

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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FOR LEASING INQUIRIES:

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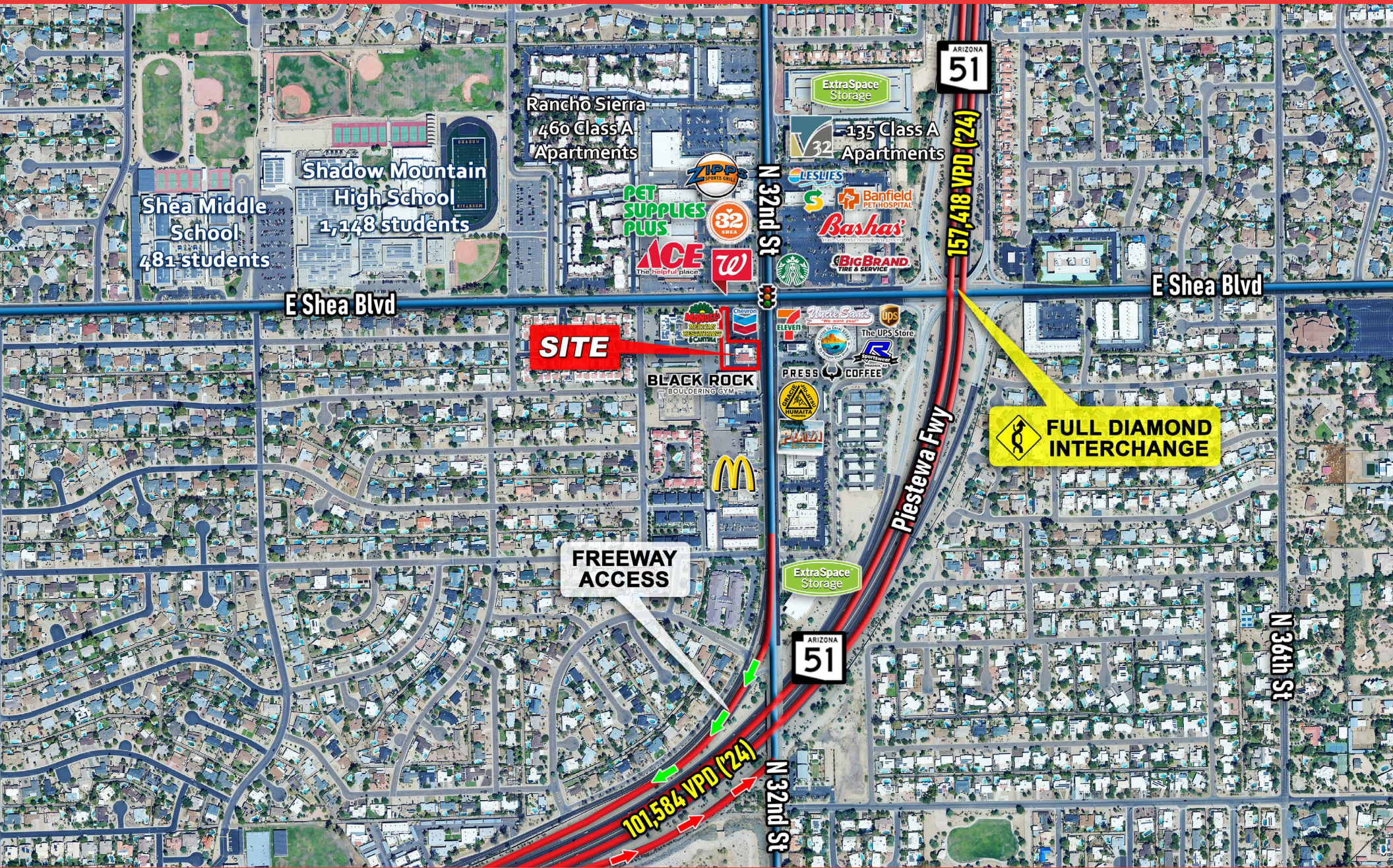
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PROPERTY HIGHLIGHTS

- 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



Shadow Mountain
High School
1,148 students

Rancho Sierra
460 Class A
Apartments

SITE

BLACK ROCK
— BOULDERING GYM —



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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