



32ND ST

±21,986 VPD

UNION HILLS DR
±21,685 VPD

±24,734 VPD

32ND ST

UNION HILLS DR
±30,521 VPD

±2,400 SF 2nd Gen Restaurant Endcap

SWC

**32ND ST
& UNION HILLS DR**

Phoenix, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE:	±2,400 SF 2nd Gen Restaurant End-cap	PRICING:	Call for Pricing
ZONING:	C-2		

property highlights

- 2nd Gen Restaurant Space, Fixtures Remain
- Across the street from Paradise Valley Community College; 5,880 Students in 2023.
- On the To-Work side of the road (±30,521 VPD).
- Median Household Incomes have increased to ±\$100,000

neighboring tenants

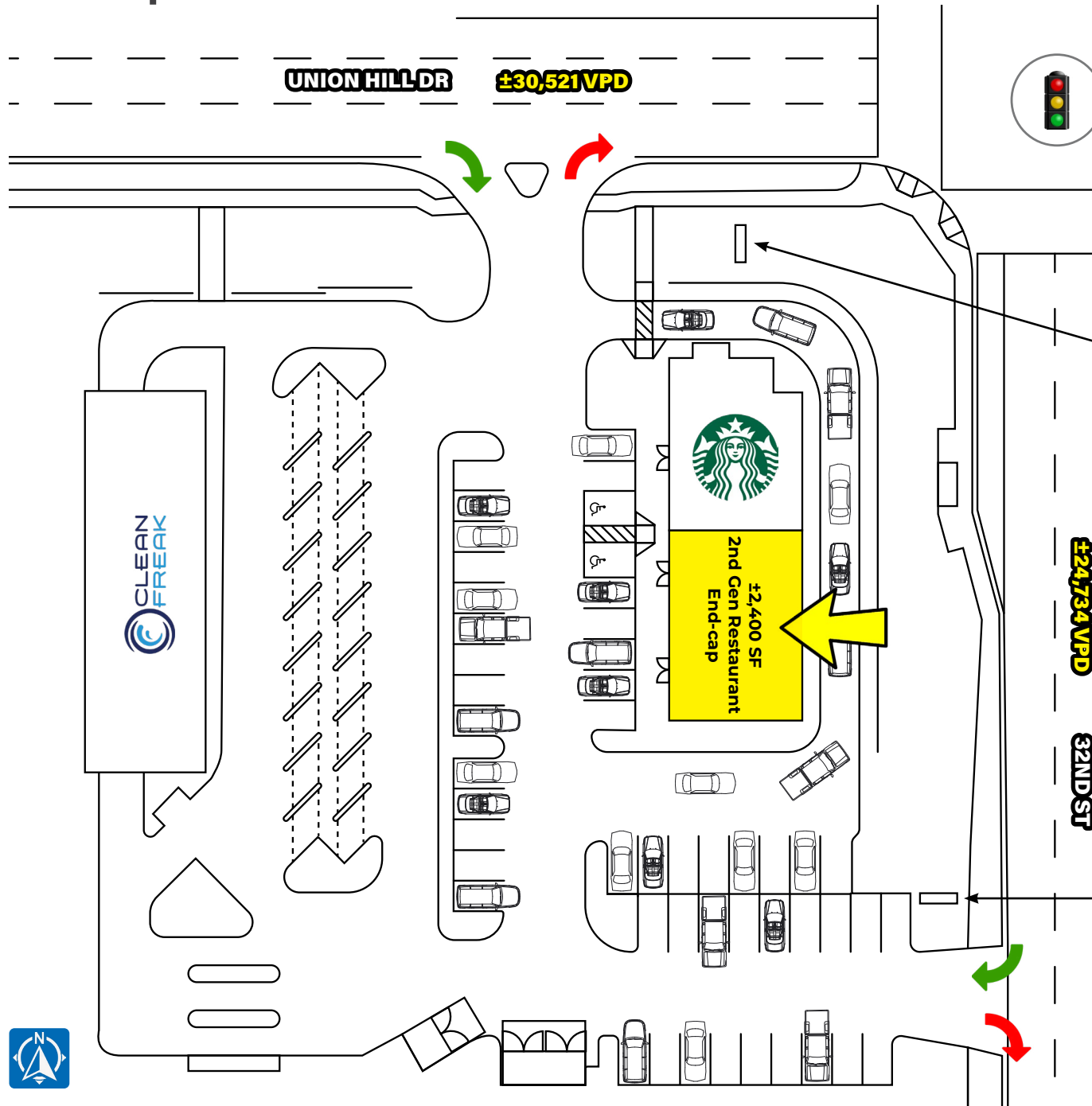


traffic count ADOT 2024

32 nd St	Union Hill Dr
N ±21,986 VPD (NB & SB)	E ±30,521 VPD (EB & WB)
S ±24,734 VPD (NB & SB)	W ±21,685 VPD (EB & WB)



