Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona

DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Mile	5 Miles
Estimated Population (2014)	20,585	145,380	276,911
Projected Population (2019)	21,781	153,745	292,685
Estimated Avg. Household Income (2014)	$55,103	$64,279	$69,634
Projected Avg. Household Income (2019)	$59,128	$69,262	$75,162
Average Household Size (2014)	2.1	2.4	2.2
Total Daytime Employees (2014)	13,468	96,102	324,725
Median Age (2014)	37.1	33.7	35.2

TRAFFIC COUNTS (2013 Source: City of Phoenix)

32nd Street	24,409
Indian School Road	38,568
Total Cars Per Day	**62,977**

RETAIL BROKERS NETWORK

CoStar POWER BROKER 2014 Top Firm Award

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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

ARCADIA FIESTA

Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona

ANCHOR, JR. ANCHOR, PAD, AND SHOP SPACE AVAILABLE — FOR LEASE

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PROJECT HIGHLIGHTS

- Join our latest tenant lineup featuring:
- Infill redevelopment in high-density trade area
- Excellent Central Phoenix location - Less than 2 miles from Biltmore, Arcadia, and the Camelback Corridor
- More than 10 million SF of office within 3 miles
- More than 96,000 daytime employees within 3 miles
- Dense population: More than 145,000 residents within 3 miles
- Nearly 11,000 apartment units within trade area
- Household incomes in excess of $64,000 within 3 miles
- More than 62,000 cars per day at intersection

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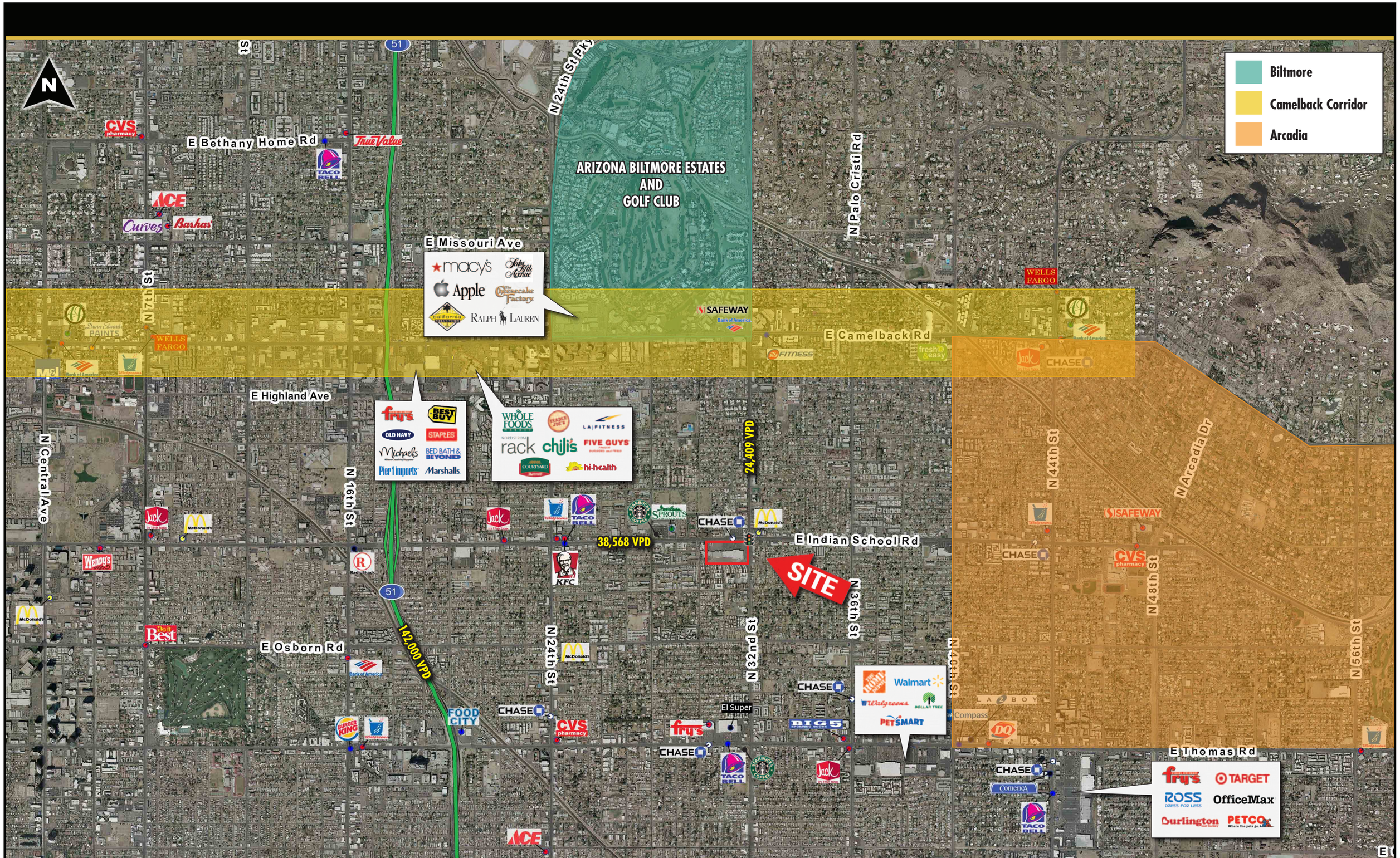

