



# GC PLAZA

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

## FOR LEASE

1,400 - 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



# Proposed Renovation Design

## NIC CHAVIRA

480.214.9409  
Nic@RGcre.com



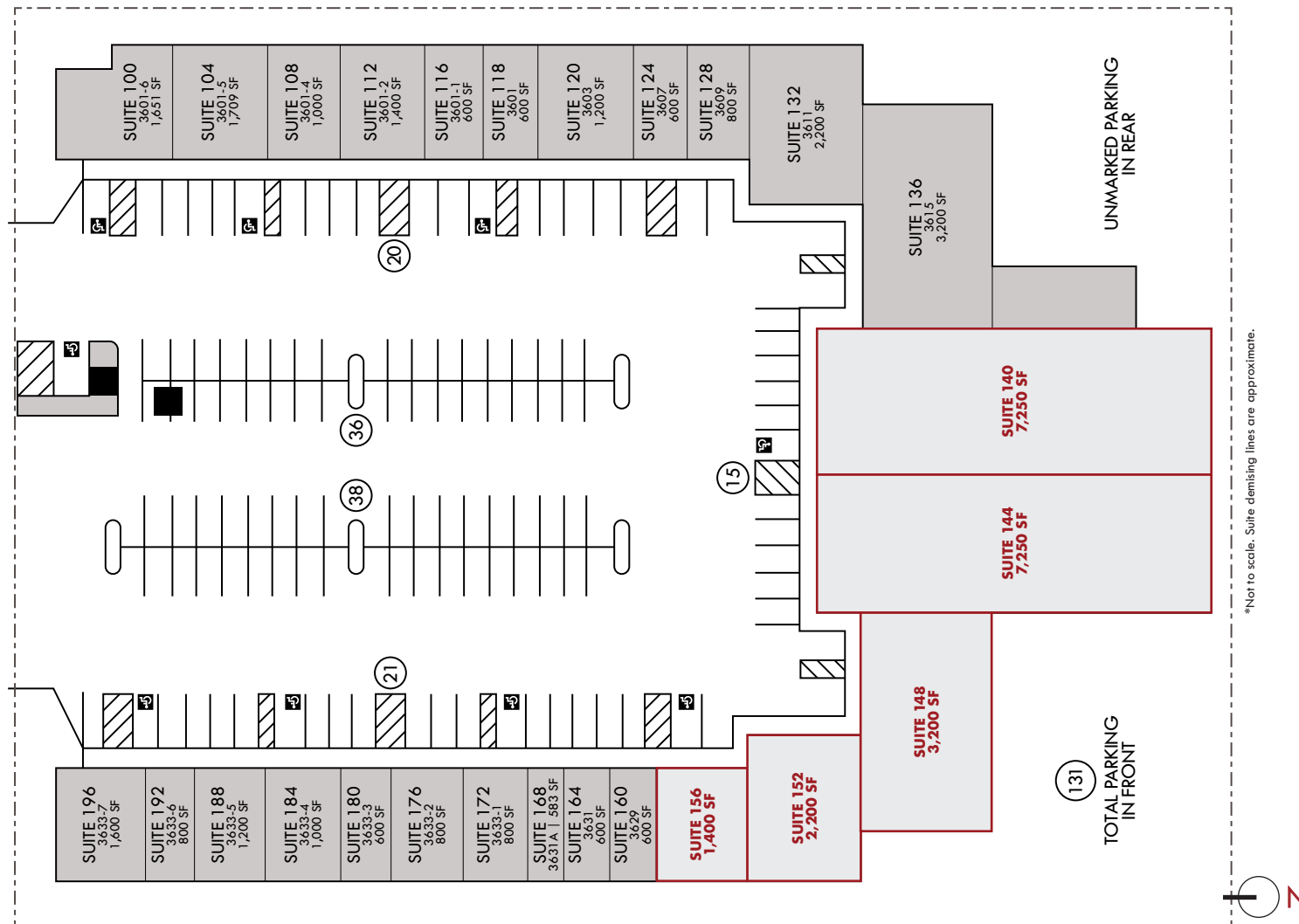
W/SWC 35th Ave & Camelback  
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Suite: 156: 1,400 SF

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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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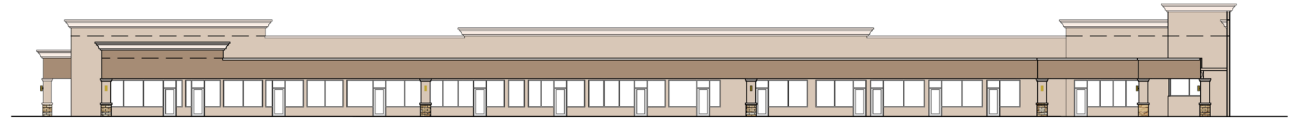
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EAST FRONT ELEVATION

1/16" = 1'-0"



NORTH FRONT ELEVATION

1/16" = 1'-0"



WEST FRONT ELEVATION

1/16" = 1'-0"

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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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