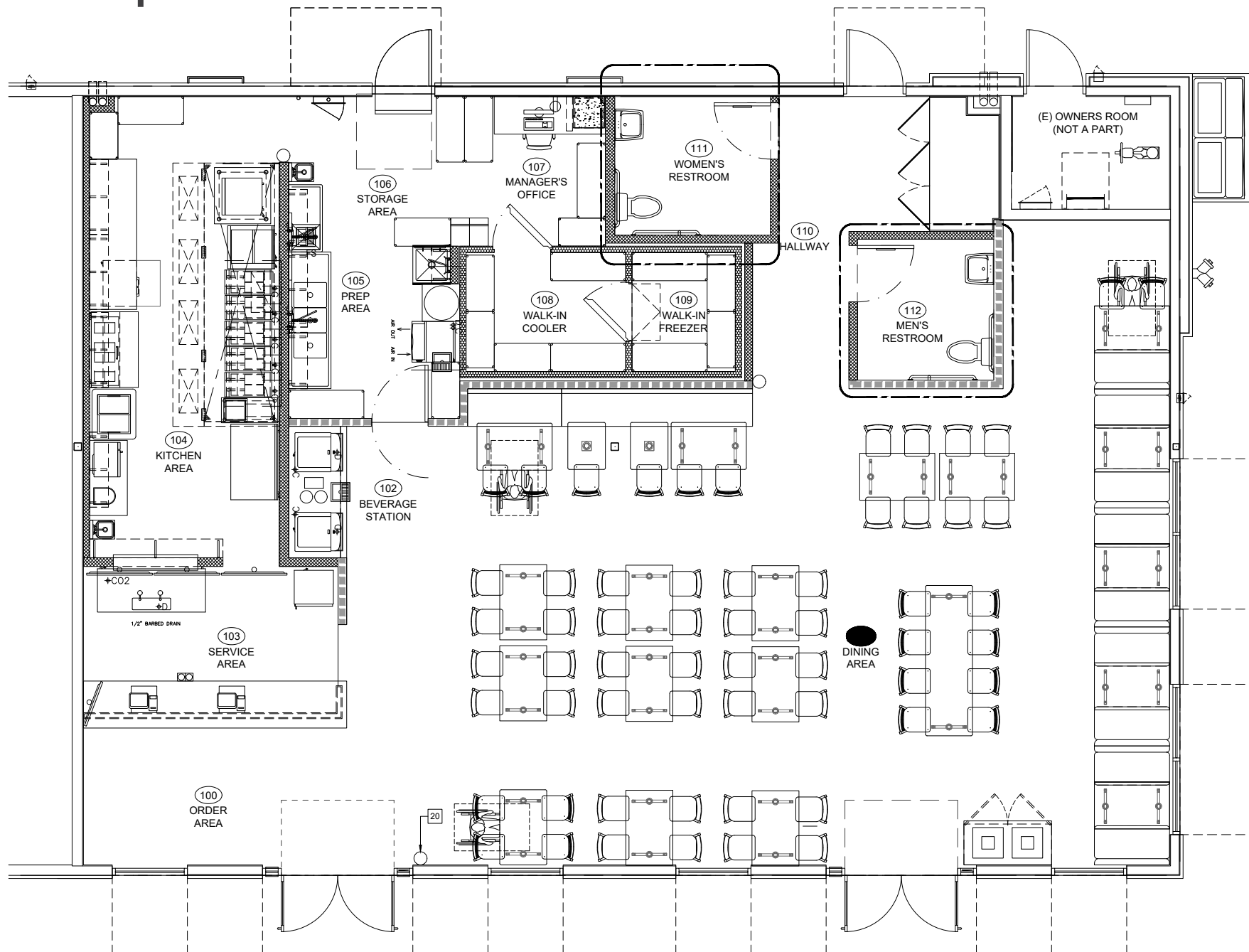
site plan



Tenant		SF
120	Starbucks	2,200
110	AVAILABLE	2,400
Pad	Clean Freak	4320



floor plan

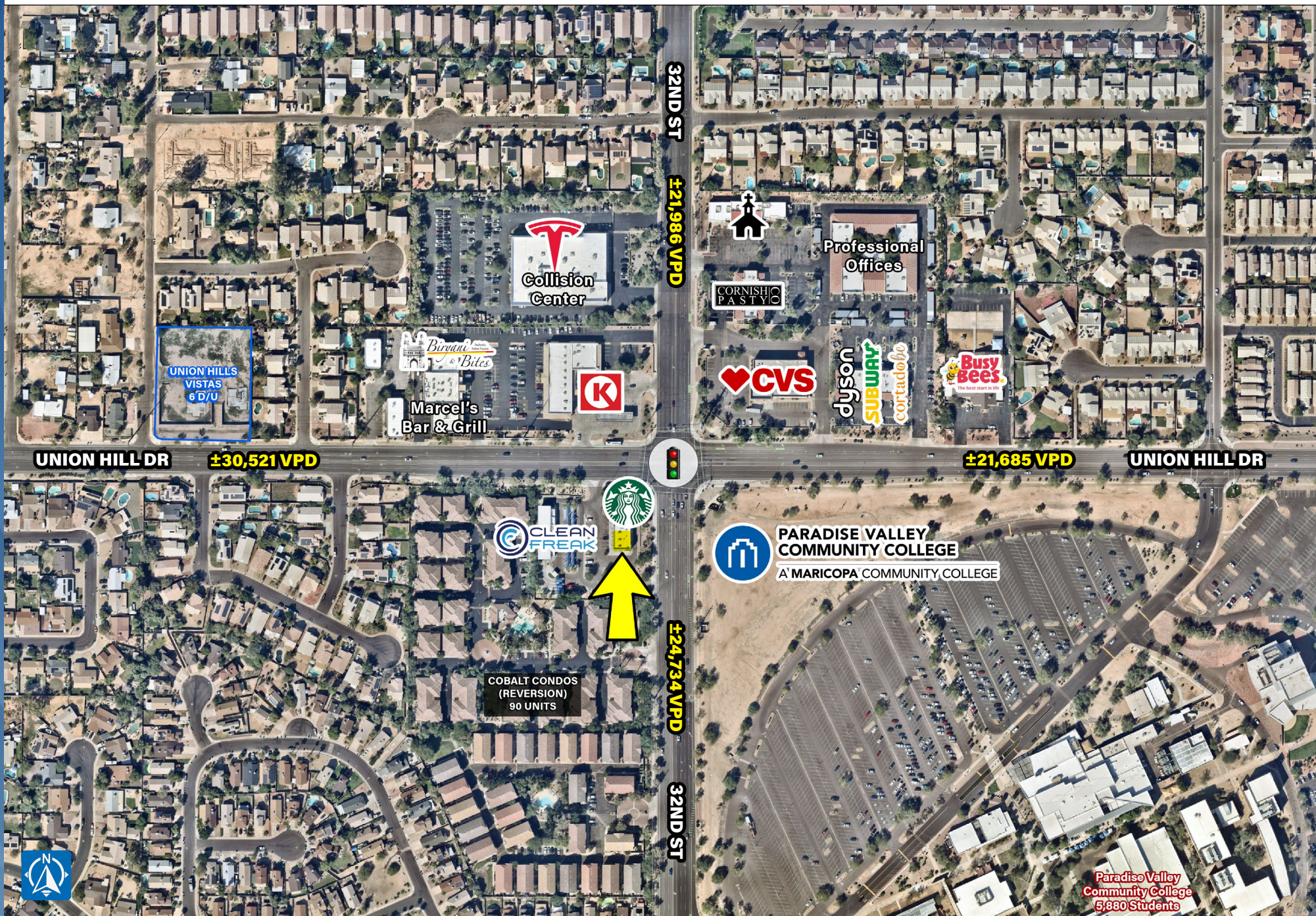




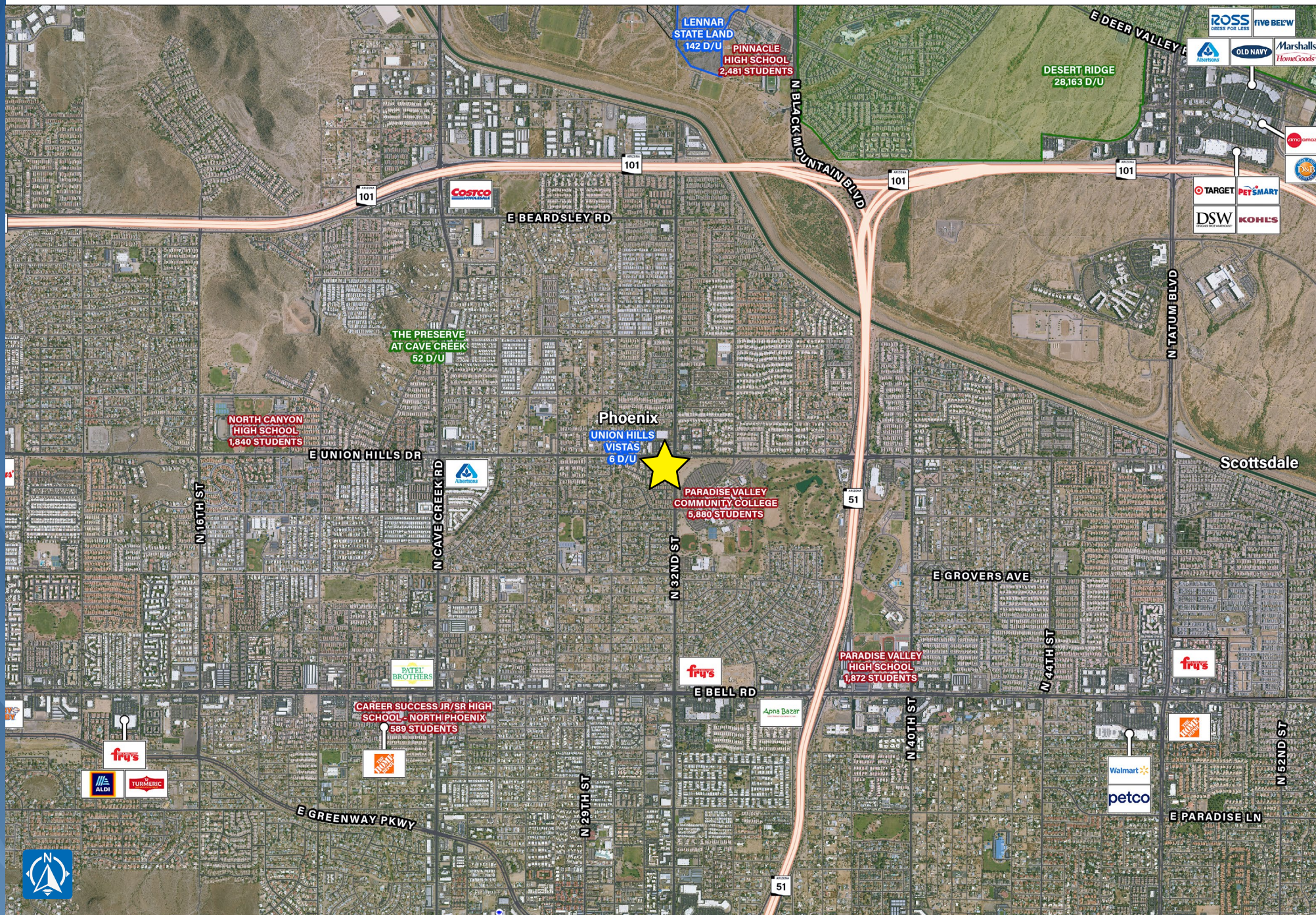
