



RETAIL PROPERTY FOR LEASE

# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ 85051

**BRYAN LEDBETTER**

602.795.8670

bledbetter@w-retail.com

**KATIE WEEKS**

602.368.1372

kweeks@w-retail.com

**WESTERN RETAIL ADVISORS**

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ



## LOCATION DESCRIPTION

SWC 35th Ave & Dunlap Ave - Phoenix

## PROPERTY HIGHLIGHTS

- 1,650 SF Space Available
- Adjacent to Imagine Cortez Park Elementary School - 490 Students & Cortez High School - 1,182 Students
- Nearby Metro Center Mall - \$850M Redevelopment Underway including 2,600 MF Units and 140K SF of Essential and Service Retail
- Less than 1-Mile West of the I-17
- Densely Populated Area with High Traffic Counts
- Multiple Access Points along 35th Ave & Dunlap Ave
- Monument Signage Available along Dunlap Ave

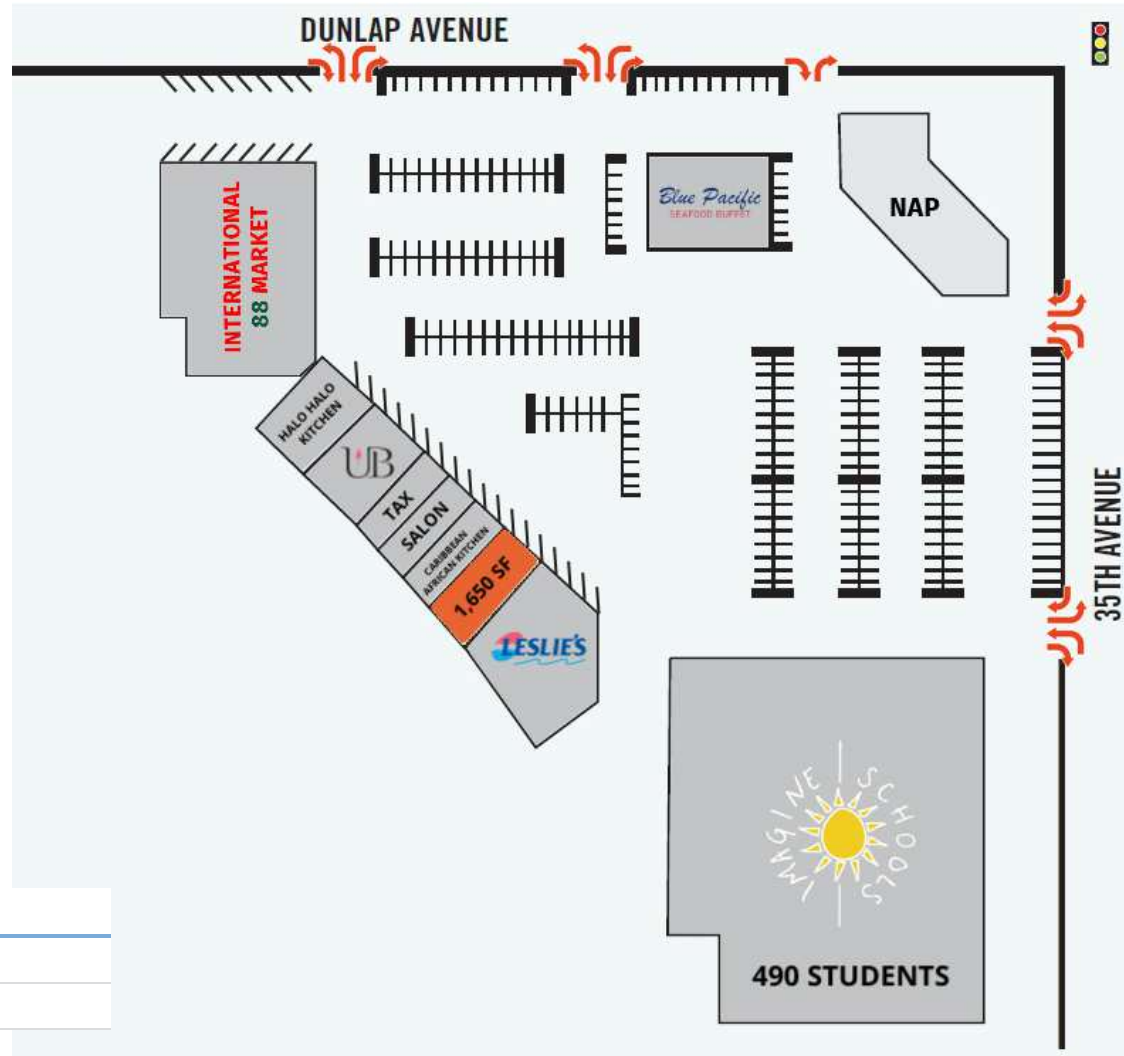
## AREA CO-TENANTS



*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ



## LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,650 SF	Lease Rate:	CONTACT FOR PRICING

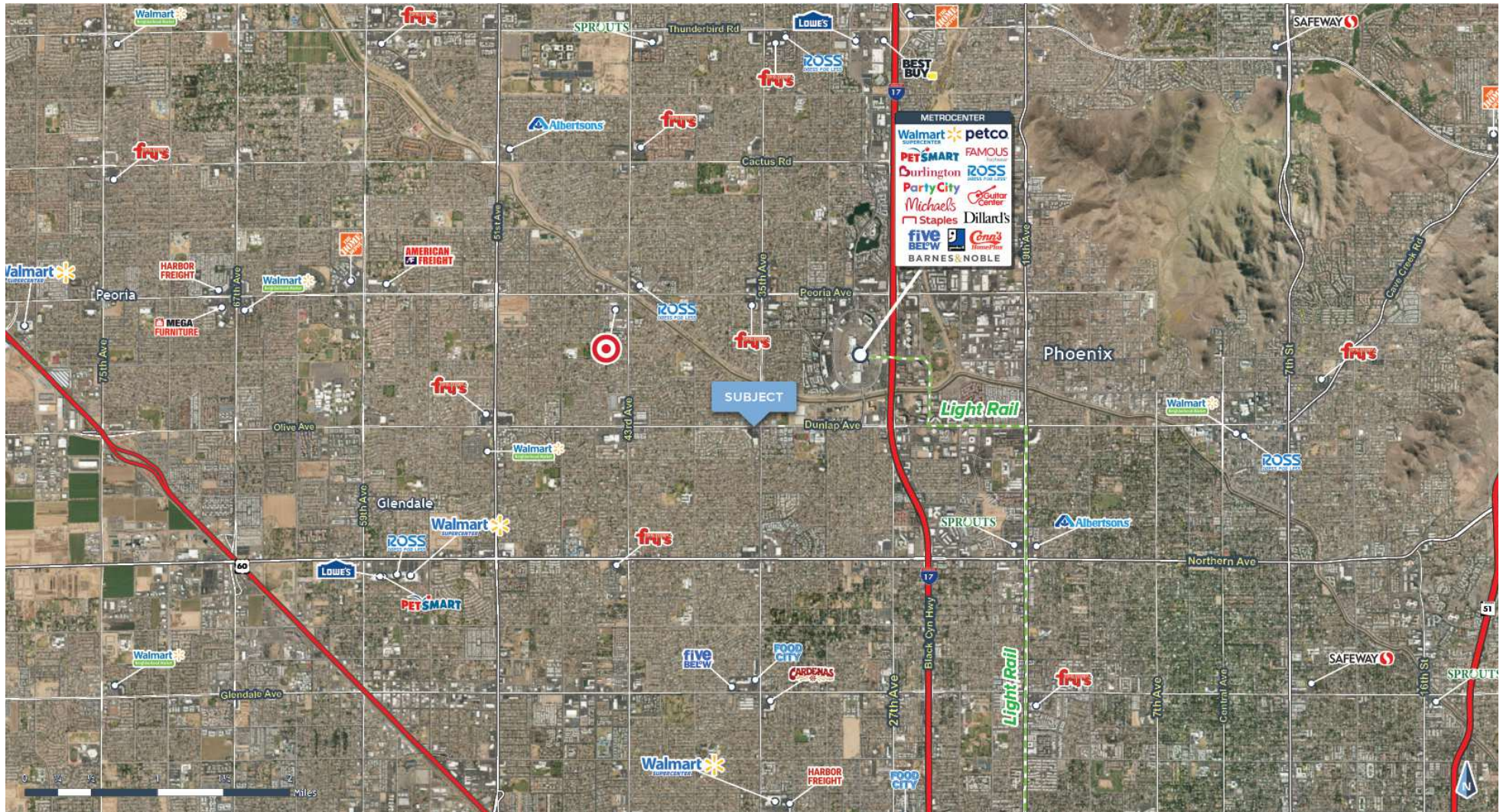
## AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PHOTOS
3559	88 INTERNATIONAL MARKET	13,526 SF	-	-
3553	HALO HALO KITCHEN	2,392 SF	-	-
3549	UNITED BEAUTY SUPPLY	2,475 SF	-	-
3547	UNIVERSAL TAX SPECIALISTS	950 SF	-	-
3545	HAIRLUXE BRAIDING SALON	1,353 SF	-	-
3543	CARIBBEAN AFRICAN KITCHEN	1,122 SF	-	-
<b>3541</b>	<b>Available</b>	<b>1,650 SF</b>	<b>FORMER BARBERSHOP</b>	<a href="#">View Here</a>
3539	LESLIE'S POOL SUPPLIES	7,424 SF	-	-
3535	IMAGINE SCHOOLS	52,800 SF	-	-
3507	BLUE PACIFIC SEAFOOD BUFFET	6,700 SF	-	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ

