



## 32 FAIRMOUNT RETAIL

S/ SWC 32nd St. & Indian School  
3840 & 3844 N. 32nd St, Phoenix, AZ

### FOR LEASE

1,614 SF Available

Major High End Redevelopment  
of the 180,000 SF Center  
Directly to the North

Infill Redevelopment in  
High Density Trade Area

Excellent Central Phoenix Location  
- Less than 2 miles from Biltmore,  
Arcadia & the Camelback Corridor

More than 10 million SF of  
Office within 3 miles

Dense Daytime Population-  
More than 96,000 Employees  
within 3 miles

Dense Residential Population- More  
than 145,000 people within 3 miles

Nearly 11,000 Apartment Units  
within Trade Area

Household Incomes in Excess of  
\$68,000 within 3 miles

More than 64,000 Cars per Day  
at Intersection



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JARED LIVELY

480.214.9411  
Jared@RGcre.com



## 32 FAIRMOUNT RETAIL

S/ SWC 32nd St. & Indian School  
3840 & 3844 N. 32nd St, Phoenix, AZ

### HIGHLIGHTS

Major High End  
Redevelopment of the  
180,000 SF Center Directly  
to the North

Infill Redevelopment in High  
Density Trade Area

Excellent Central Phoenix  
Location - Less than 2 miles  
from Biltmore, Arcadia & the  
Camelback Corridor

Household Incomes in Excess  
of \$68,000 within 3 miles

More than 64,000 Cars per  
Day at Intersection

The information contained herein has been  
secured from sources we believe to be reliable,  
but we make no representations or warranties,  
expressed or implied, as to the accuracy of  
the information. References to square footage  
or age are approximate. Interested parties  
must verify this information and bear all risk  
for inaccuracies.

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com



## JARED LIVELY

480.214.9411  
Jared@RGcre.com



S/ SWC 32nd St. & Indian School  
3840 & 3844 N. 32nd St, Phoenix, AZ

32nd Street	24,409
Indian School	40,206



480.214.9411  
Jared@RGcre.com



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## NEIGHBORING NEW MULTI-FAMILY DEVELOPMENTS

Park 28  
28th St. & Indian School  
152 Units

Scape Modern Living  
16th St. & Highland  
244 Units

Aura on Indian School  
20th St. & Indian School  
220 Units

Domus Apartments  
36th St. & Campbell  
223 Units

Broadstone on Camelback  
26th St. & Camelback  
270 Units

Biltmore Gateway  
SWC 24th St. & Highland  
480 Apartments & 300  
Condos. \$112 M Project.

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## 32 FAIRMOUNT RETAIL

S/ SWC 32nd St. & Indian School  
3840 & 3844 N. 32nd St, Phoenix, AZ



## JARED LIVELY

480.214.9411  
Jared@RGcre.com



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## 32 FAIRMOUNT RETAIL

S/ SWC 32nd St. & Indian School  
3840 & 3844 N. 32nd St, Phoenix, AZ

### DEMOGRAPHICS (2017)

#### Population Estimates

1 Mile	22,202
3 Mile	157,994
5 Mile	294,629

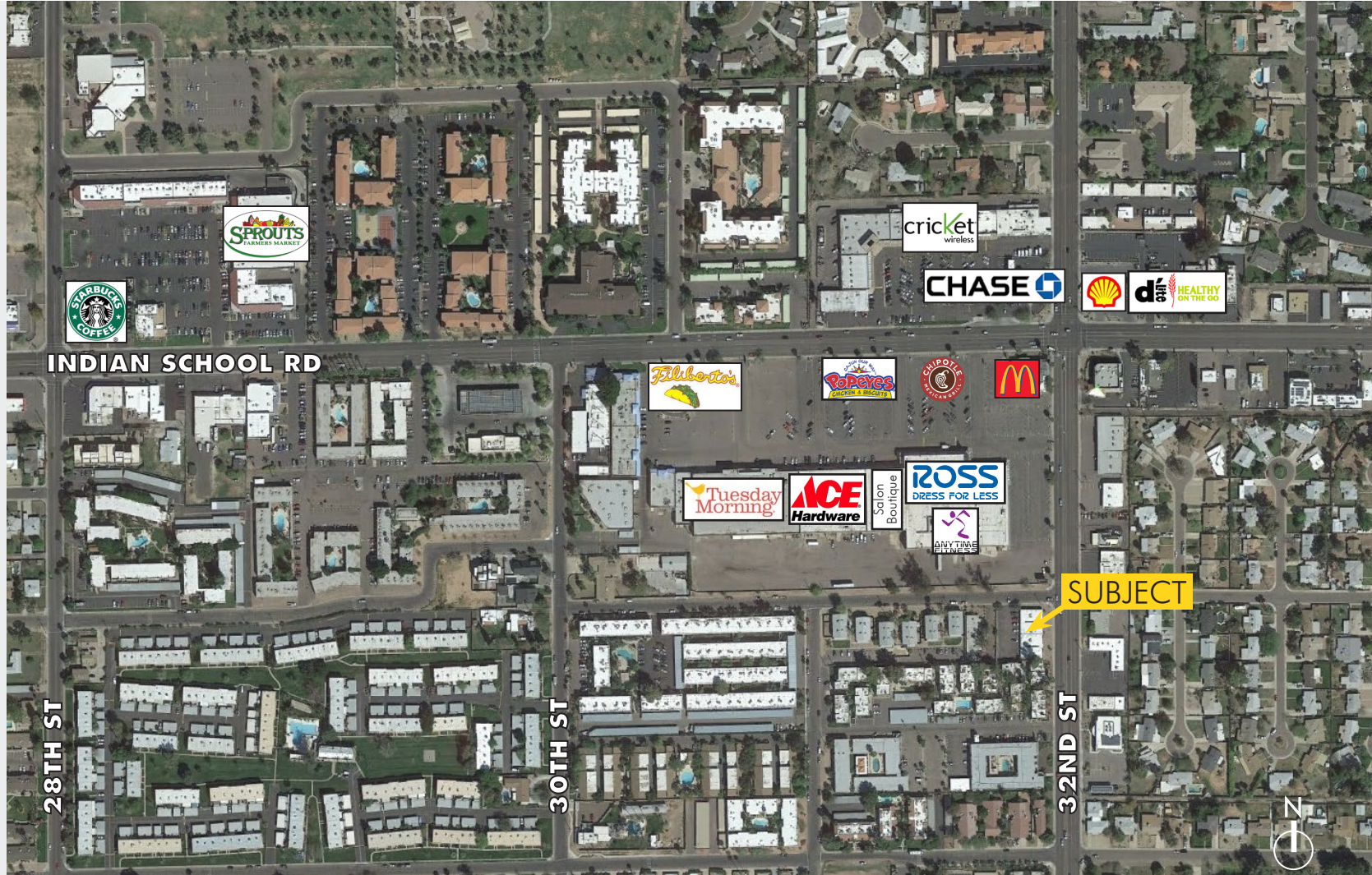
#### Average Household Income

1 Mile	\$60,485
3 Mile	\$68,219
5 Mile	\$72,556

### TRAFFIC COUNT (2017)

32nd Street	24,409
Indian School	40,206

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

JARED LIVELY

480.214.9411  
Jared@RGcre.com