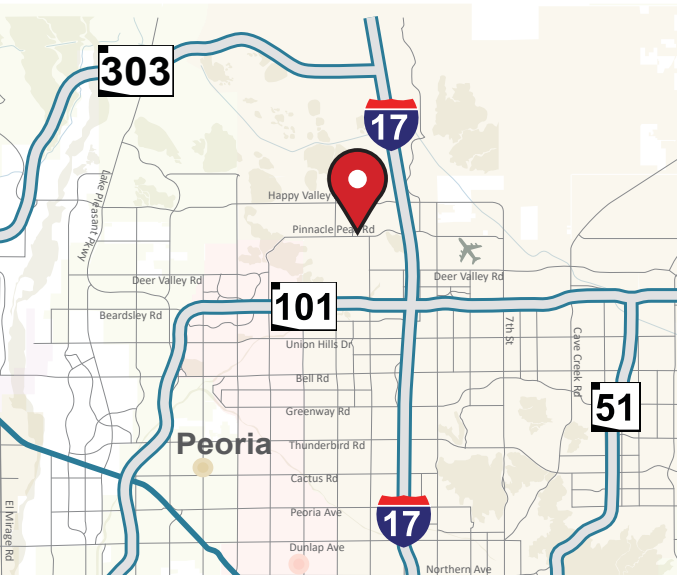


3632 W PINNACLE PEAK RD

PHOENIX, AZ 85310



RETAIL SPACE AVAILABLE FOR LEASE



Property Overview

- 7,700 SF Multi-Tenant Retail Strip Center
- Easy access to I-17 Freeway
- Building Signage Available
- 3.36:1,000 Parking Ratio
- PSC Zoning, City of Phoenix
- W Pinnacle Peak Rd Frontage
- Near Deer Valley Airport, just south of new TSMC Microchip Manufacturing Facility

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04 15 24

For More Information, Contact an Exclusive Listing Agent:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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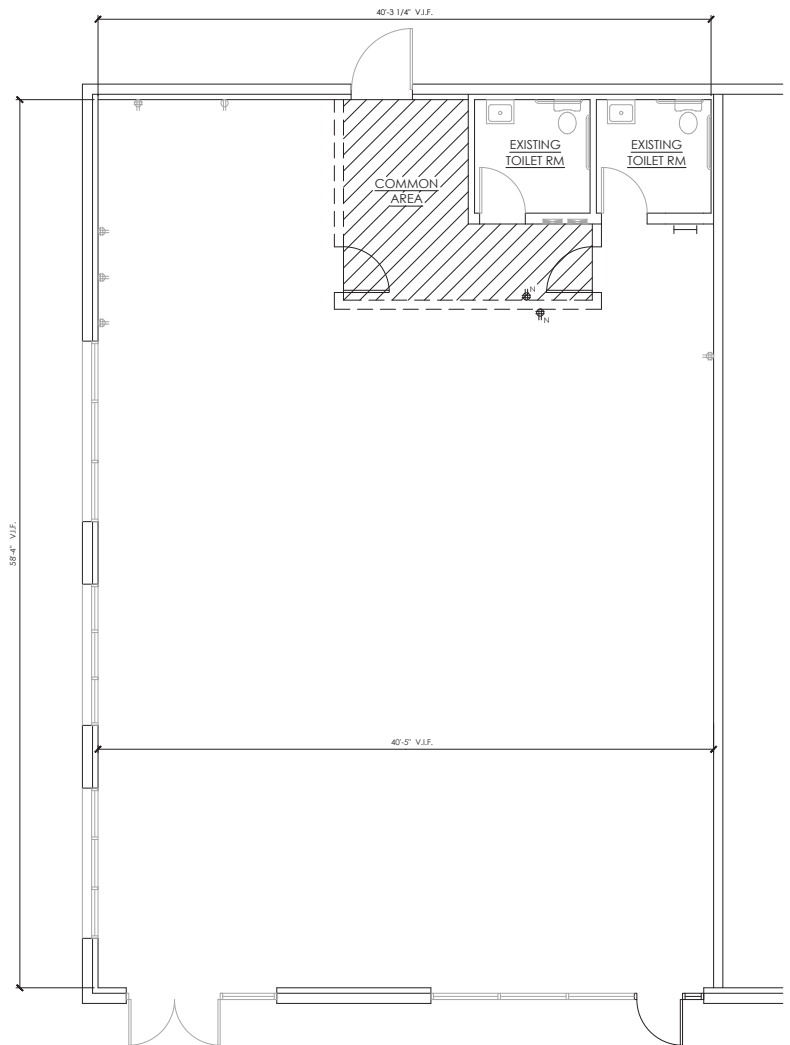
PHOENIX, AZ 85310

AVAILABLE FOR LEASE

SUITE 118 & 120

2,521 SF | \$17.00 NNN

- Currently built-out Karate Studio
- Open Space and Open Plenum
- 2 Restrooms
- AVAILABLE WITH 30-DAYS NOTICE



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DEMO- GRAPHICS

5-Mile Radius (2024)

*Take Advantage of This Amazing
Deer Valley Location!*



193,268

Population



72,001

Households



\$81,708

Median HH Income



38.5

Median Age



+0.7%

10-Year Annual Growth



34%

Bach. Degree or Higher

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