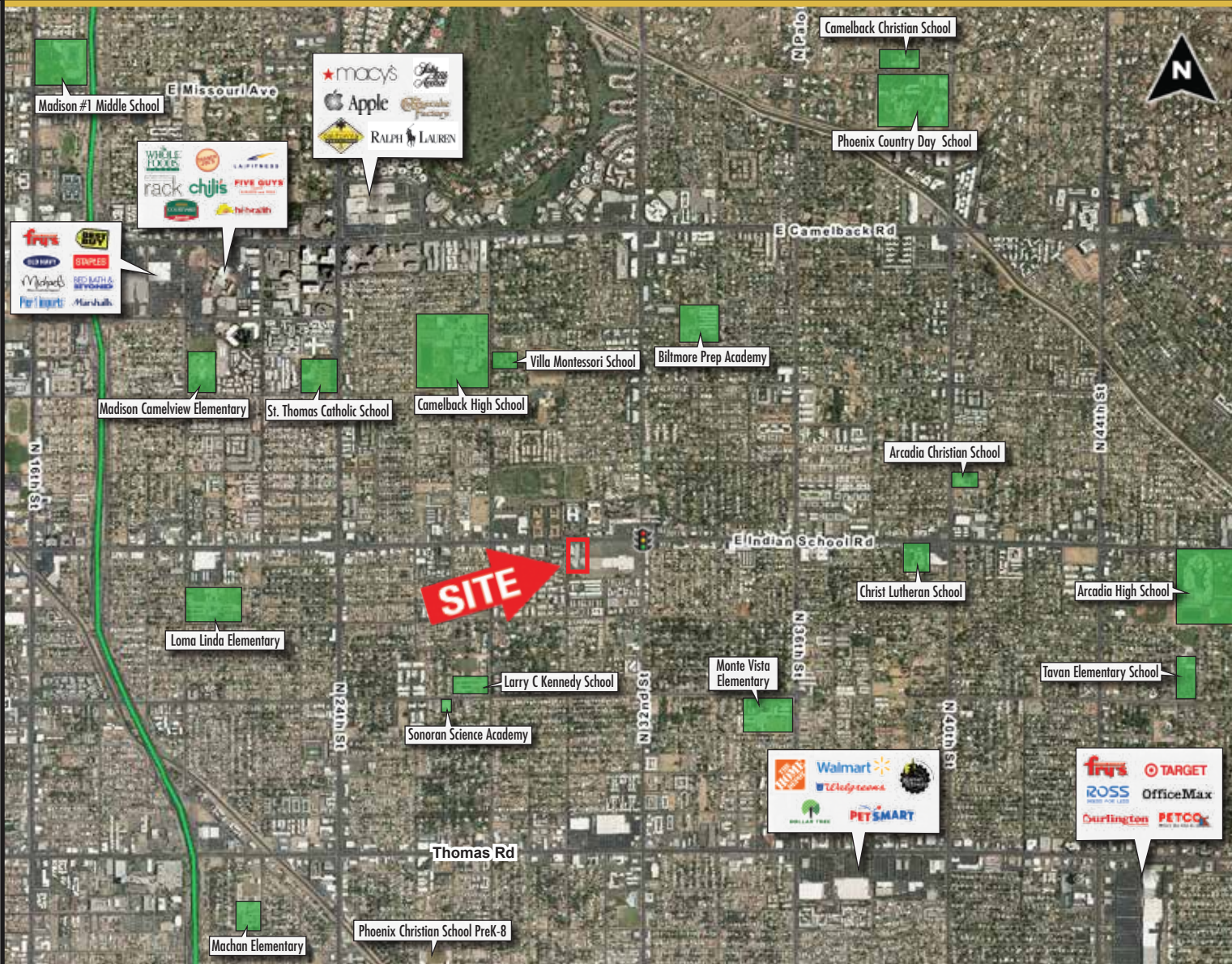


West of the Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona



### DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Mile	5 Miles
Estimated Population (2016)	22,495	156,667	295,989
Projected Population (2021)	24,363	170,904	323,727
Estimated Avg. Household Income (2016)	\$60,967	\$69,644	\$74,489
Projected Avg. Household Income (2021)	\$71,402	\$80,612	\$86,961
Average Household Size (2016)	2.0	2.4	2.2
Total Daytime Employees (2016)	13,999	102,264	280,033
Median Age (2016)	37.1	34.6	36.2

