

# For Lease

E/NEC 32nd St & Camelback Rd | Phoenix, AZ



For more information, please contact:

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## PROPERTY DETAILS

Address: 3240 E Camelback Rd, Phoenix, AZ 85018  
Available: 5,267 SF  
Asking Price: Please call for pricing  
NNN's: \$6.25/SF

## PROPERTY HIGHLIGHTS

- Rare endcap opportunity on highly-trafficked Camelback Road
- Excellent visibility to Camelback Road with monument signage
- Located in one of the strongest employment corridors in metro Phoenix
- Very high household incomes to the north (Paradise Valley) and to the east (Arcadia)
- Close proximity to Camelback High School (2,237 students) and Arcadia High School (1,737 students)

## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2018 Population	11,069	125,989	309,941
2023 Population	11,945	135,478	335,194
2018 Average HH Income	\$110,350	\$82,255	\$81,773

\* ESRI 2018 Estimates

## TRAFFIC COUNTS

N: ± 20,535 VPD (NB/SB)

E: ± 44,903 VPD (EB/WB)

S: ± 28,480 VPD (NB/SB)

W: ± 42,770 VPD (EB/WB)

\* ADOT 2017

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