

PHOENIX INDUSTRIAL / RETAIL

FOR LEASE

4313-4319 E UNIVERSITY DR
PHOENIX, AZ 85034

YOUR
NAME
HERE!



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PROPERTY DETAILS

LEASE RATE	\$6,000/Month NNN NNNs: \$0.20/SF
BUILDING SIZE	±3,250 SF
LOT SIZE	±15,960 SF (±0.37 AC)
PARCEL	124-49-020, 124-49-019
ZONING	A-1, Light Industrial📍



PROPERTY HIGHLIGHTS

PROPERTY:

- Pylon signage
- University Dr frontage
- Paved/secured yard
- Fresh exterior paint

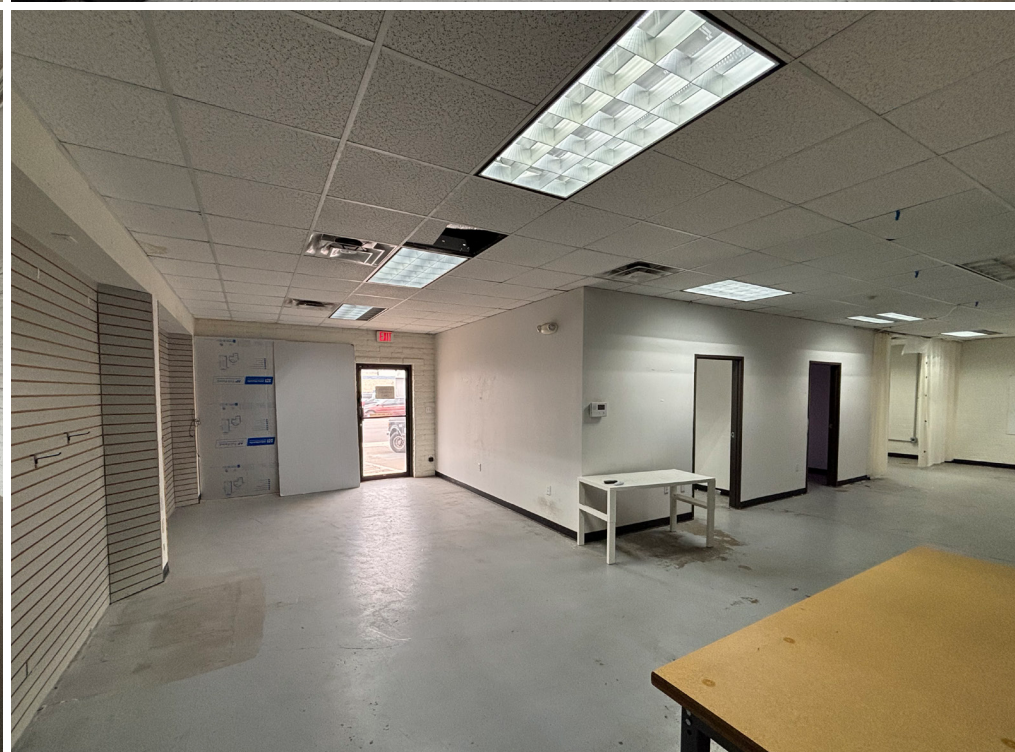
4313 E UNIVERSITY DR (WEST BUILDING):

- One (1) office, one (1) restroom
- 100% HVAC
- 10' clear height
- LED lighting
- 500A, 120/208V 3-Phase
- 8'x8' grade level door
- ±4,000 SF covered canopy with lighting and power

4319 E UNIVERSITY DR (EAST BUILDING):

- Two (2) offices, one (1) reception, two (2) restrooms
- 9' drop ceiling
- 8'x8' grade level door
- 100% HVAC
- Cameras
- Air lines
- ±500 SF covered canopy





