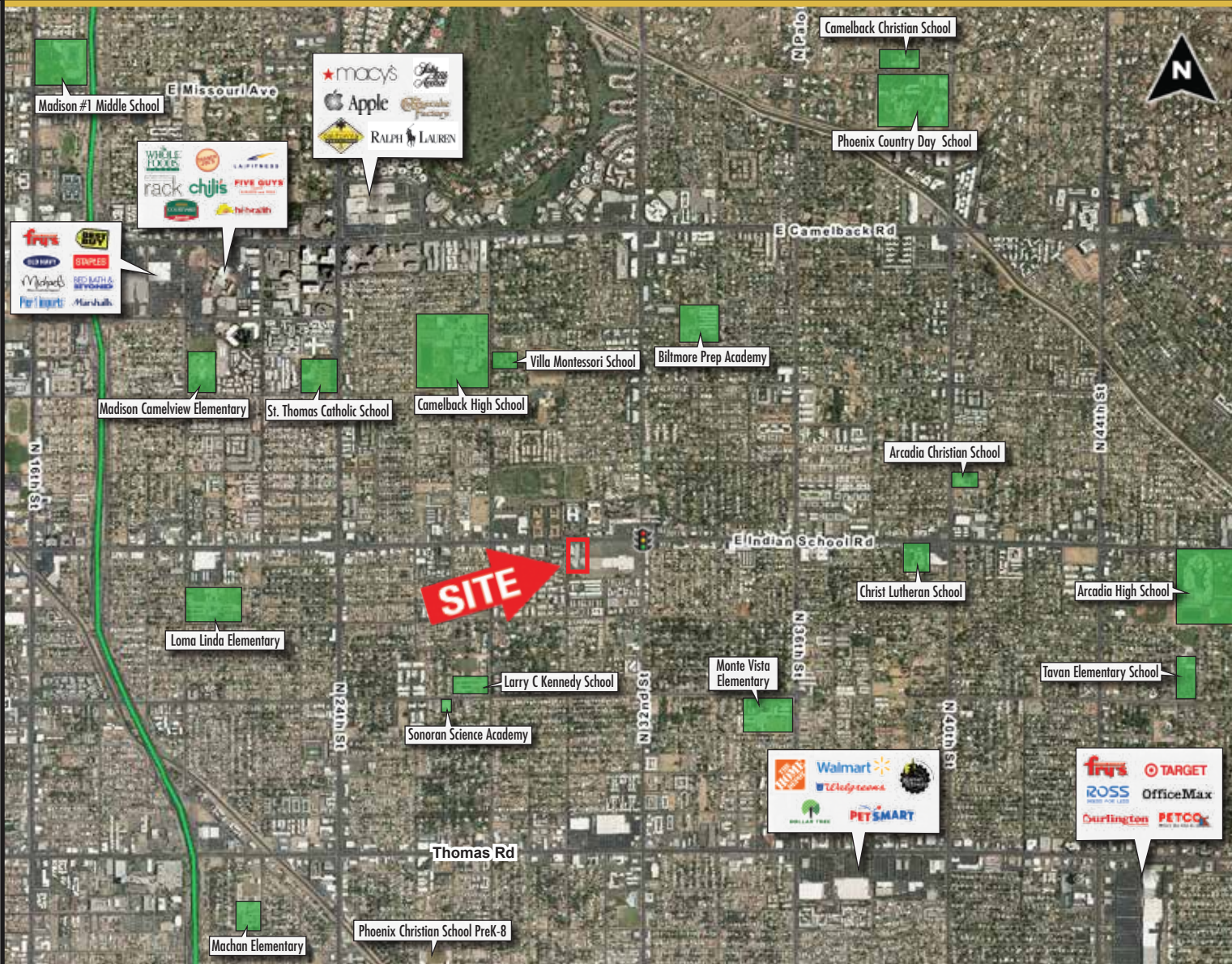


West of the Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona



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
Total Cars Per Day	62,977



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

SQUAW PEAK COMMERCIAL CENTER

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

SHOP SPACE FROM 620 SF TO 4,615 SF AVAILABLE



For further information contact:

