



# GC PLAZA

W/SWC 35th Ave & Camelback  
3601 W Camelback Rd, Phoenix, AZ 85019

## FOR LEASE

583 - 14,500 SF Available

More than 529,000 residents  
within a 5-mile radius

61,000 VPD at the  
Intersection

Zoned C-2, City of Phoenix

40' Deep Suites Provide  
more Window Line

Proximity to GCU, I-17, I-10  
& Grande Ave Expressway

**MAJOR REMODEL  
COMING SOON!**

**GCPLAZA**

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



**NIC CHAVIRA**

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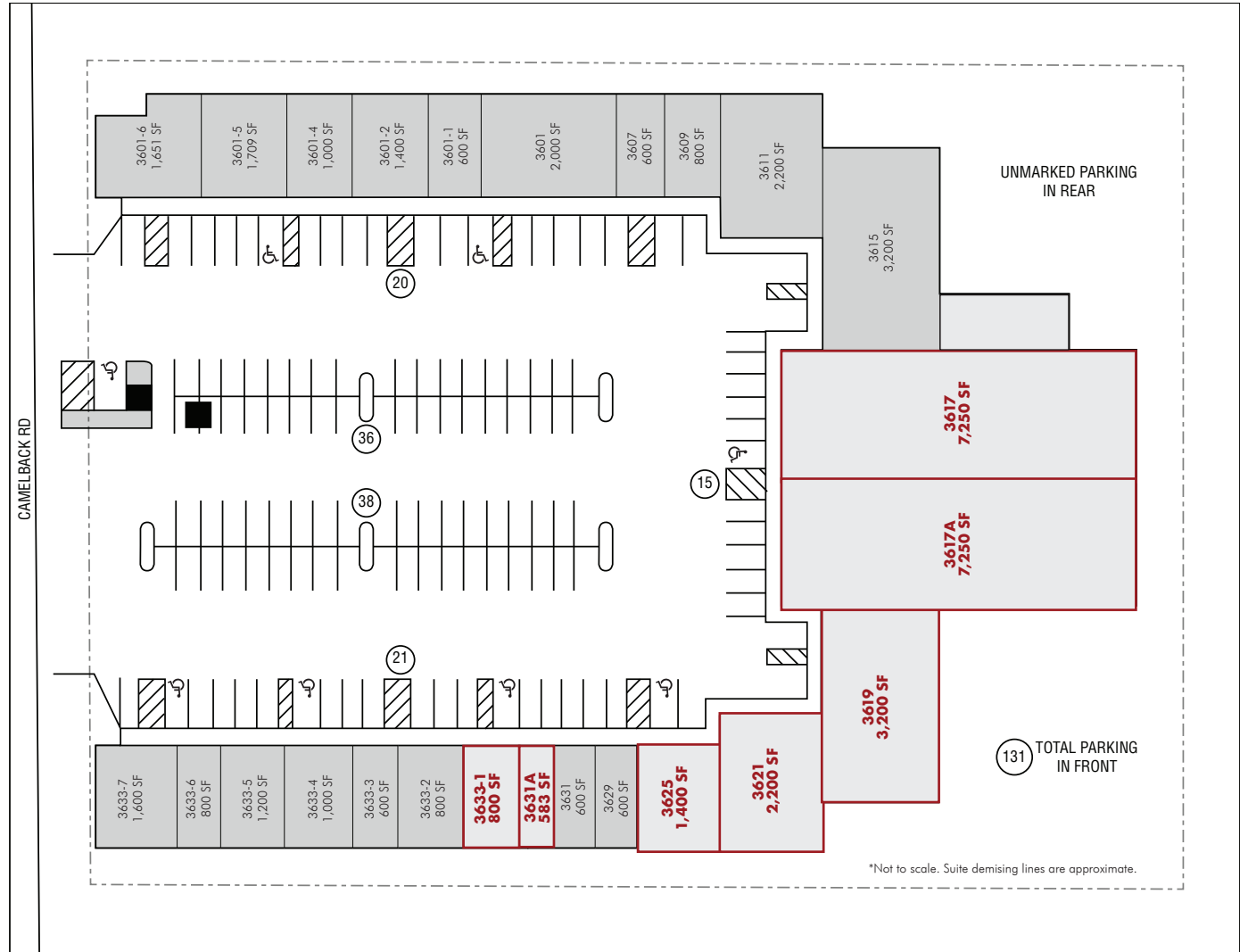
## AVAILABLE SUITES

- Suite: 3617: 7,250 SF
- Suite: 3617A: 7,250 SF
- Suite: 3619: 3,200 SF
- Suite: 3621: 2,200 SF
- Suite: 3625: 1,400 SF
- Suite: 3631A : 583 SF
- Suite: 3633-1: 800 SF

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## GCPLAZA

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.



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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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## DEMOGRAPHICS

(2017)

Population Estimates

1 Mile	24,874
3 Mile	216,617
5 Mile	529,485
Average Household Income	
1 Mile	\$38,966
3 Mile	\$40,559
5 Mile	\$49,955

## TRAFFIC COUNT

(2017)

North	27,882
South	23,817
East	37,576
West	36,874



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