

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

www.unionhillscentre.com

RETAIL/RESTAURANT SPACE

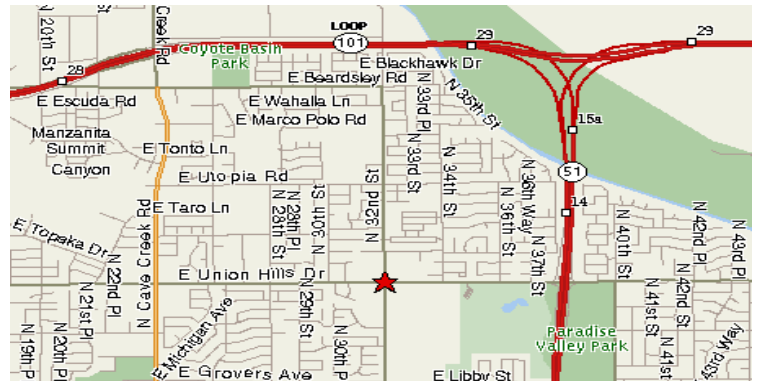
EXCELLENT VISIBILITY

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!**

**SUITE B-115 – 1,400 SQ. FT.
\$24.00 SQ. FT. NNN**

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



CONTACT: **MICHAEL A. SCOTT**  480.515.9375

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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