CARL JONES, JR.
 (602) 393-0117
 carl.jones@derito.com

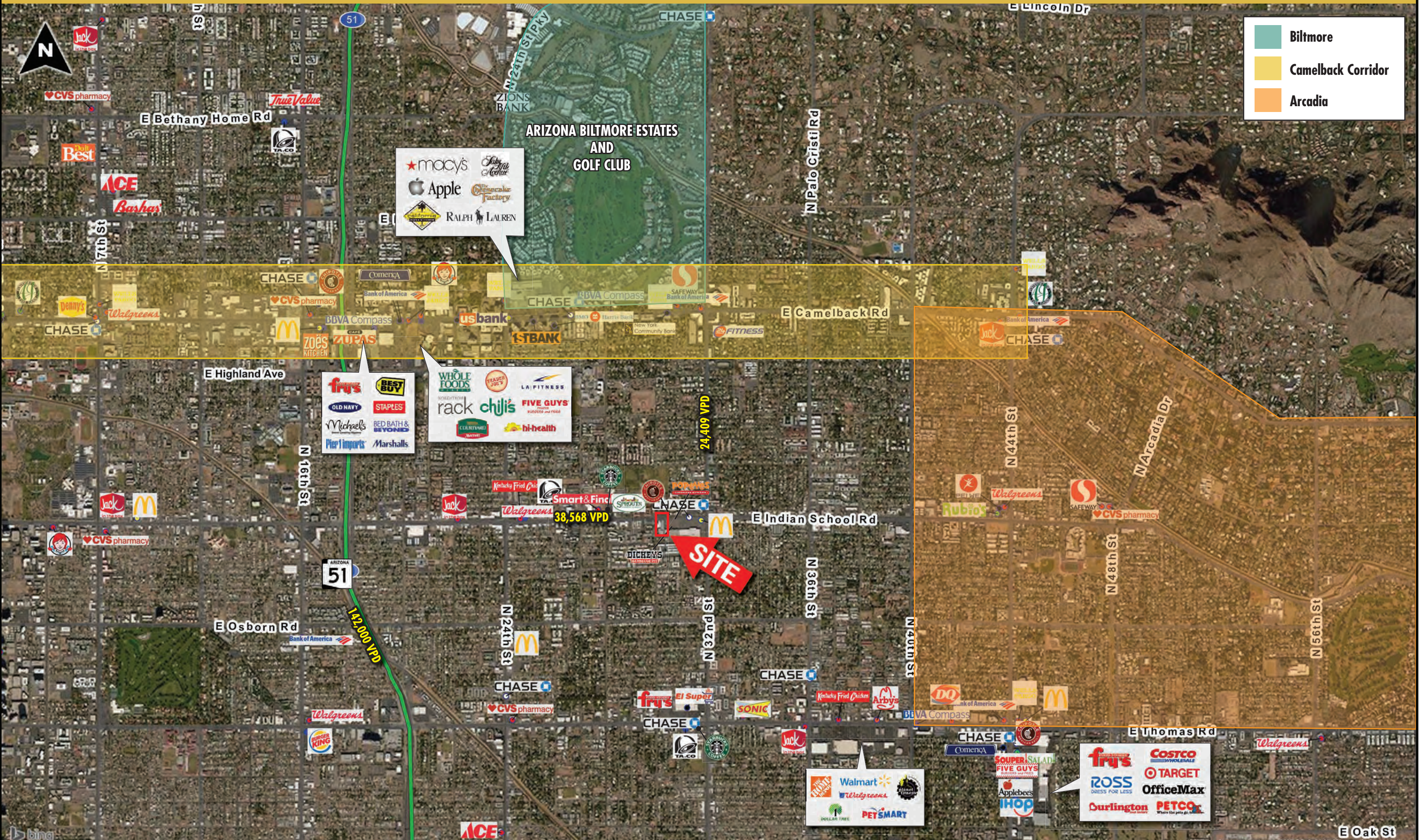
9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

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 JOANN
 - Dutch Bros. Coffee
- 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, WING STOP

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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