### TRAFFIC COUNTS (2013 Source: City of Phoenix)

32nd Street	24,409
Indian School Road	38,568
<b>Total Cars Per Day</b>	<b>62,977</b>



# DE RITO PARTNERS, INC

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# SQUAW PEAK COMMERCIAL CENTER

West of the Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona

SHOP SPACE FROM 620 SF TO 7,136 SF AVAILABLE



For further information contact:

**CARL JONES, JR.**

(602) 393-0117

carl.jones@derito.com

**GORDON HECKAMAN**

(602) 553-2947

gordon.heckaman@derito.com

9120 E. Talking Stick Way, Suite E-1  
Scottsdale, AZ 85250

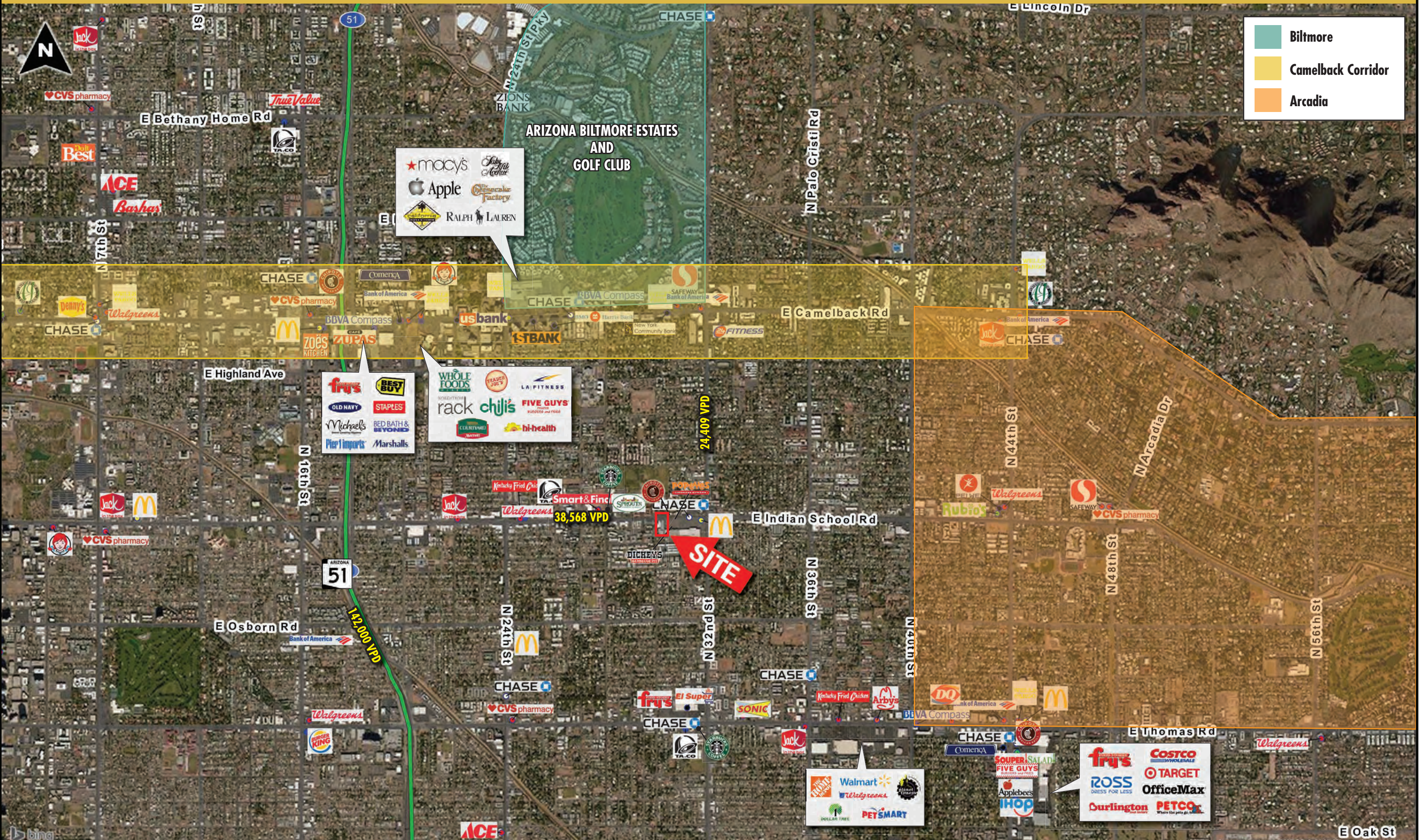
o. 480.834.8500 | f. 602.381.1981  
www.derito.com