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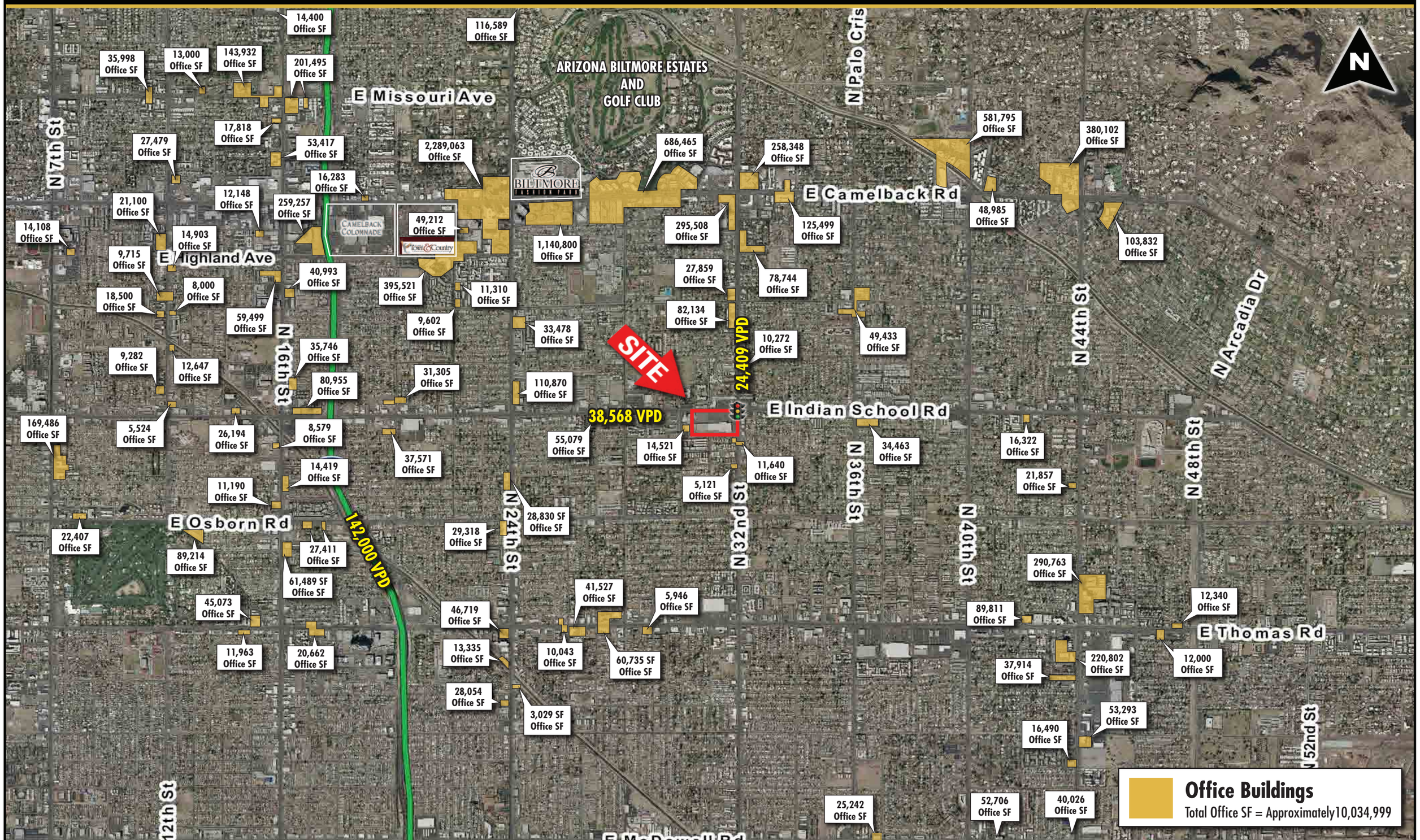

