

# College Park Center

NEC Camelback Rd & 35th Ave | Phoenix, Arizona 85017

Available For Lease  
±1,200 - 15,061 SF



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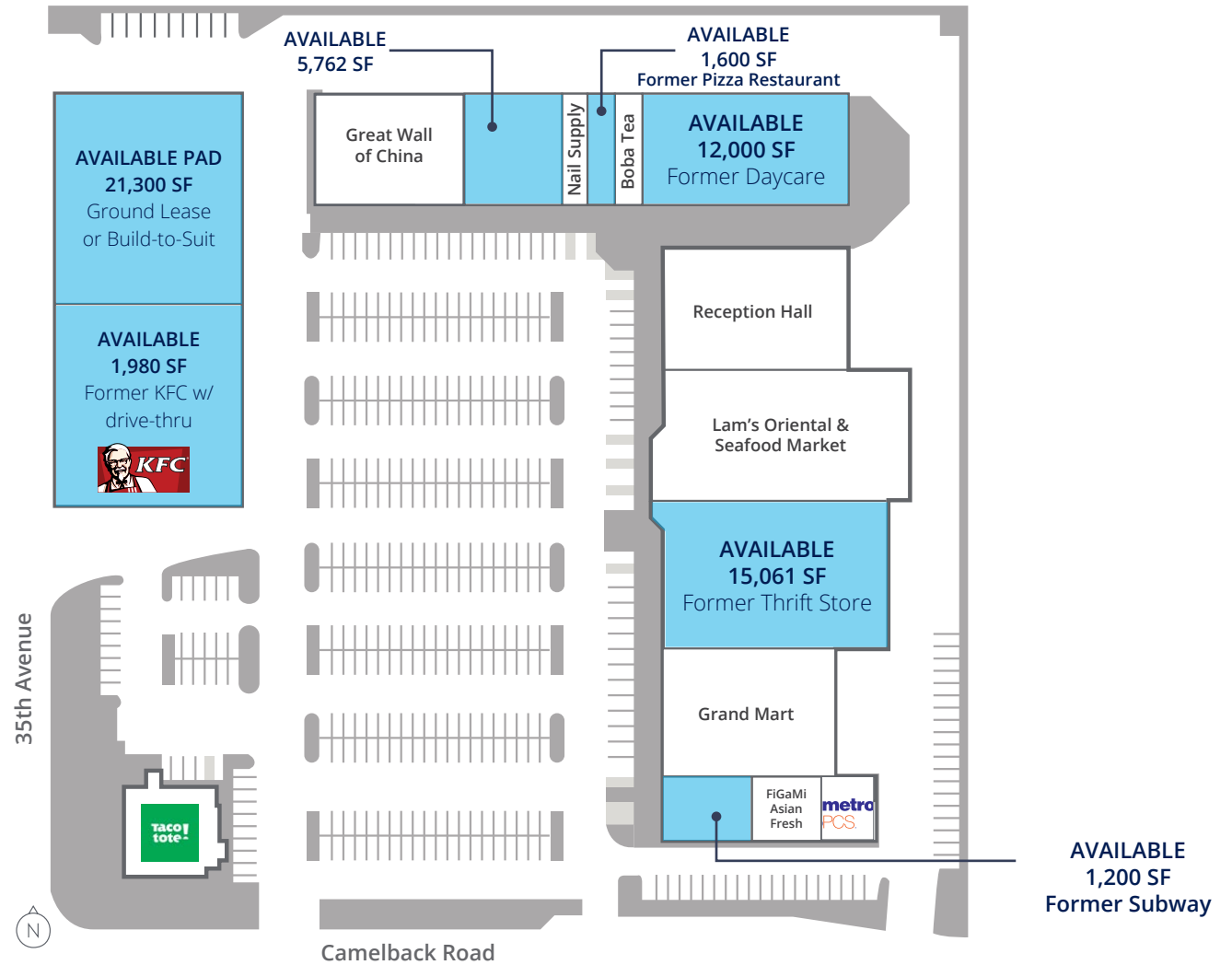
## Key Highlights

- Immediately adjacent to GCU
- GCU is home to more than 25,000 students on campus
- Less than 2 miles from I-17 Freeway
- High traffic intersection with 80,000+ cars a day
- Population of over 200,000 within 3 miles
- Fast food pad with drive-thru available



# Site Plan

#	Tenant	SF
1-101	Metro PCS	
1-103	FiGaMi Asian Fresh	
1-105	Available (Former Subway)	1,200
1-111	Grand Mart	
1-121	Available	15,061
1-125	Lam's Oriental & Seafood Market	
1-127	Reception Hall	
2-135	Available (Former Daycare)	12,000
2-137	Boba Hut	
2-138	Available (Former Pizza Restaurant)	1,600
2-139	Sun Nail Supply	
2-145	Available	5,762
2-147	Great Wall of China Restaurant	
3464	El Taco Tote	
5043	Available PAD (Former KFC w/ drive-thru)	1,980
B009	Available PAD	21,300



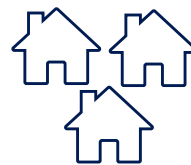
## 3-mile Demographics



Current  
Population (2024)  
**209,069**



Average Home  
Value (2024)  
**\$378,530**



Total  
Households (2024)  
**66,393**



Average Household  
Income (2024)  
**\$74,703**



# Contact us

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