

FOR LEASE

# UNION HILLS CENTER I & II

3414 W UNION HILLS DR & 18635 N 35TH AVE | PHOENIX, AZ 85027  
NEC 35TH AVENUE & UNION HILLS DRIVE



**±1,025 - 5,125 SF RETAIL SPACE AVAILABLE**



### FEATURES:

- ±1,025 - 2,600 SF Retail Space Available
- Great Visibility
- 1 mile south of Loop 101 & 1 mile west of I-17
- Shadow Anchor : AMF Bowling
- Monument signage

### DEMOS:

2018	1 Mile	3 Mile	5 Mile
Population	19,140	122,234	313,443
Avg HH Income	\$68,569	\$71,853	\$78,824

Traffic Counts:	Street	Cross Street	VPD
	N 35th Ave	W Union Hills Dr	25,747
	W Union Hills Dr	N 35th Ave	26,435

### NEARBY RETAILERS:



**DONNA REECE**  
RETAIL LEASING SPECIALIST  
Direct: 602.386.5694  
Email: [dreece@zellcre.com](mailto:dreece@zellcre.com)



**ZELL COMMERCIAL REAL ESTATE SERVICES INC.**  
5343 N. 16TH STREET, SUITE 290  
PHOENIX, AZ 85016  
P. 602.248.0600 F. 602.248.0501

This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

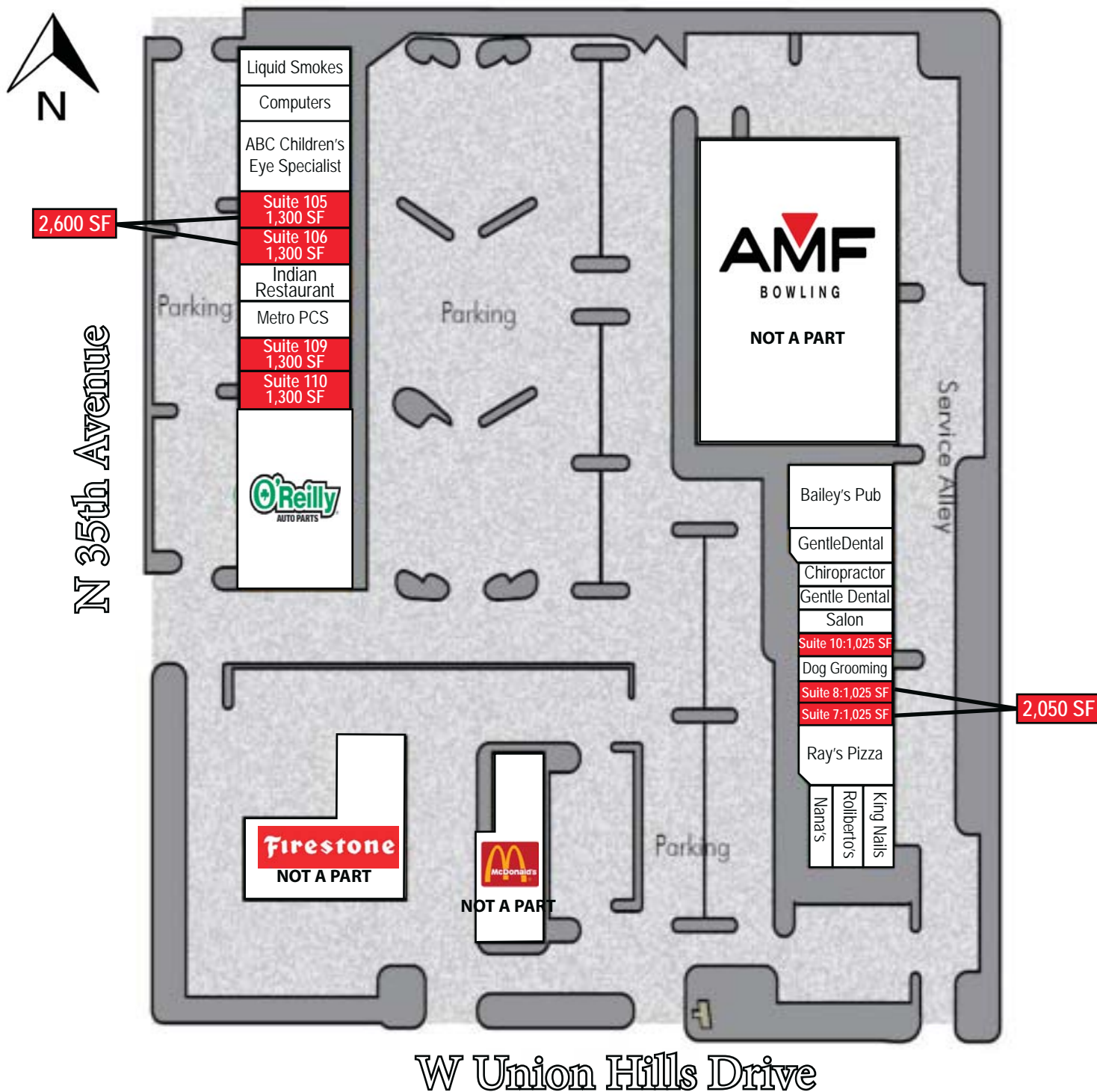
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**SITE SOURCE**  
RETAIL BROKER NETWORK  
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