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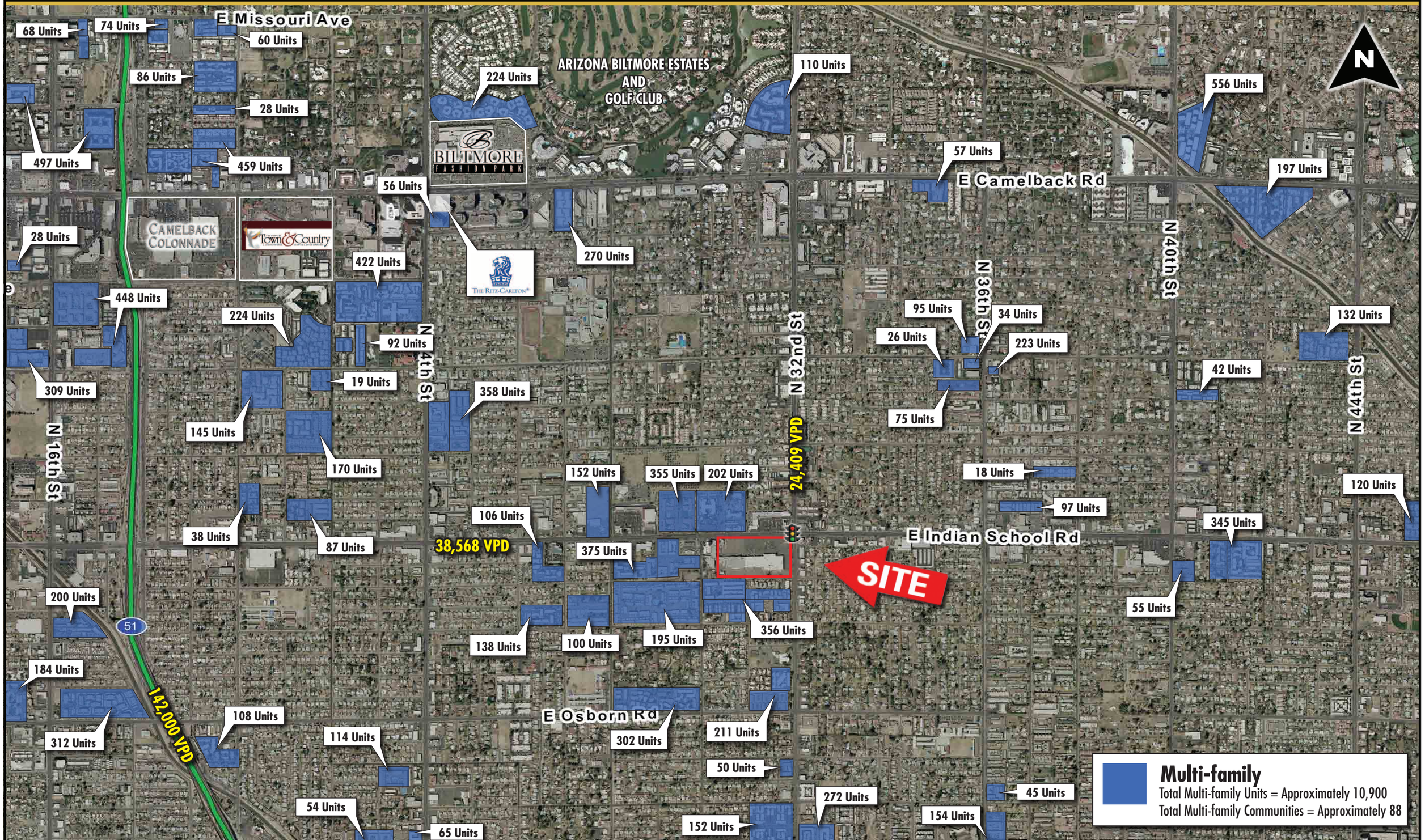