±2,400 SF 2nd Gen Restaurant End-cap



zoom aerial

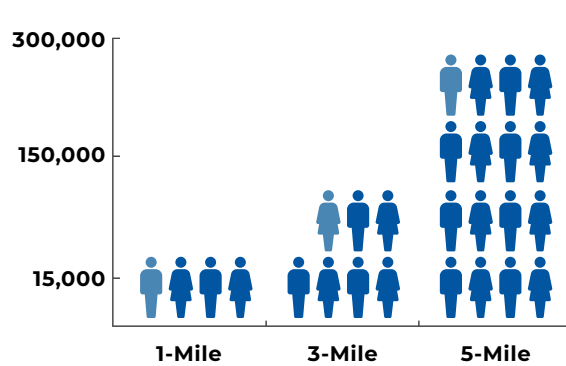


wide aerial

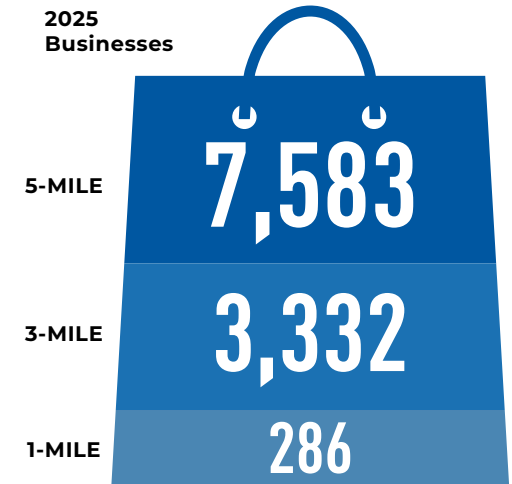
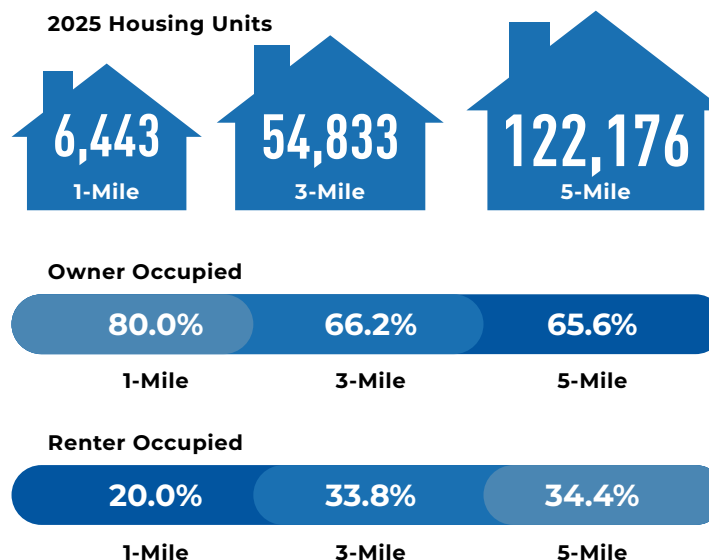
