



±2,400 SF 2nd Gen Restaurant Endcap



32ND ST & UNION HILLS DR

Phoenix, AZ



property highlights

AVAILABLE:	±2,400 SF 2nd Gen Restaurant End-cap	PRICING:	Call for Pricing
ZONING:	C-2		

property highlights

- 2nd Gen Restaurant Space, Fixtures Remain
- Across the street from Paradise Valley Community College; 5,880 Students in 2023.
- On the To-Work side of the road (±30,521 VPD).
- Median Household Incomes have increased to ±\$100,000

neighboring tenants

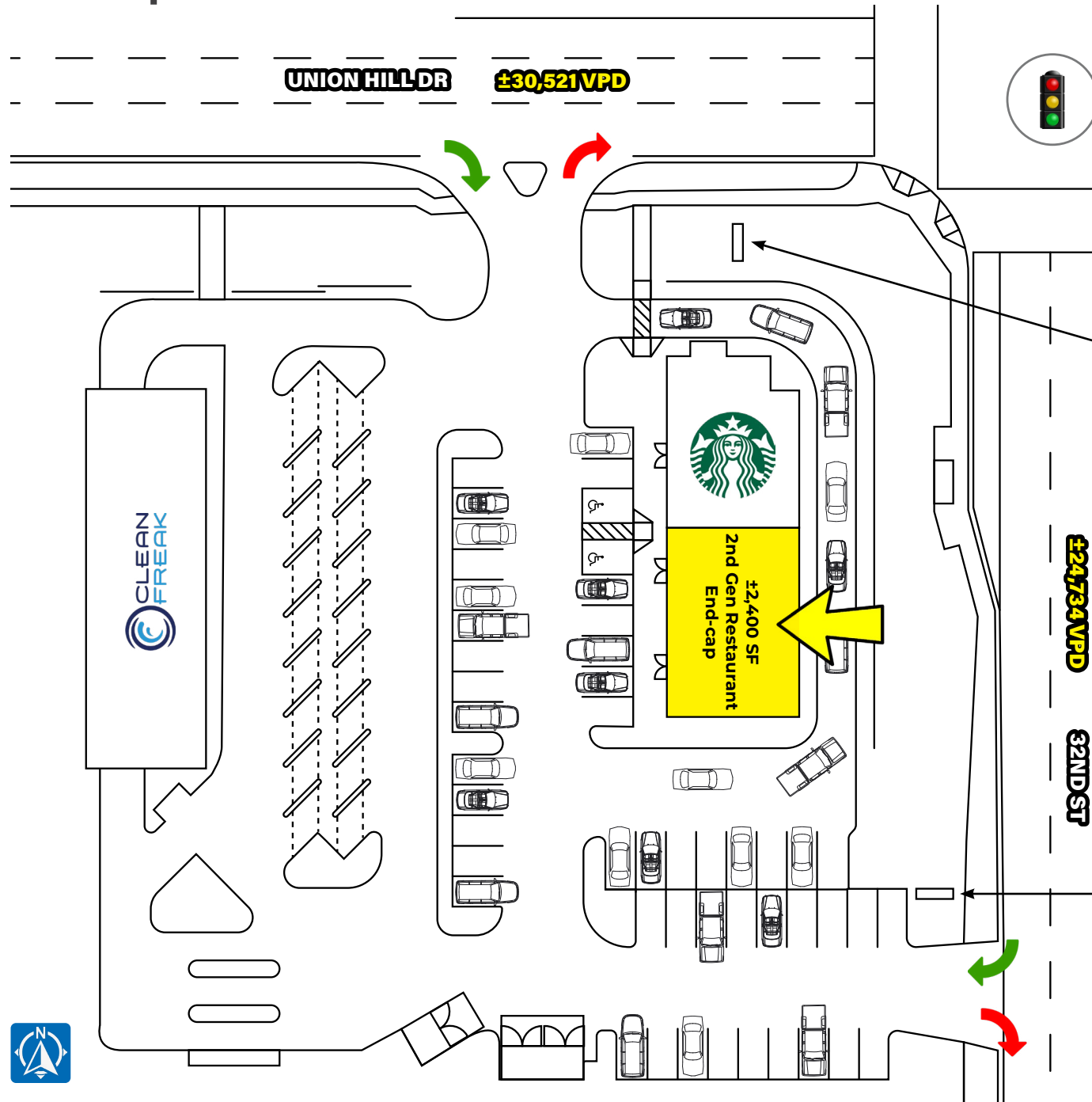


traffic count ADOT 2024

32 nd St		Union Hill Dr	
N	±21,986 VPD (NB & SB)	E	±30,521 VPD (EB & WB)
S	±24,734 VPD (NB & SB)	W	±21,685 VPD (EB & WB)