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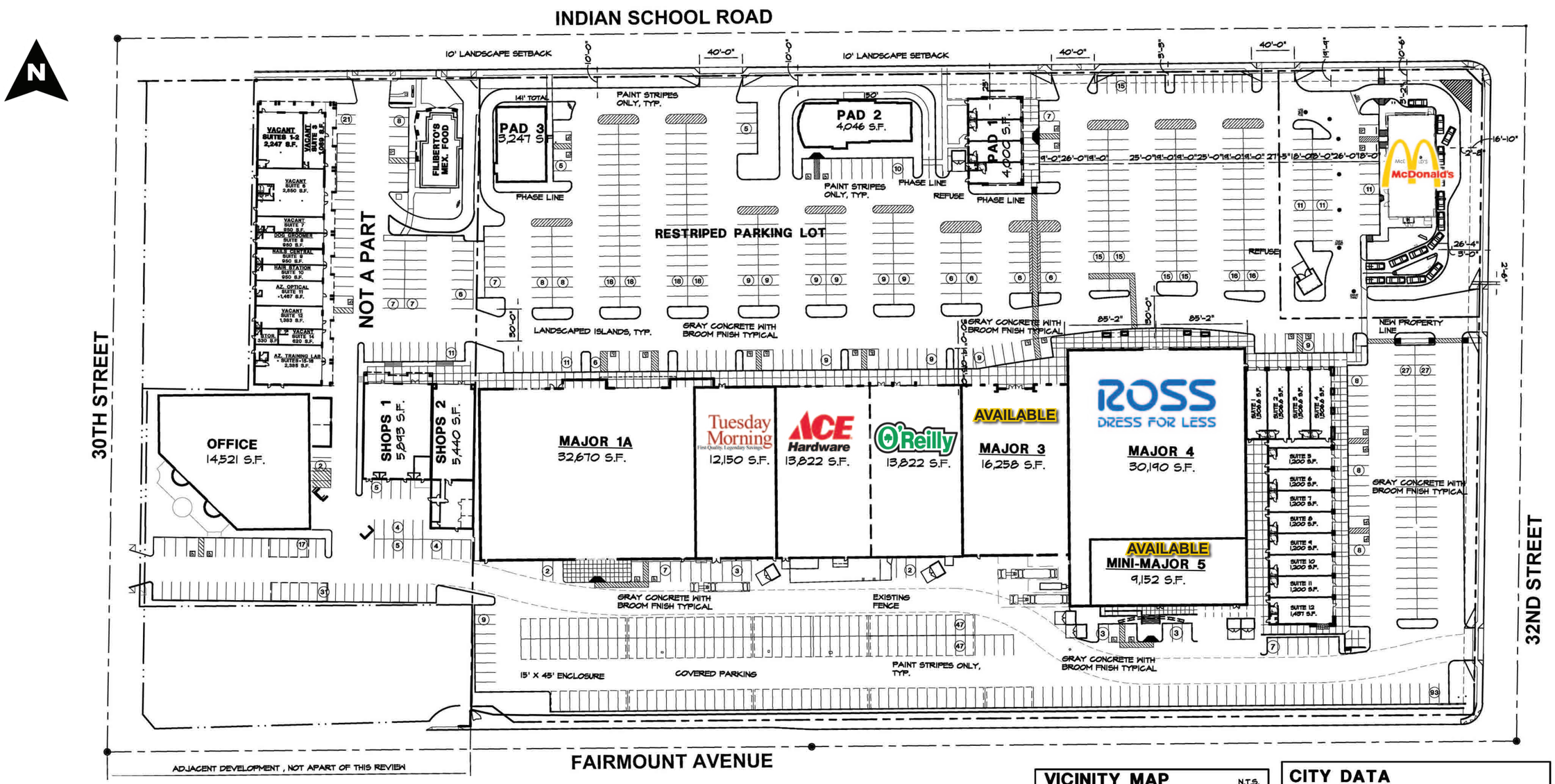


