

# IGNITE

COMMERCIAL  
REAL ESTATE

## FREESTANDING BANK W/ DRIVE-THRU

SWC OF 32ND ST AND SHEA BLVD | PHOENIX, ARIZONA

AVAILABLE: 5,471 SF W/ DRIVE-THRU FOR LEASE ON .79 ACRES



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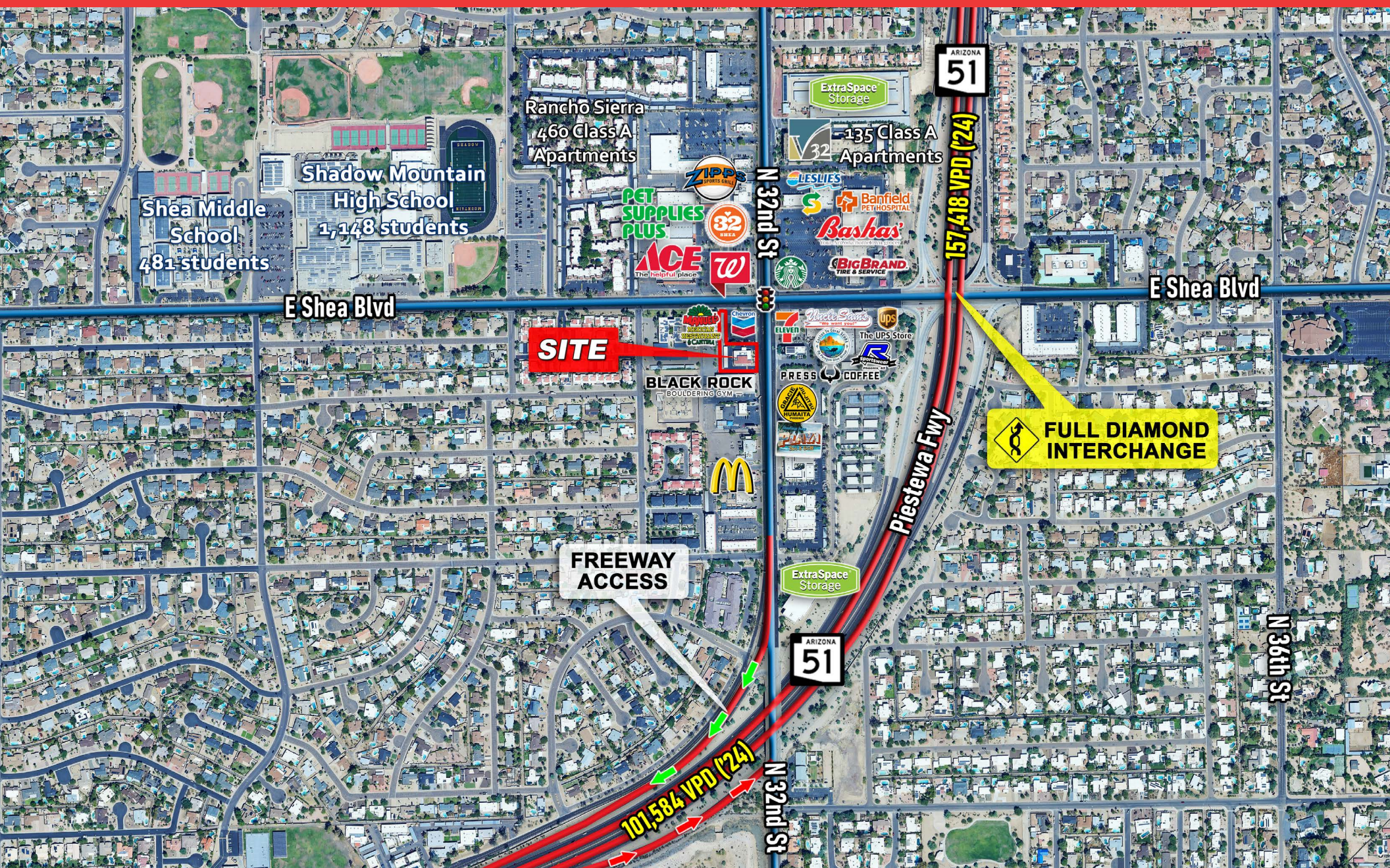
FOUNDER & CEO

