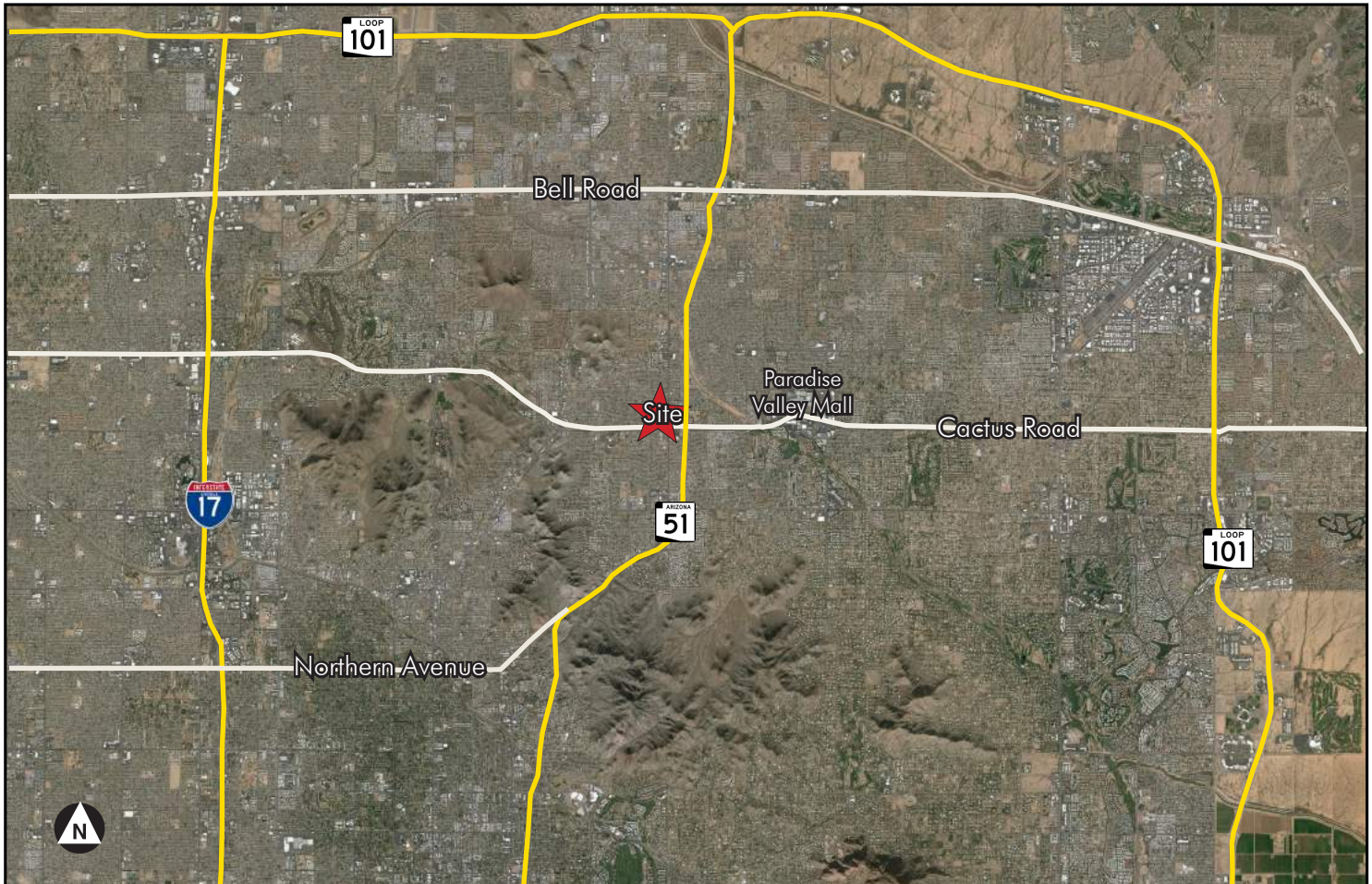


FOR LEASE

±20,000 SF Anchor Space
NEC 32nd Street & Cactus Road

RETAIL

CENTRALLY LOCATED RETAIL BOX SPACE AVAILABLE



Building Size: ±20,672 SF

Zoning: C-2, City of Phoenix

Traffic Counts*

SR 51 (Piestewa) Freeway: 126,000 vpd

Cactus Road: 43,713 vpd

32nd Street: 16,136 vpd

*City of Phoenix Traffic Counts

Comments: + Outstanding opportunity in the geographic center of the NE Valley.