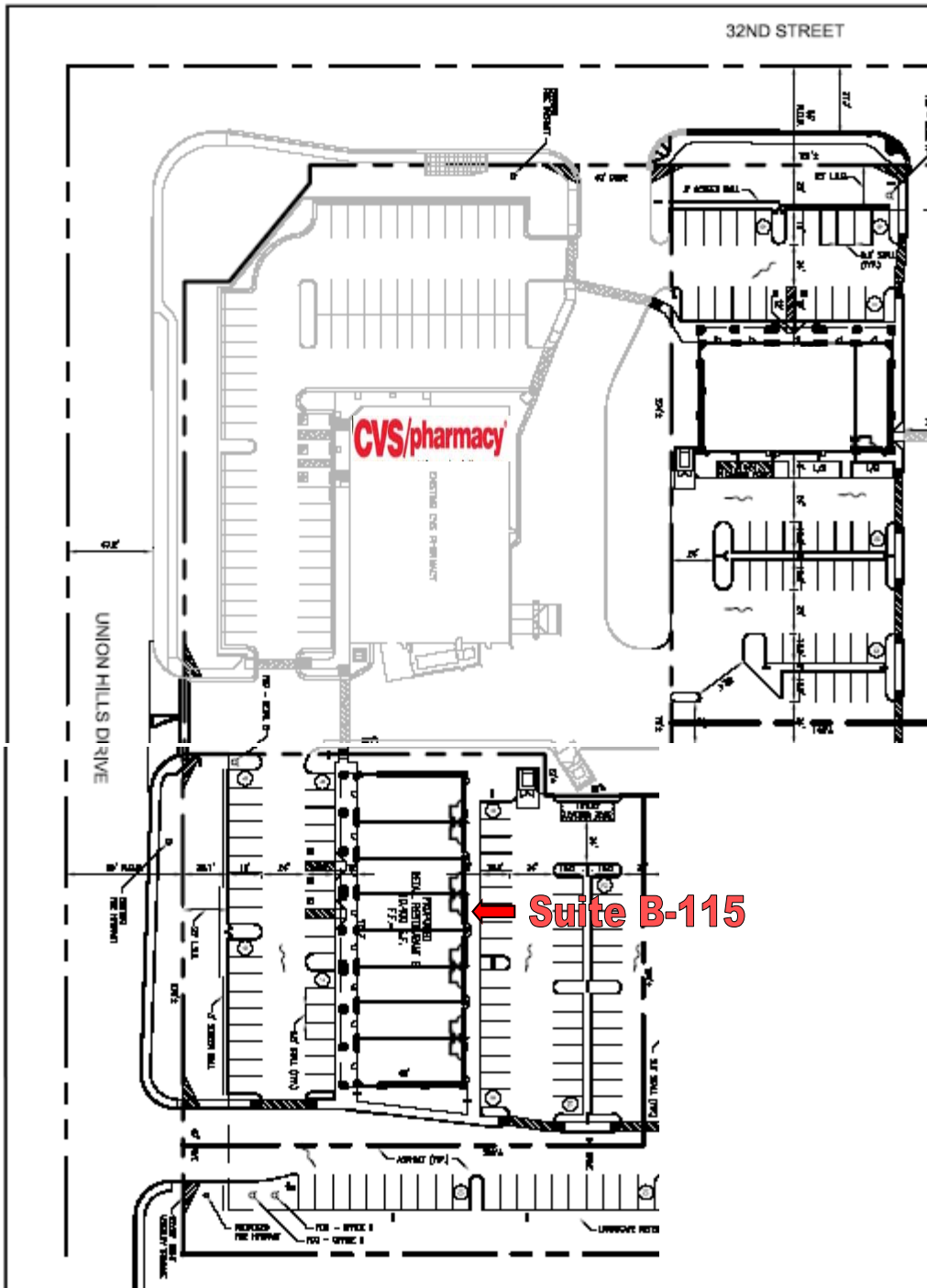
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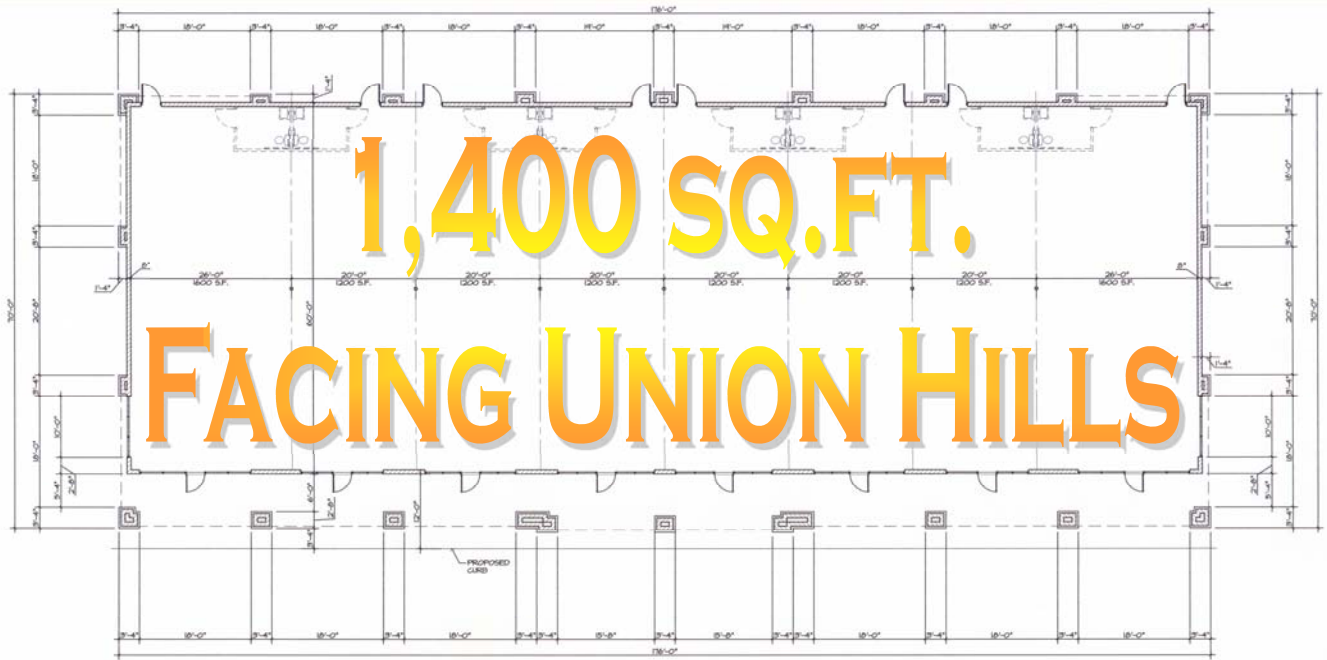


SITE PLAN

32ND STREET

UNION HILLS





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



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