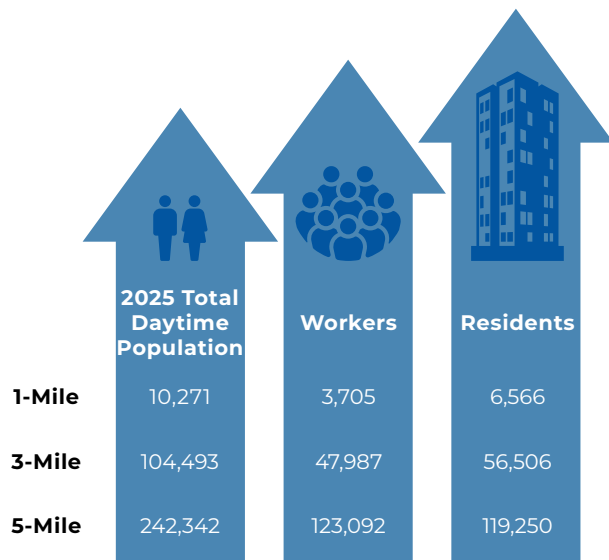
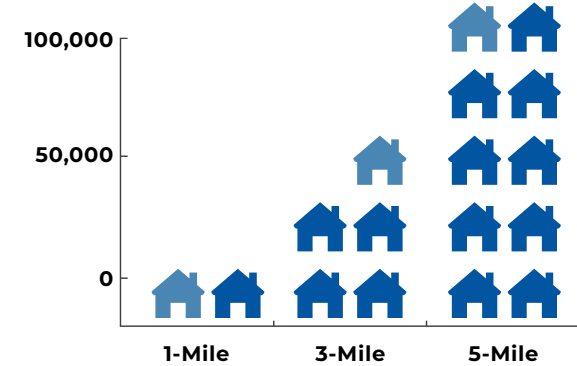


demographics overview

ESRI 2025



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$102,196	\$127,374	\$52,906
3-Mile	\$95,897	\$131,316	\$53,635
5-Mile	\$97,832	\$134,377	\$56,687





EXCLUSIVELY LISTED BY

NICK DEDONA
(602) 734.7208
ndedona@pcaemail.com

ALI HILL
(602) 734.7205
ahill@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.