### PROJECT HIGHLIGHTS

- Newly redeveloped shop space available with patio opportunity
- Adjacent to Arcadia Fiesta featuring:
  - ROSS DRESS FOR LESS
  - McDonald's
  - ACE Hardware
  - O'Reilly AUTO PARTS
  - Tuesday Morning
- Monument signage available
- Excellent Central Phoenix location - Less than 2 miles from Biltmore, Arcadia, and the Camelback Corridor
- More than 10 million SF of office within 3 miles
- More than 102,000 employees and 156,000 residents within 3 miles
- Nearly 11,000 apartment units within trade area
- Household incomes in excess of \$69,000 within 3 miles
- Join: TITLE CLUB Dogtopia

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- Biltmore
- Camelback Corridor
- Arcadia

macy's  
 Apple  
 Ralph Lauren  
 Jilly's  
 California  
 Factory

frys  
 BEST BUY  
 WHOLE FOODS  
 rack  
 chij's  
 FIVE GUYS  
 LA FITNESS  
 OLD NAVY  
 STAPLES  
 Michael's  
 Pier 1 Imports  
 RED BATH & BEYOND  
 Marshalls  
 hi-health

Walmart  
 Walgreens  
 PETSMART  
 DOLLAR TREE

COSTCO WHOLESALE  
 TARGET  
 OfficeMax  
 Fry's  
 ROSS DRESS FOR LESS  
 Curlington  
 PETCO

