

RIVER POINT CROSSING

MULTI-TENANT BUILDING FOR LEASE

S/SEC 32nd Street & I-10, Phoenix, Arizona



PHOENIX
SKY HARBOR
INTERNATIONAL
AIRPORT

Hilton Garden Inn
Dairy Queen
QuikTrip

242,991 VPD

UNIVERSITY
OF PHOENIX

38,809 VPD*

WOOD ST

SITE

McDonald's

32ND ST

BROADWAY RD

RIVER POINT CROSSING

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UNIVERSITY OF PHOENIX CORPORATE HEADQUARTERS +3,000 EMPLOYEES

ASURION INSURANCE +325 EMPLOYEES

QT QuikTrip

Hilton Garden Inn

DRURY INN & SUITES

STAY AMERICA

242,991 VPD

38,809 VPD+

WOOD ST

← SITE

32ND ST

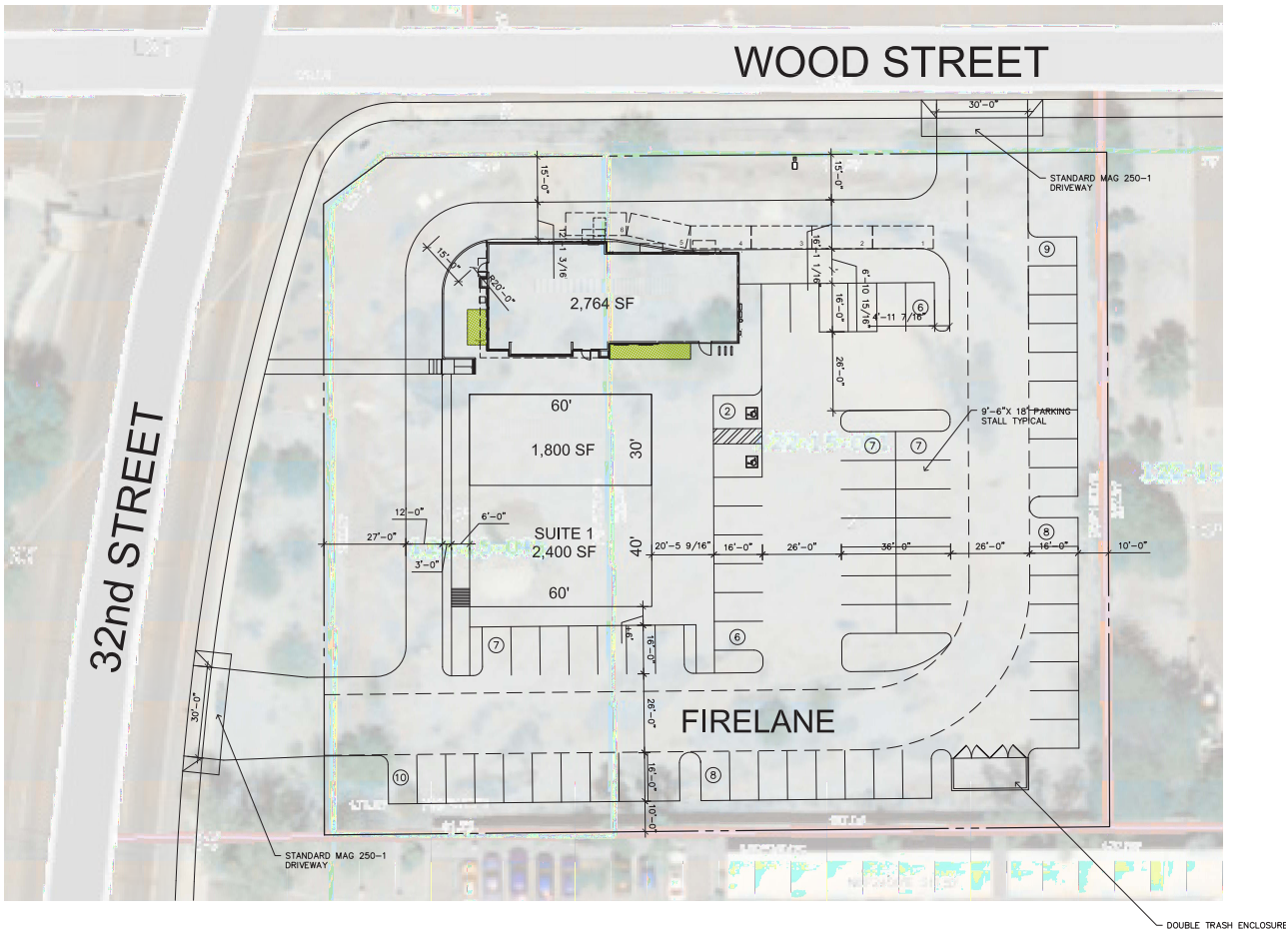
BROADWAY RD

*2015 DATA

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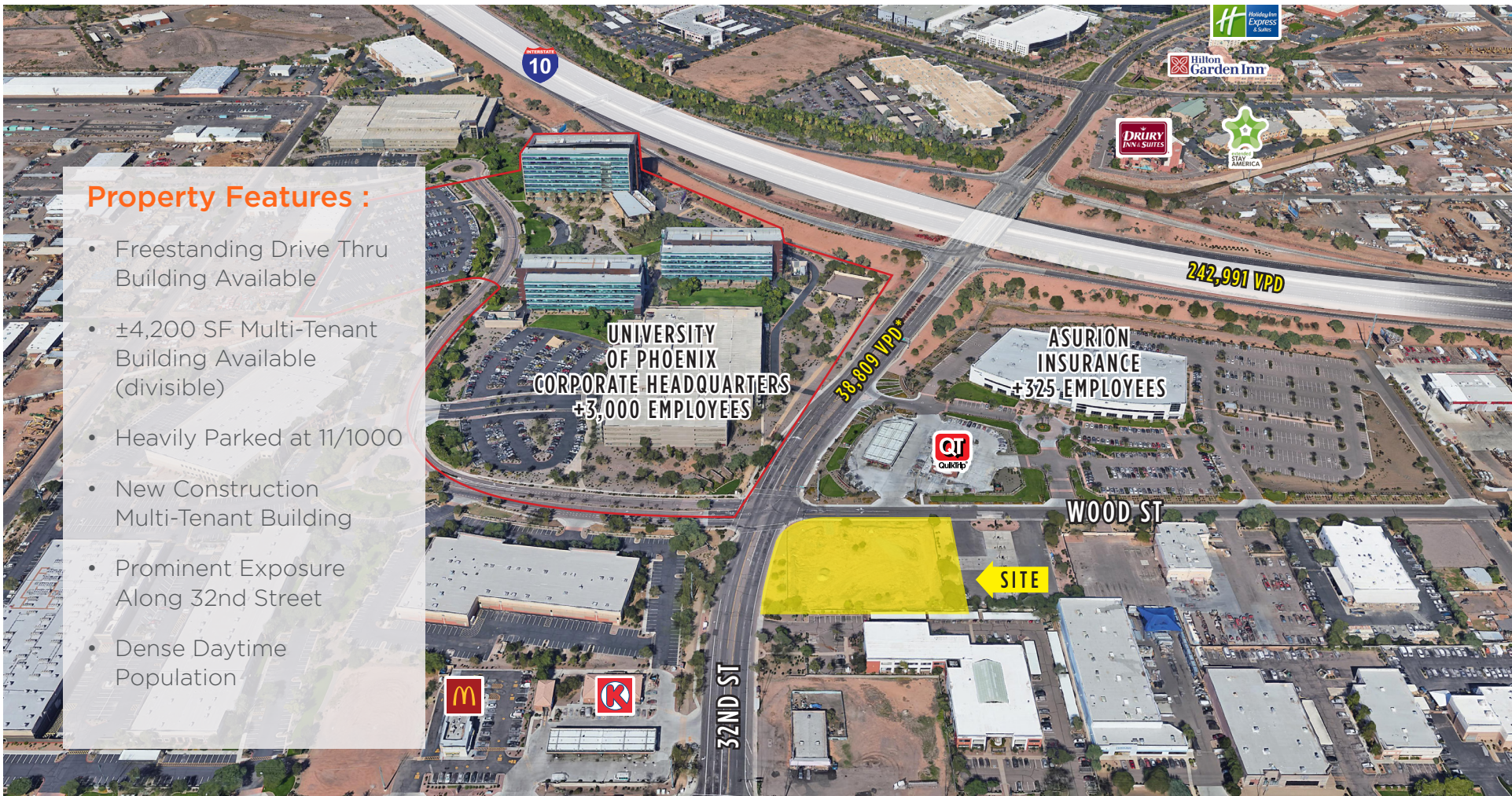
SITE PLAN
SCALE: 1" = 20'-0"

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Property Features :

- Freestanding Drive Thru Building Available
- ±4,200 SF Multi-Tenant Building Available (divisible)
- Heavily Parked at 11/1000
- New Construction Multi-Tenant Building
- Prominent Exposure Along 32nd Street
- Dense Daytime Population

Demographics*:

(2017)	1 Mile	3 Miles	5 Miles
Population	5,805	60,906	293,101
Average HH Income	\$40,028	\$54,098	\$51,803
Households	1,594	19,805	98,570
Daytime Employment	16,826	96,320	305,645

Traffic Counts**:

North of Broadway on 32nd Street:	27,934 VPD
South of Broadway on 32nd Street:	21,814 VPD
East of 32nd Street on I-10:	242,991 VPD
West of 32nd Street on I-10:	262,933 VPD

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