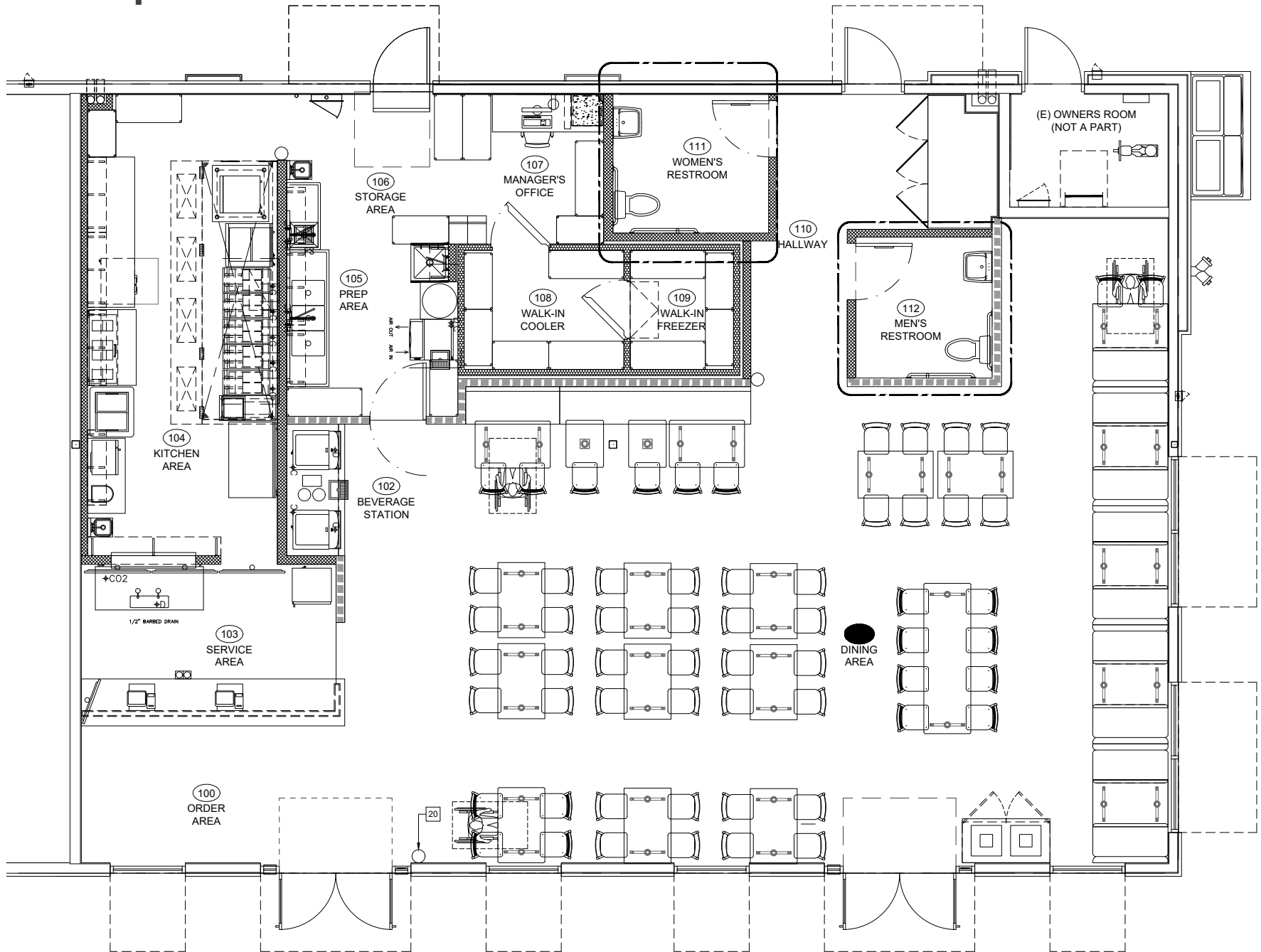
site plan



	Tenant	SF
120	Starbucks	2,200
110	AVAILABLE	2,400
Pad	Clean Freak	4320



floor plan





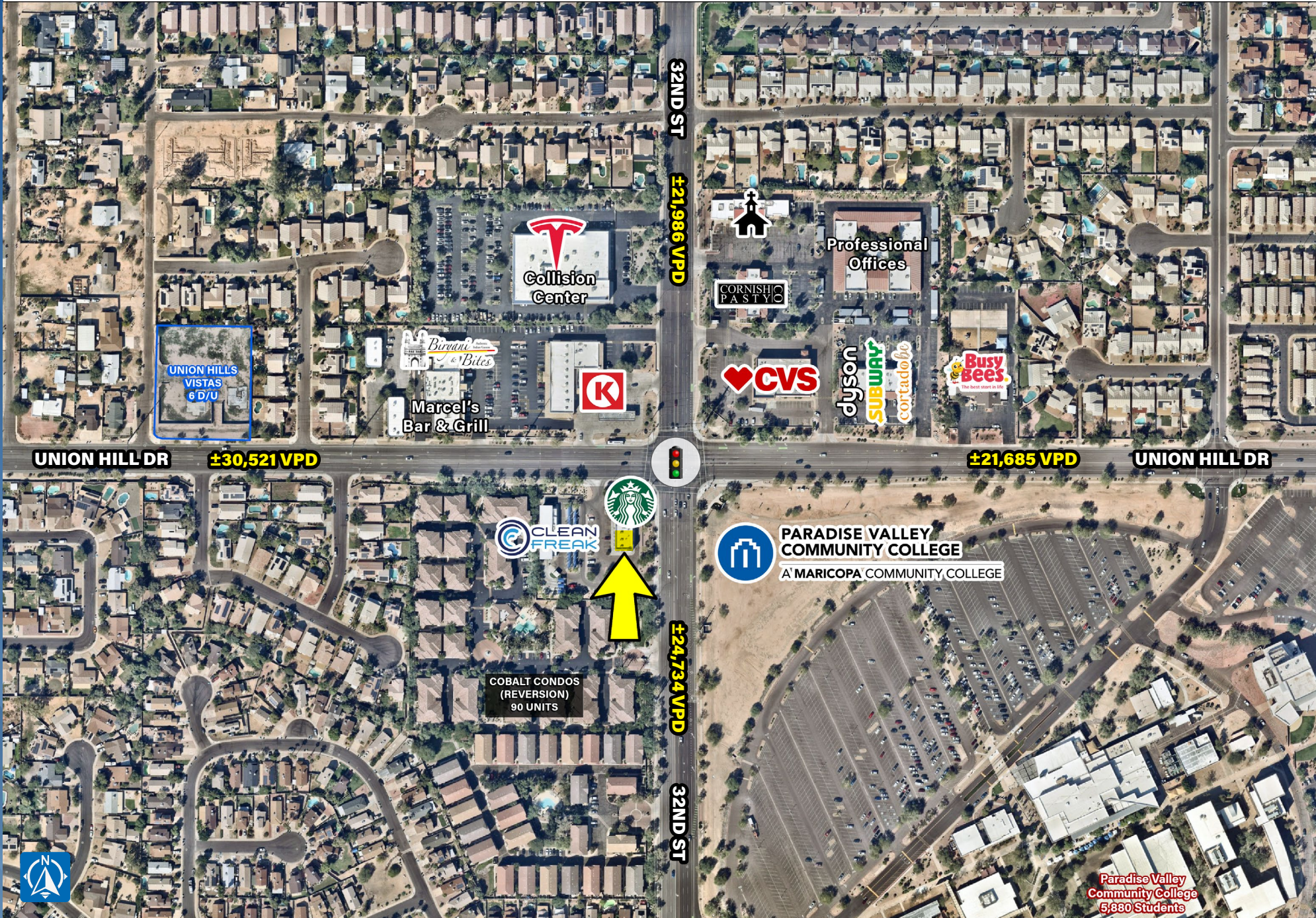
±2,400 SF 2nd Gen Restaurant End-cap



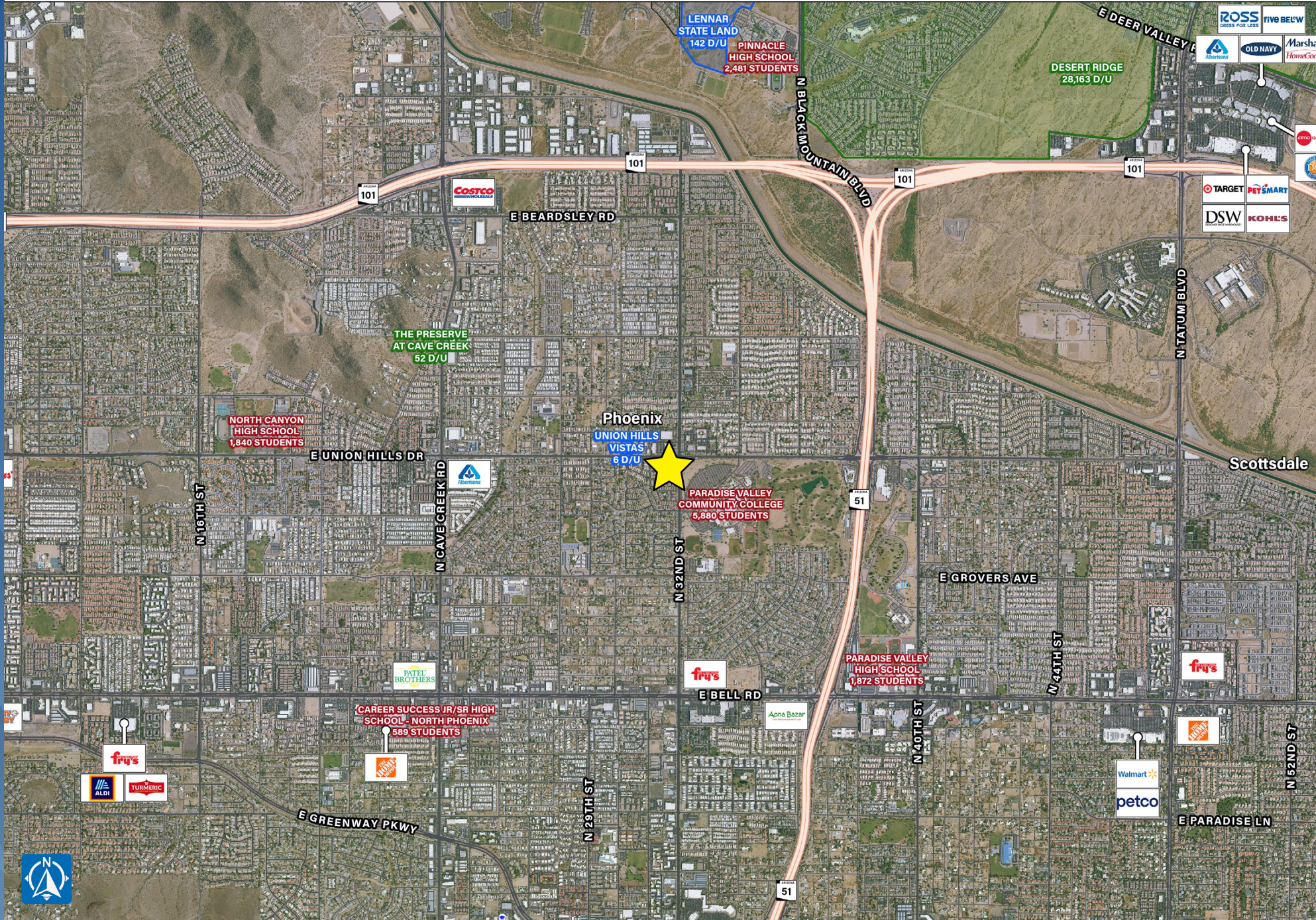
PhoenixCommercialAdvisors.com

SWC | 32ND ST & UNION HILLS DR