+ Situated just off the SR 51 (Piestewa) Freeway. Provides excellent accessibility to a wide area of Metro Phoenix.

INTERSECTION CO-TENANTS



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CBRE

FOR LEASE

±20,000 SF Anchor Space
NEC 32nd Street & Cactus Road

RETAIL

SITE PLAN:



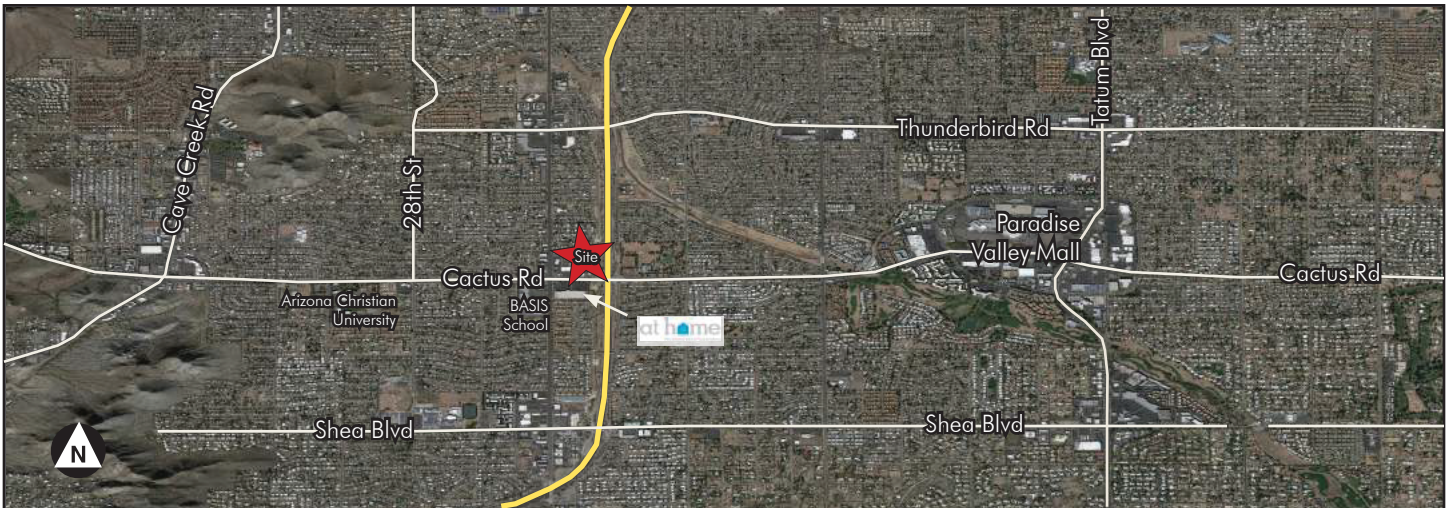
Traffic Counts Source: City of Phoenix

Not to scale

FOR LEASE

±20,000 SF Anchor Space
NEC 32nd Street & Cactus Road

