

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

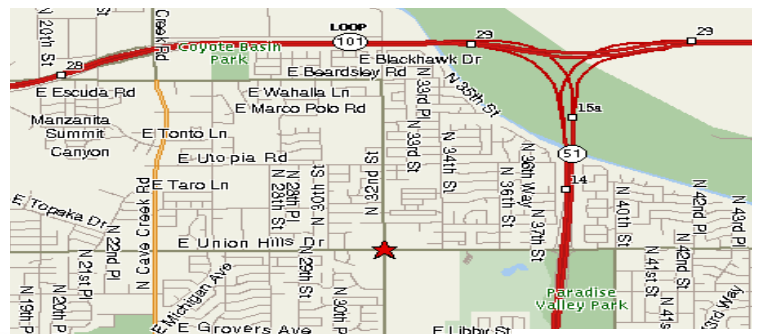
RETAIL / MEDICAL SPACE

**SHADOW ANCHORED BY THE
HIGHEST VOLUME CVS
IN THE VALLEY**

1 MILE TO ROUTE 51 – 1.25 MILES TO LOOP 101

UP TO 6,400 SQ. FT.

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



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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

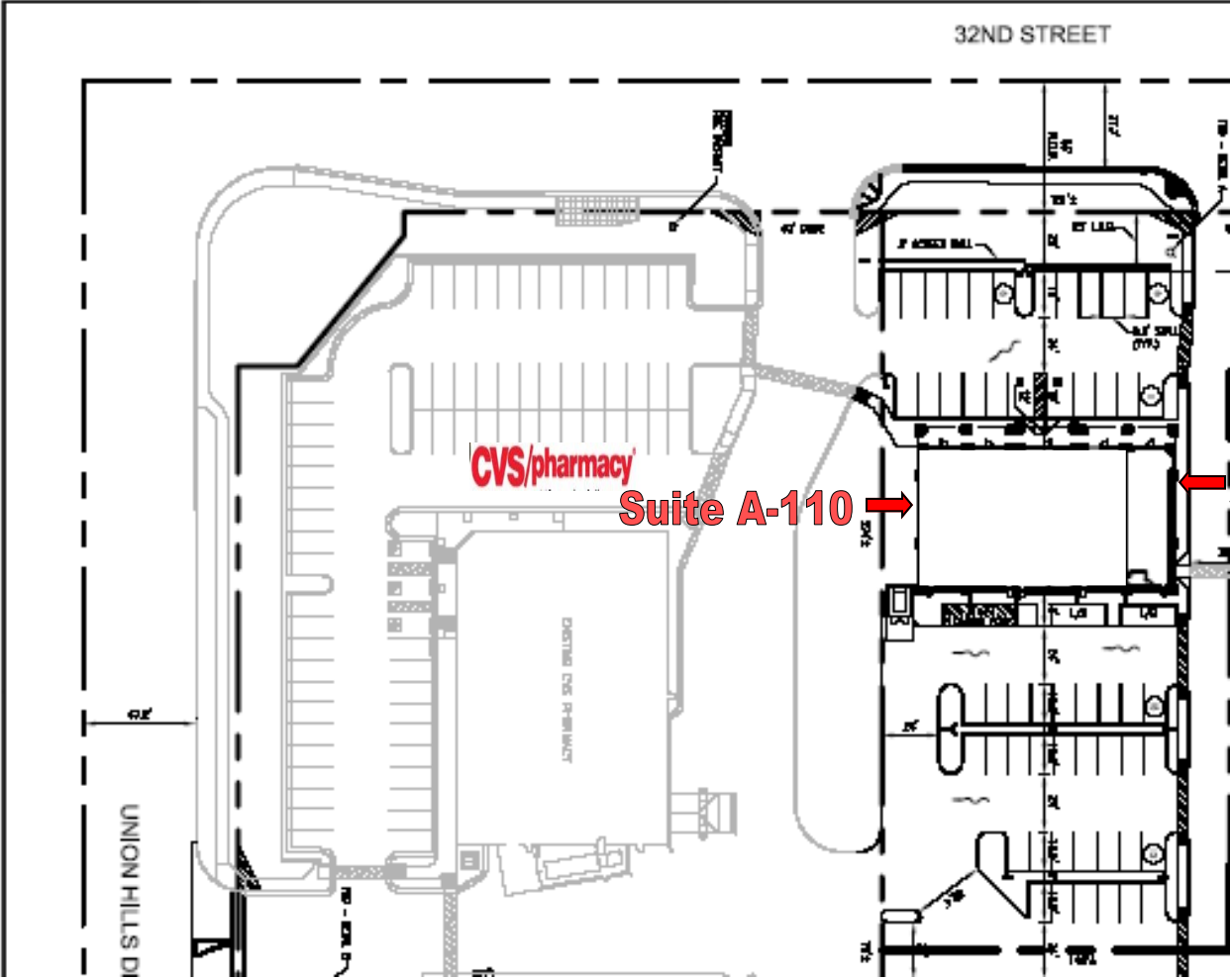
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SITE PLAN