PHOENIX, ARIZONA

zoom aerial

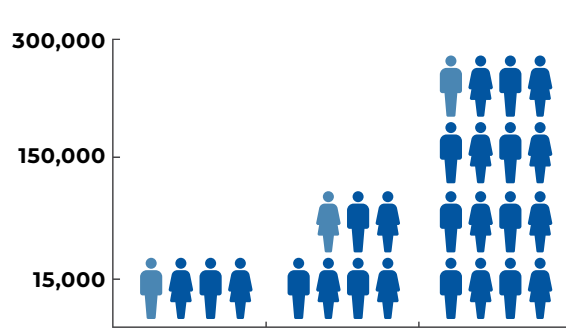


wide aerial



demographics overview

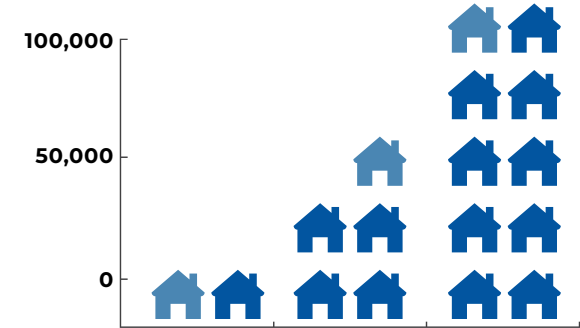
ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	15,109	126,100	268,164
2030 Total Population	15,517	127,131	271,334