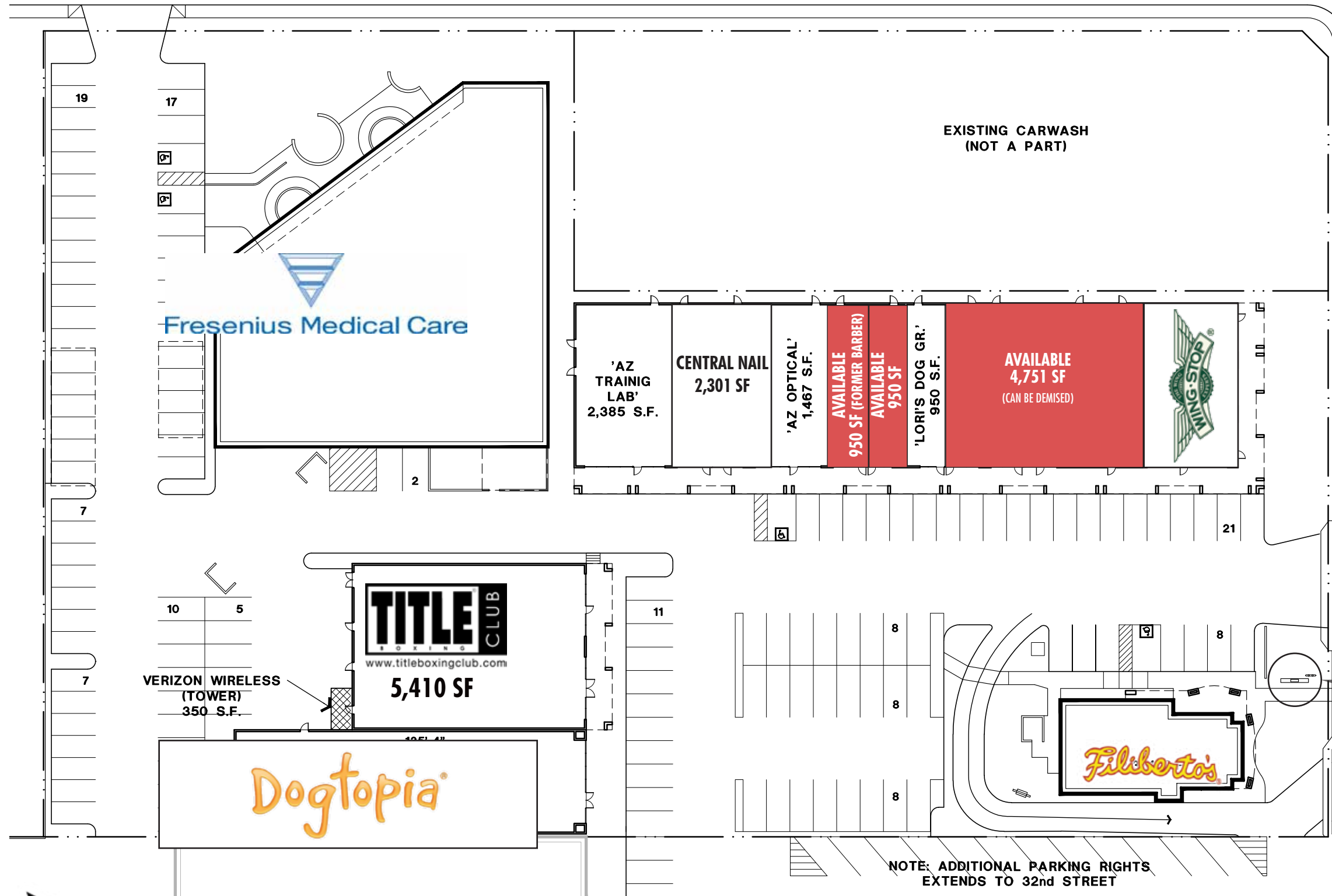
24,409 VPD

38,568 VPD

142,000 VPD

30th STREET

INDIAN SCHOOL RD.



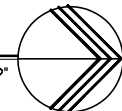
MONUMENT SIGNAGE AVAILABLE



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



INDIAN SCHOOL ROAD

30TH STREET

32ND STREET

FAIRMOUNT AVENUE

N 31ST ST.

AVAILABLE
4,751 SF
(CAN BE DEMISED)

DOG GROOM SUITE 8
960 S.F.

AVAILABLE
930 SF

AVAILABLE
930 SF

AZ OPTICAL
SUITE 11
1,407 S.F.

CENTRAL NAILS
2,301 SF

AZ TRAINING LAB
SUITE 15-18
2,388 S.F.

NOT A PART

Fresenius Medical Care

SQUAW PEAK COMMERCIAL CENTER



SITE PLAN

SCALE:

1" = 40'-0"