24,409 VPD

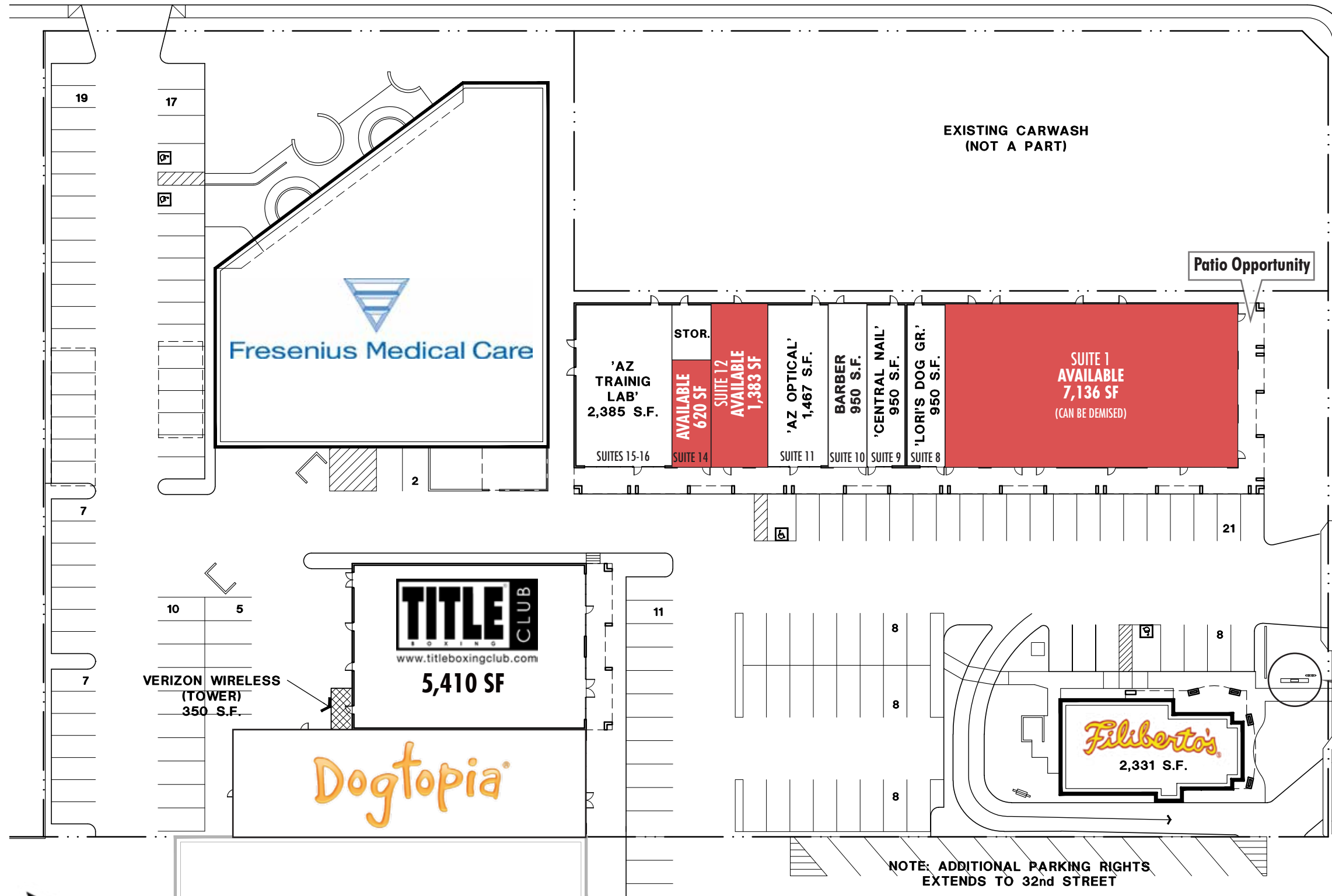
38,568 VPD

142,000 VPD

**SITE**

30th STREET

INDIAN SCHOOL RD.



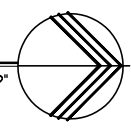
MONUMENT SIGNAGE AVAILABLE



LEASE SITE PLAN

SCALE:

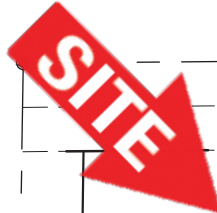
1" = 20'-0"



**SQUAW PEAK  
COMMERCIAL CENTER**  
30 TH. STREET & INDIAN SCHOOL  
PHOENIX, ARIZONA

SQUAW PEAK COM. CENTER  
LEASE SITE PLAN  
72000  
01-20-15

LSP



30TH STREET

INDIAN SCHOOL ROAD

40'-0" NEW DRIVE

**AVAILABLE**  
7,136 SF  
(CAN BE DEMISED)

DOES GROOMER SUITE 8  
950 S.F.

HAIR CENTRAL SUITE 9  
950 S.F.

HAIR STATION SUITE 10  
950 S.F.

AZ. OPTICAL SUITE 11  
1,487 S.F.

**AVAILABLE**  
1,383 SF

STOR. 330 S.F.

**AVAILABLE**  
620 SF

AZ. TRAINING LAB SUITES 15-16  
2,386 S.F.

Fresenius Medical Care

**SQUAW PEAK COMMERCIAL CENTER**

**AVAILABLE**  
16,000 S.F.

**The Tile Shop**  
TILESHOP.COM

**Tuesday Morning**  
Fine Quality Legendary Salings  
12,354 S.F.

**ACE Hardware**  
13,822 S.F. EXISTING

**O'Reilly**  
13,822 S.F. EXISTING

16,258 S.F. EXISTING

**ARCADIA FIESTA**

**LOT 5**

**LOT 4**

**LOT 3**

**LOT 2**

**LOT 1**

**Dutch Bros. Coffee**

**POPEYES LOUISIANA KITCHEN**

**CHIPOTE**

**DICKEY'S BARBECUE PIT**

**McDonald's**

**AK NAILS & SPA**

**ROSS DRESS FOR LESS**  
30,698.77 S.F.

**ANYTIME FITNESS**  
9,161.31 S.F.

**URGENT CARE**

**NEW SHOPS**  
15,146 S.F.

**Fantastic Sams**

**NISHIKAWA JAPANESE NOODLE**

**PROTEINHOUSE**

40'-0" DRIVEWAY

10'-0" SIDEWALK BASEMENT

40'-0" ROW.

VARIES

30'-0" DRIVE DRIVEWAY

ADJACENT DEVELOPMENT, NOT APART OF THIS REVIEW

FAIRMOUNT AVENUE

N 31ST ST.

32ND STREET

SITE PLAN

SCALE:

1" = 40'-0"