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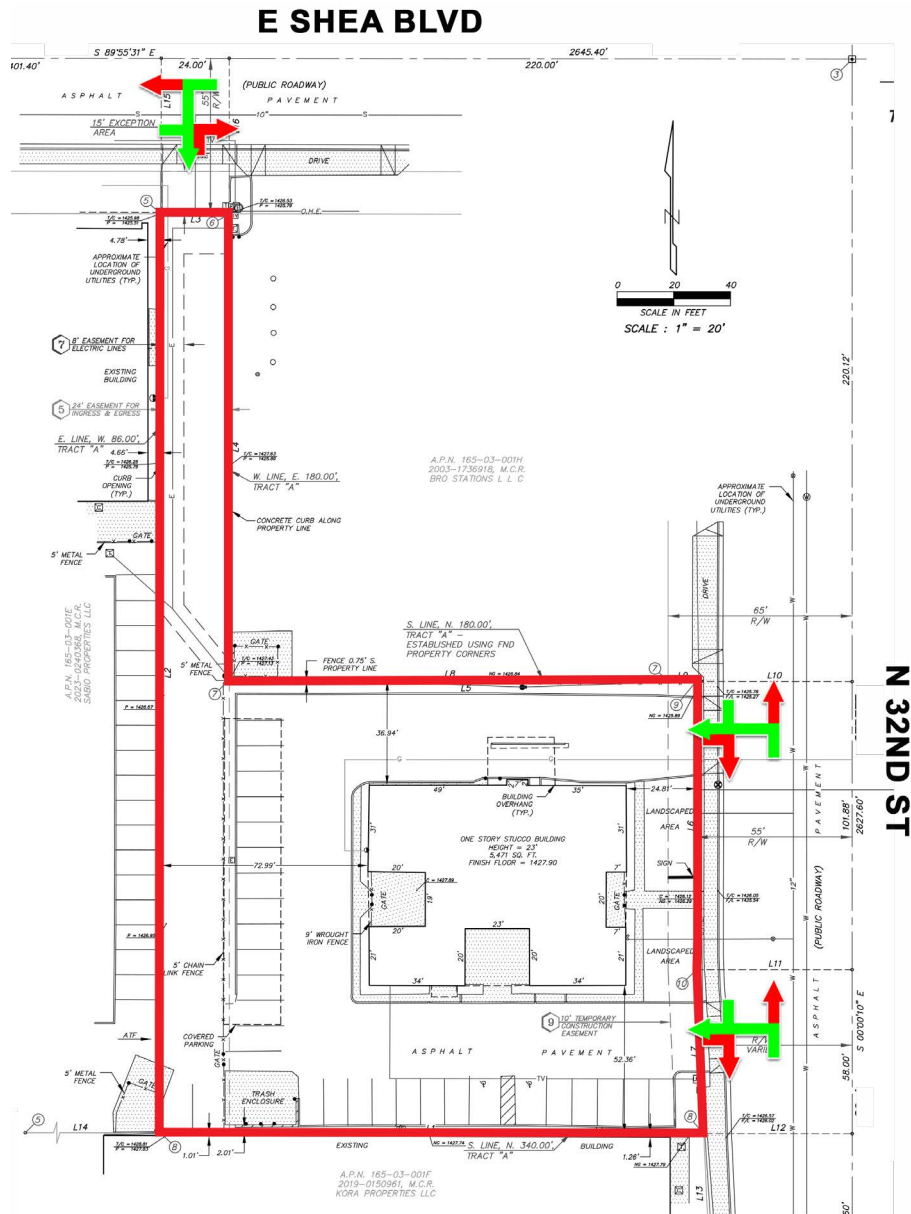
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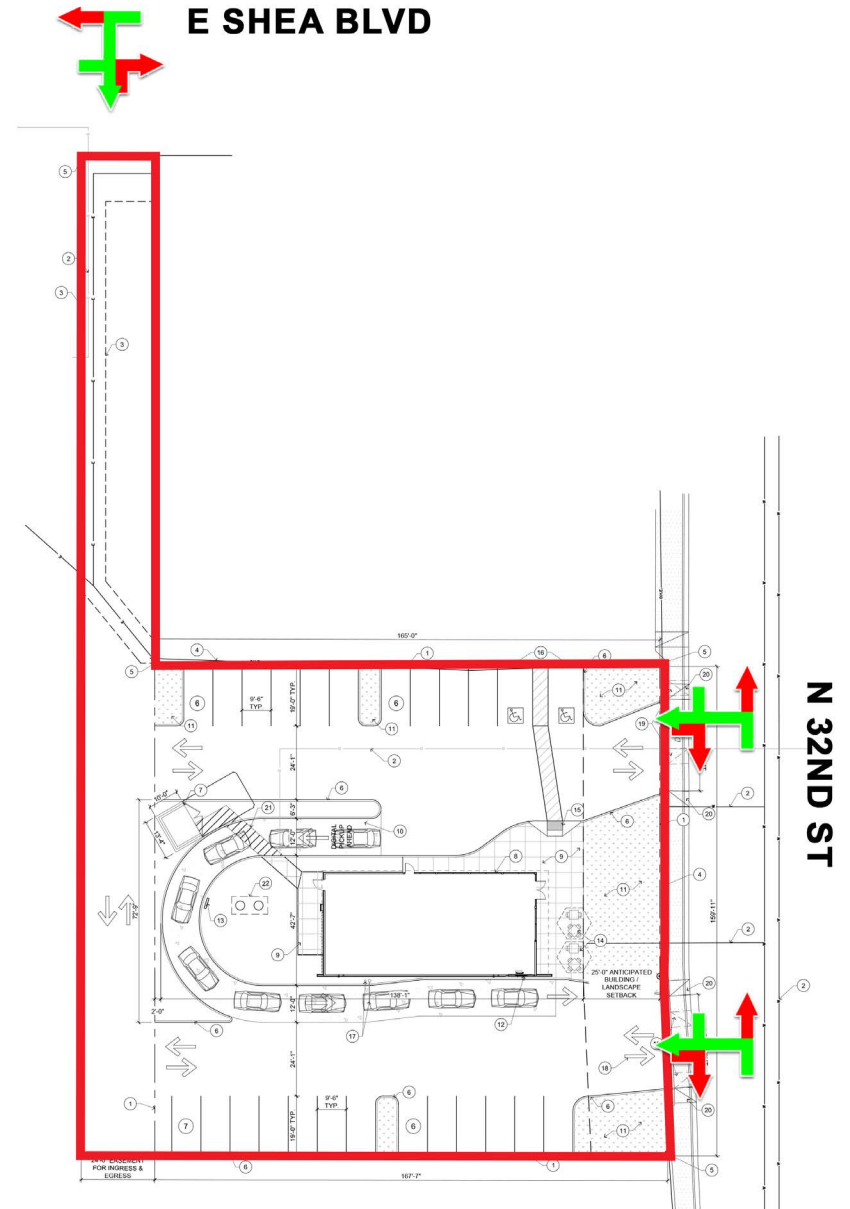
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## EXISTING BUILDING