RETAIL



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FOR LEASE

±20,000 SF Anchor Space NEC 32nd Street & Cactus Road

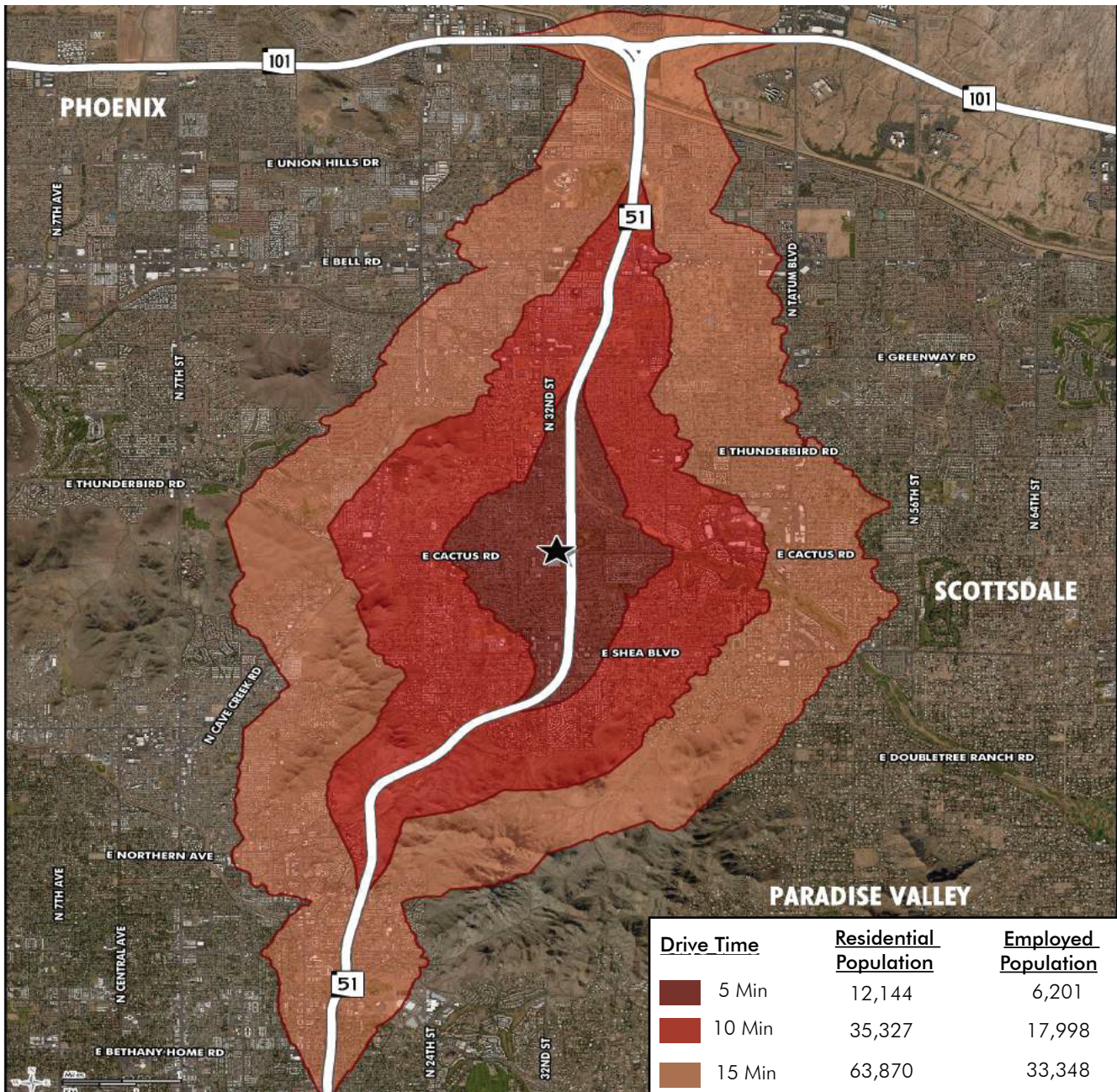
RETAIL

Demographics*

	1 Mile	3 Miles	5 Miles
2016 Population	14,346	98,221	296,204
Daytime Population	12,103	80,894	220,587
Avg. Household Income	\$72,456	\$80,072	\$81,683

*Nielsen 2016

DRIVE TIME MAP:



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