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$102,196	\$127,374	\$52,906
3-Mile	\$95,897	\$131,316	\$53,635
5-Mile	\$97,832	\$134,377	\$56,687

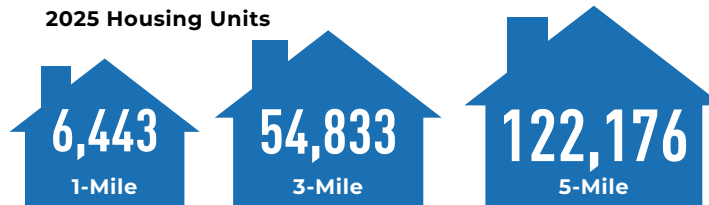


	1-Mile	3-Mile	5-Mile
2025 Households	6,279	51,776	113,076
2030 Households	6,515	52,799	115,988

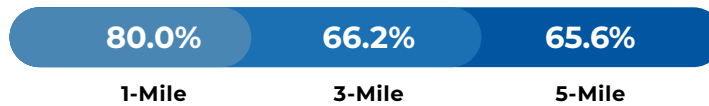


	2025 Total Daytime Population	Workers	Residents
1-Mile	10,271	3,705	6,566
3-Mile	104,493	47,987	56,506
5-Mile	242,342	123,092	119,250

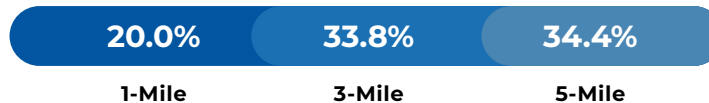
2025 Housing Units



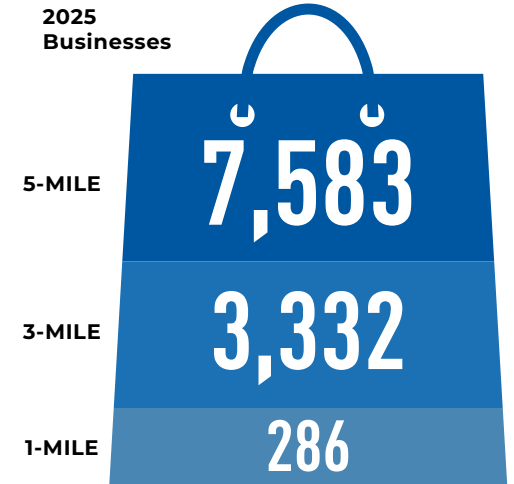
Owner Occupied



Renter Occupied



2025 Businesses





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