## CONCEPTUAL SITE PLAN



## PROPERTY HIGHLIGHTS

- Directly west of the SR-51 and Shea full diamond interchange which sees 157,418 VPD
- Freestanding building with drive-thru capability — well suited for retail or service users.
- 16 covered and 12 uncovered parking spaces
- Dense retail ecosystem with major national, regional, and local tenants such as Bashas, Press Coffee, Walgreens, Sol Flower Dispensary, & Manuel's Mexican Restaurant



| DEMOGRAPHICS    | 1 Mile    | 3 Mile    | 5 Mile    |
|-----------------|-----------|-----------|-----------|
| 2025 Population | 12,330    | 84,074    | 261,861   |
| Daytime Pop     | 11,395    | 77,307    | 245,595   |
| Households      | 5,170     | 36,816    | 111,269   |
| Avg Home Value  | \$638,578 | \$641,368 | \$685,803 |
| Avg HH Income   | \$146,398 | \$130,500 | \$146,131 |
| Median Age      | 45.6      | 44.5      | 42.3      |





## DEMOGRAPHICS

| Population Summary            | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| 2010 Total Population         | 11,537 | 80,713  | 247,598 |
| 2020 Total Population         | 12,059 | 83,057  | 260,842 |
| 2020 Group Quarters           | 264    | 882     | 2,657   |
| 2025 Total Population         | 12,330 | 84,074  | 261,861 |
| 2025 Group Quarters           | 261    | 981     | 2,952   |
| 2030 Total Population         | 12,266 | 84,514  | 262,499 |
| 2025-2030 Annual Rate         | -0.10% | 0.10%   | 0.05%   |
| 2025 Total Daytime Population | 11,395 | 77,307  | 245,595 |
| Workers                       | 6,056  | 39,471  | 122,758 |
| Residents                     | 5,339  | 37,836  | 122,837 |

| Household Summary           |       |        |         |
|-----------------------------|-------|--------|---------|
| 2010 Total Households       | 4,897 | 34,628 | 102,642 |
| 2010 Average Household Size | 2.32  | 2.32   | 2.39    |
| 2020 Total Households       | 5,010 | 36,038 | 108,942 |
| 2020 Average Household Size | 2.35  | 2.28   | 2.37    |
| 2025 Total Households       | 5,170 | 36,816 | 111,269 |
| 2025 Average Household Size | 2.33  | 2.26   | 2.33    |
| 2030 Total Households       | 5,212 | 37,592 | 112,899 |
| 2030 Average Household Size | 2.30  | 2.22   | 2.30    |
| 2025-2030 Annual Rate       | 0.16% | 0.42%  | 0.29%   |
| 2025 Families               | 3,254 | 21,238 | 65,849  |
| 2025 Average Family Size    | 2.92  | 2.90   | 2.95    |
| 2030 Families               | 3,259 | 21,501 | 66,454  |
| 2030 Average Family Size    | 2.88  | 2.86   | 2.91    |
| 2025-2030 Growth Rate       | 0.0%  | 0.3%   | 0.2%    |

| Median Household Income |           |           |           |
|-------------------------|-----------|-----------|-----------|
| 2025                    | \$114,916 | \$92,196  | \$97,300  |
| 2030                    | \$129,787 | \$105,675 | \$110,136 |

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