

FOR LEASE

RETAIL SPACE AT SHEA VILLAGE

10802 - 10876 N. 32ND STREET
PHOENIX, ARIZONA 85028



OVERVIEW

AVAILABLE:

10832: ±900 SF
10850: ±1,150 SF

PAD: ±10,000 SF (Ground Lease)

RATES: \$12.00/SF NNN*

*Estimated NNN - \$3.50/SF

FEATURES

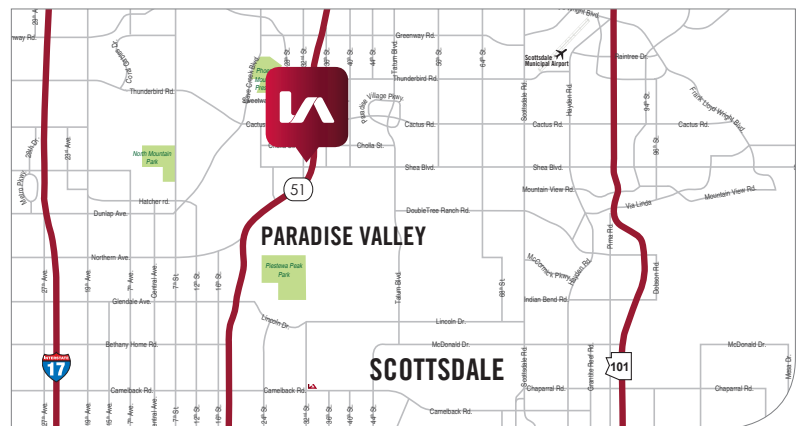
- Located just north of the NWC of Shea & 32nd Street
- High-traffic area - over 20,000 VPD along 32nd Street
- Monument signage available
- Ample parking of over 6:1000
- Located 1/4 mile to SR 51 entrance & exit ramps, and near Shadow Mountain High School

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,694	87,100	267,846
Avg. HH Income	\$115,127	\$97,817	\$102,758
No. of Households	5,004	37,495	110,718

TRAFFIC COUNTS

32nd Street	23,100 VPD
SR 51	120,000 VPD
	153,100 VPD



Sean M. Bishop, CCIM
sbishop@learizona.com
D 602.954.3774

John A. Esslinger
jesslinger@learizona.com
D 602.385.3797

FOR LEASE

RETAIL SPACE AT SHEA VILLAGE

10802 - 10876 N. 32ND STREET
PHOENIX, ARIZONA 85028



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602-956-7777 | www.learizona.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE
RETAIL SPACE AT SHEA VILLAGE
10802 - 10876 N. 32ND STREET
PHOENIX, ARIZONA 85028

