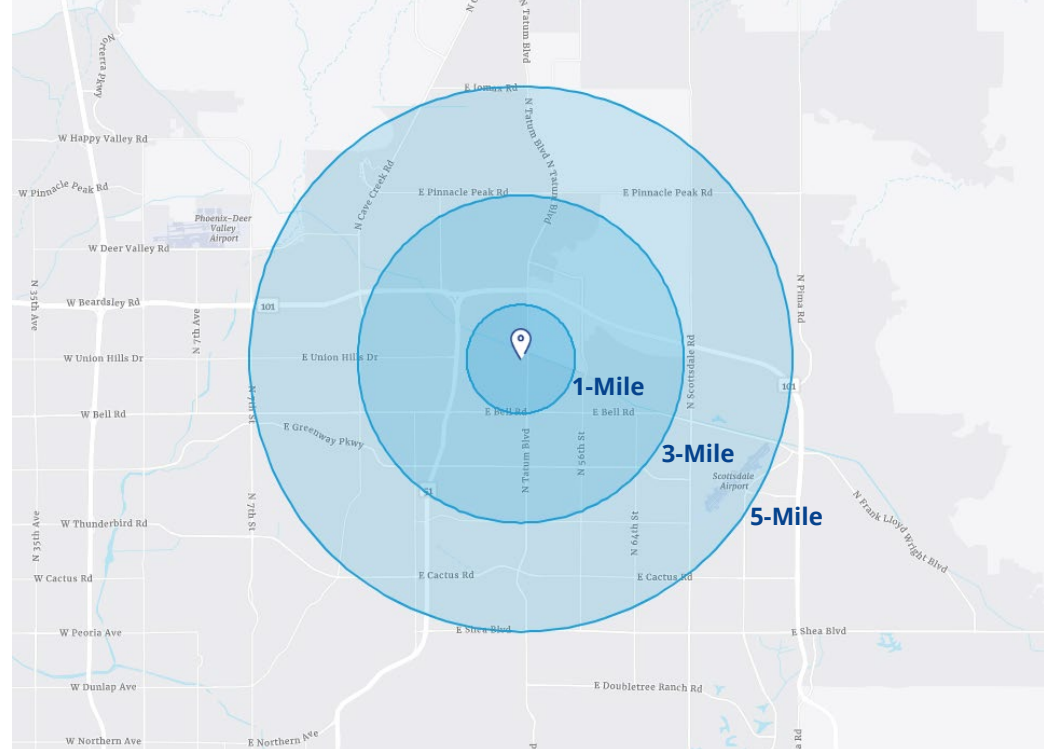


Demographics

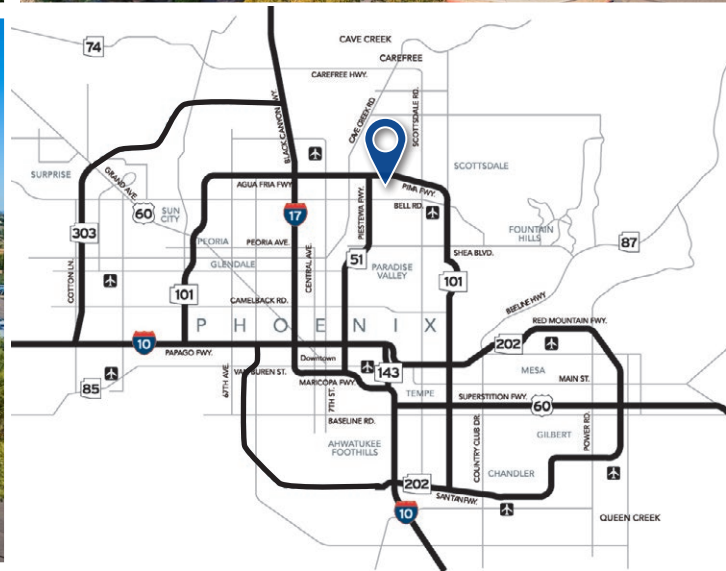
POPULATION	1-Mile	3-Mile	5-Mile
2025 Total Population	14,782	104,919	244,642
2030 Total Population	14,978	107,155	252,045
2025 to 2030 Population Change	1.3%	2.1%	3.0%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Households	6,227	43,382	104,710
2030 Households	6,353	45,006	109,907
2025 to 2030 Household Change	2.0%	3.7%	5.0%
2025 HOME VALUES	1-Mile	3-Mile	5-Mile
\$249,999 or less	1%	7%	8%
\$250,000 - \$499,999	33%	29%	33%
\$500,000 - \$999,999	63%	57%	52%
\$1,000,000 or more	3%	6%	7%
Median Home Value	\$581,982	\$583,402	\$562,607
2025 HOUSEHOLD INCOME	1-Mile	3-Mile	5-Mile
Average HH Income	\$153,251	\$157,858	\$147,670
Median HH Income	\$118,388	\$112,357	\$104,904
Per Capital Income	\$64,592	\$65,146	\$62,998
2025 EDUCATIONAL ATTAINMENT	1-Mile	3-Mile	5-Mile
Associate Degree	6%	8%	9%
Bachelor's Degree	35%	30%	30%
Graduate/Professional Degree	27%	21%	20%

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



Looking Southwest over La Piazza Center



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