



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

## DUNLAP PLAZA

SWC Dunlap & 35th Avenue

3539-3557 W. Dunlap Ave., Phoenix, AZ 85051

### FOR LEASE

1,122 SF Turn-Key  
Restaurant Space Available

Local Grocery & Imagine  
School Anchored Center

High Traffic Counts

Dense Population of Over  
200,000 within 3 Miles

Large Monument Sign

½ Mile to I-17



8767 E. Via de Ventura  
Suite 290  
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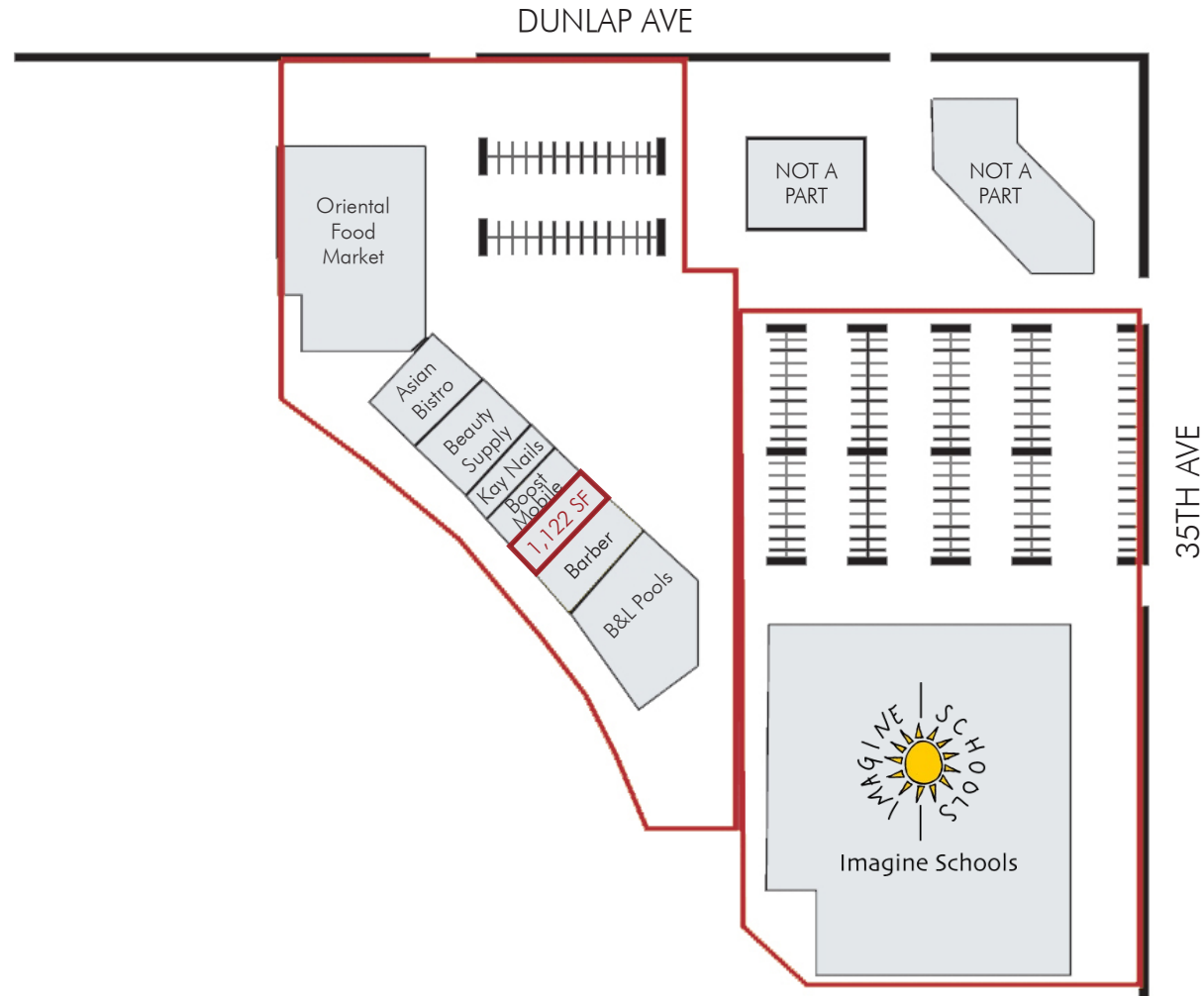
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**AVAILABLE SUITES**

Suite 3543: 1,122 SF  
 Turn-Key Restaurant Space

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## DEMOGRAPHICS

(2020)

### Population Estimates

1 Mile	25,703
3 Mile	205,766
5 Mile	511,745

### Households

1 Mile	8,943
3 Mile	74,688
5 Mile	184,749

### Average Household

#### Income

1 Mile	\$59,515
3 Mile	\$59,205
5 Mile	\$62,657

## TRAFFIC COUNT

(2018)

Dunlap Ave.	38,426 VPD
35th Ave.	30,961 VPD



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