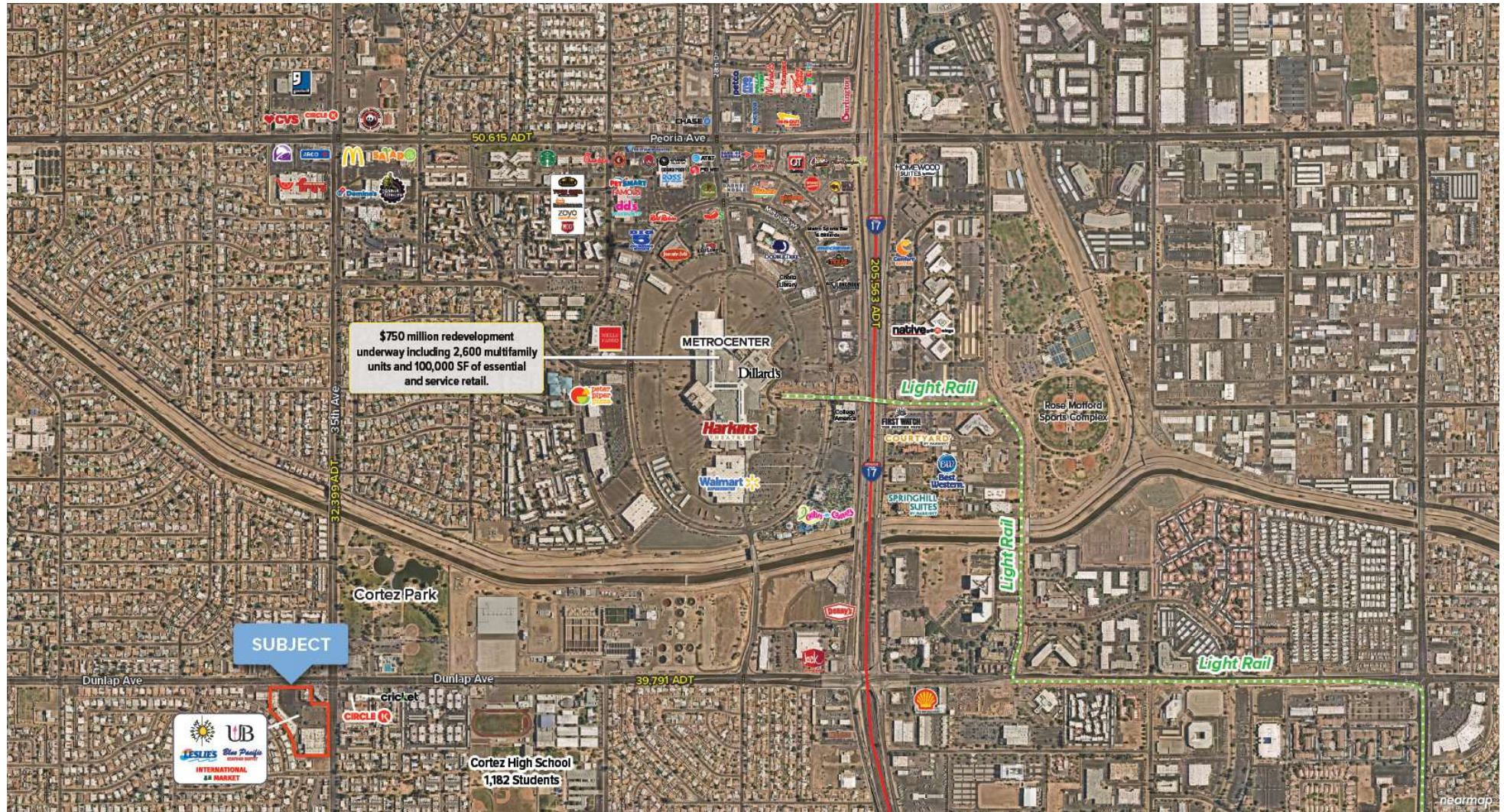


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ

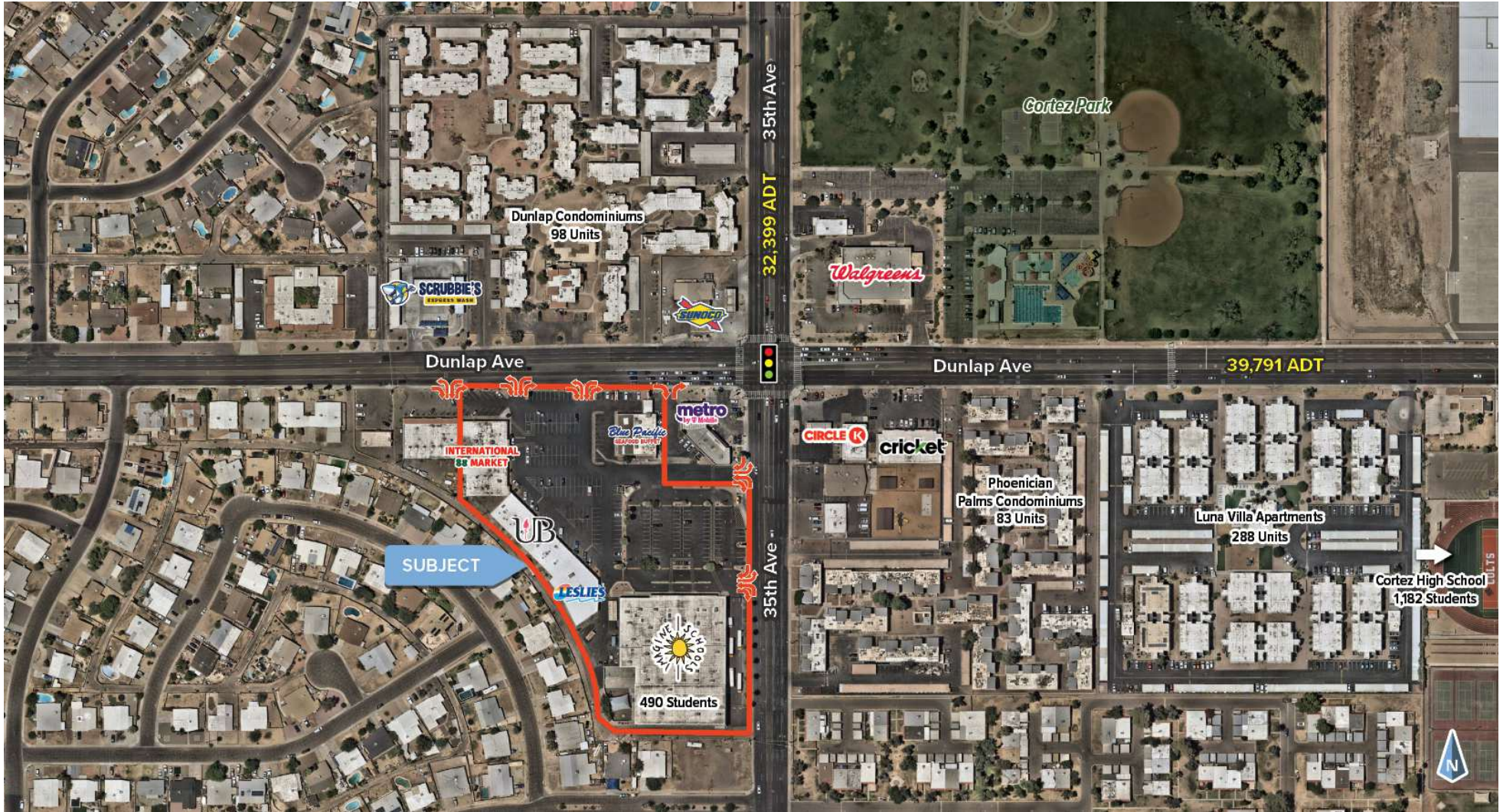


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ



## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	24,662	199,062	486,673
Median Age	33.9	35.0	34.7



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$57,458	\$60,209	\$62,638
Average	\$75,207	\$80,447	\$86,828



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	449	4,533	11,075
Employees	4,235	54,184	139,564
Daytime Population	18,170	169,518	425,112



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	30.5%	32.9%	34.3%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	47.4%	52.2%	53.8%
Services	23.8%	20.6%	20.3%
Blue Collar	28.9%	27.1%	25.8%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	9,061	75,954	187,286
Median Home Value	\$317,366	\$356,339	\$377,970

\* 2024 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.