32ND STREET

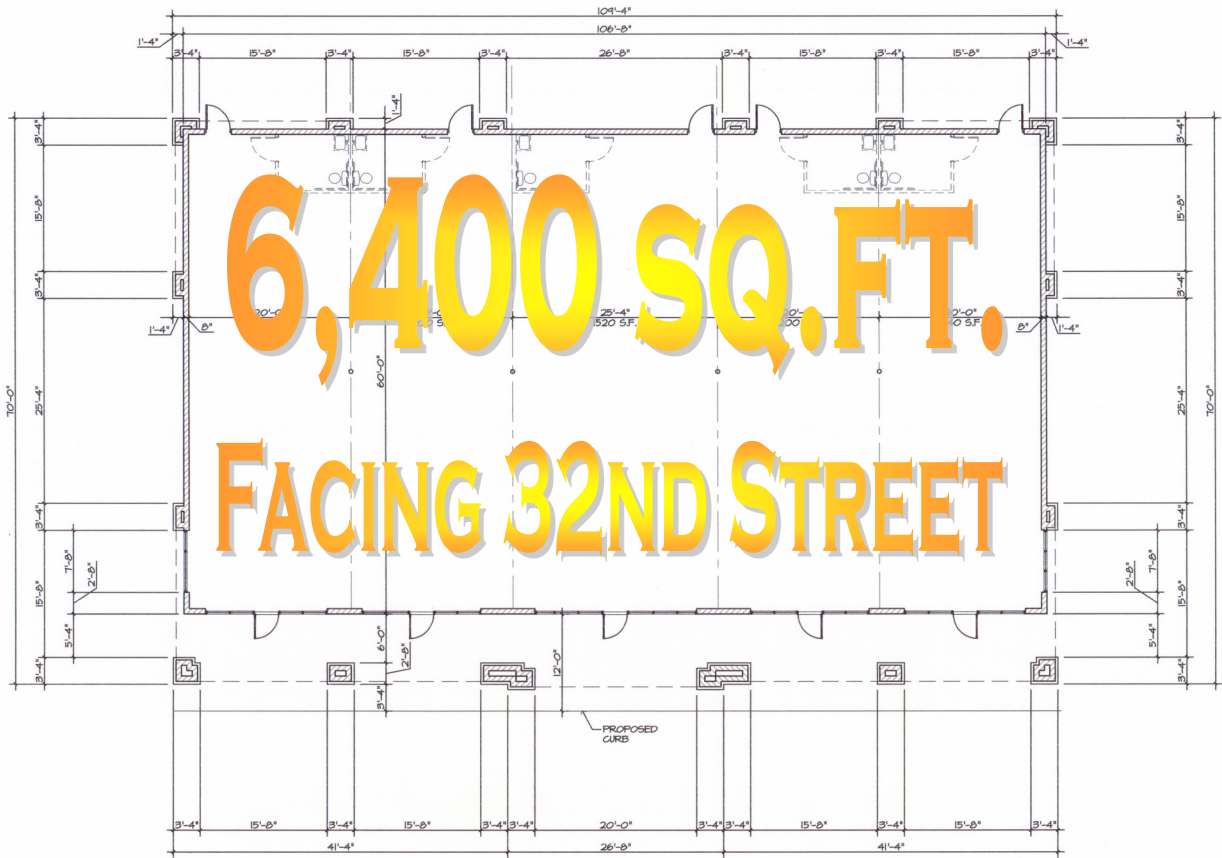
UNION HILLS



6,400 SQ. FT. AVAILABLE

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FLOOR PLAN

SCALE 1/8" = 1'-0"



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