

FOR LEASE

College Park Shopping Center

5005 North 35th Avenue | Phoenix, Arizona



Overview

RESTAURANT SPACE	1,200 SF
JUNIOR ANCHOR	15,061 SF
SHOP SPACE	5,762 SF - 12,000 SF
PAD ON 35TH AVE	Ground Lease or Build to Suit

Demographics

	1 MILE	3 MILE	5 MILE
2017 Population	28,705	212,479	532,816
2022 Estimated Population	30,141	225,353	567,135
Average Household Income	\$45,902	\$49,079	\$59,905
Daytime Population	23,759	204,072	566,079

Year: 2019 | Source: Esri

Traffic Counts

Camelback Road	35,578 VPD
35th Avenue	28,771 VPD

Year: 2018 | Source: MPSI

Contact

SCOTT ELLSWORTH

602.682.6063 | scott.ellsworth@srsre.com

BRIAN POLACHEK

602.682.6045 | brian.polachek@srsre.com



Description

- College Park Shopping Center sites adjacent to Grand Canyon University (GCU) Phoenix campus, with over 20,000 students and 3,500 employees
- 1,200 SF former subway endcap
- 15,061 SF junior anchor opportunity next to Lams Market
- High traffic intersection with more than 58,000 VPD
- Less than 2 miles from Interstate 17 giving great regional access
- Notable tenants at the intersection include:

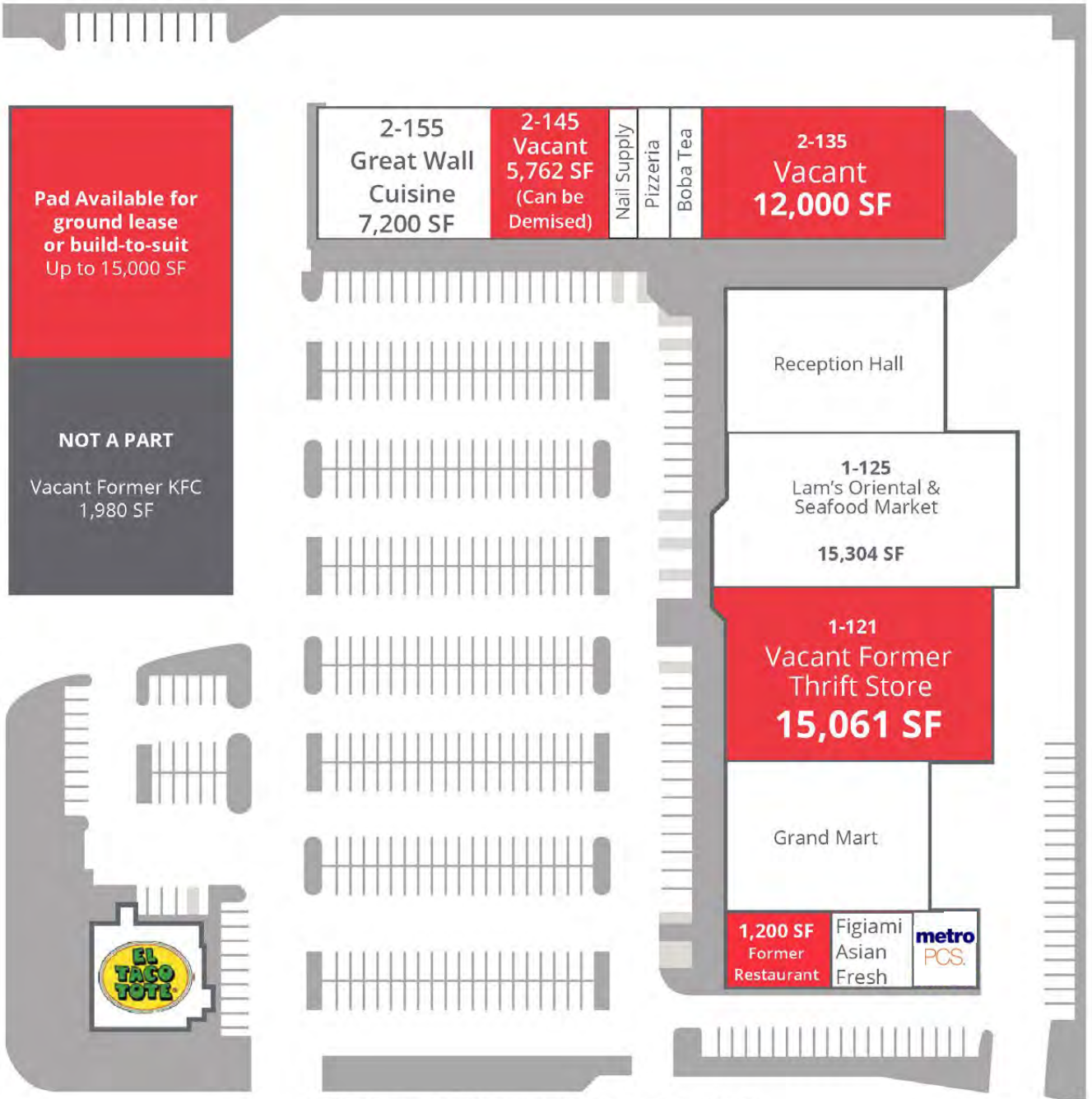


College Park Shopping Center

5005 North 35th Avenue | Phoenix, Arizona



35TH AVENUE - 23,823 VPD



CAMELBACK ROAD - 34,539 VPD

College Park Shopping Center

5005 North 35th Avenue | Phoenix, Arizona



College Park Shopping Center

5005 North 35th Avenue | Phoenix, Arizona