DOWNTOWN
PHOENIX

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

AREA OVERVIEW

E UNIVERSITY DR | VPD: ±23,000





PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

SITE

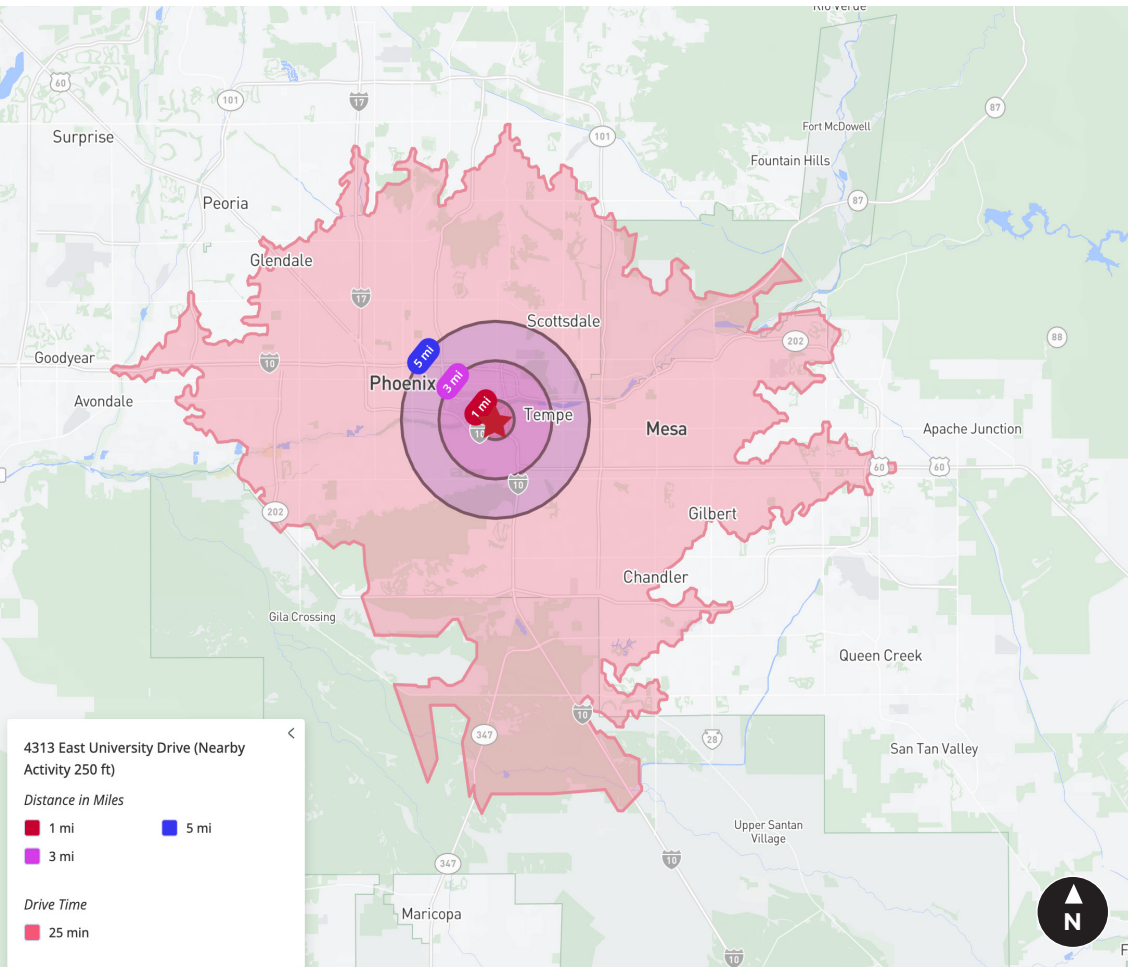
ASU

WM WASTE MANAGEMENT
DriveTime PEPSCO
PARKER & SONS
ASM
Ewing OUTDOOR SUPPLY
AVNET ZipRecruiter
aetna
labcorp

Medtronic
L3HARRIS
RIO SALADO COLLEGE
MICROCHIP
Broadway Curve

Harkins THEATRES
ROSS DRESS FOR LESS
WORLD MARKET
Marshall's
TARGET
BEST BUY
sam's club

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,021	76,981	288,932
2029	9,368	79,610	300,254

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	2,857	28,445	109,521
2029	2,979	29,449	114,031

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$94,993	\$94,081	\$90,741

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$337,686	\$374,438	\$403,826

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	15,455	77,261	213,211

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	947	5,247	16,462

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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