PROJECT DATA

SITE AREA

NET SITE AREA	=	626,618.77 S.F. (14.39 AC)
ZONING-CURRENT	=	C-2
PROPOSED ZONING	=	C-2, COMMERCIAL
ALLOWABLE AREA	=	PER CODE

PARKING REQUIRED

SHOPPING CENTER AT 1/250 = 637 SPACES

4 SPACES / 1000

PARKING PROVIDED

671 SPACES

4.22 SPACES / 1000

BUILDING AREA COMMERCIAL SITE ONLY

RETAIL

MAJOR 1A	=	32,670	S.F.
MAJOR 1B	=	12,150	S.F.
ACE HARDWARE	=	13,822	S.F.
OREILLY'S	=	13,822	S.F.
MAJOR 3	=	16,258	S.F.
MAJOR 4	=	30,190	S.F.
MAJOR 5	=	9,152	S.F
RESTAURANTS	=	10,115	S.F.
SHOPS	=	15,063	S.F.
PAD 1	=	4,000	S.F.
SHOPS AT PAD 5	=	1,771	S.F.
TOTAL RETAIL	=	159,017	S.F.
TOTAL AREA	=	159,017	S.F
% COVERAGE	=	25.38	%

CONCEPTUAL SITE PLAN

SCALE: 1"=50'-0"

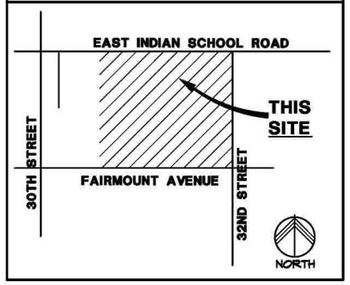
50 0 50 100

1 INCH = 50' FT.

NORTH

VICINITY MAP

N.T.S.



CITY DATA

APN (EAST PARCEL)	119-01-009B
APN (WEST PARCEL)	119-01-009C
KIVA#	14-416
SDEV#	1400080
ZONING	C-2
ZONING CASE	NONE
ZONING MAP	H-10
LOT SPLIT	XXX
QUARTER SECTION	16-34
STIP MODIFICATION/ZONING	XXX
NOTICE OF INTENT - ADEQ.	XXX
PAPP	1400594

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ARIZONA BILTMORE ESTATES
AND
GOLF CLUB
CAMELBACK CORRIDOR
CAMELBACK RD
28th ST
INDIAN SCHOOL RD
32nd ST
N

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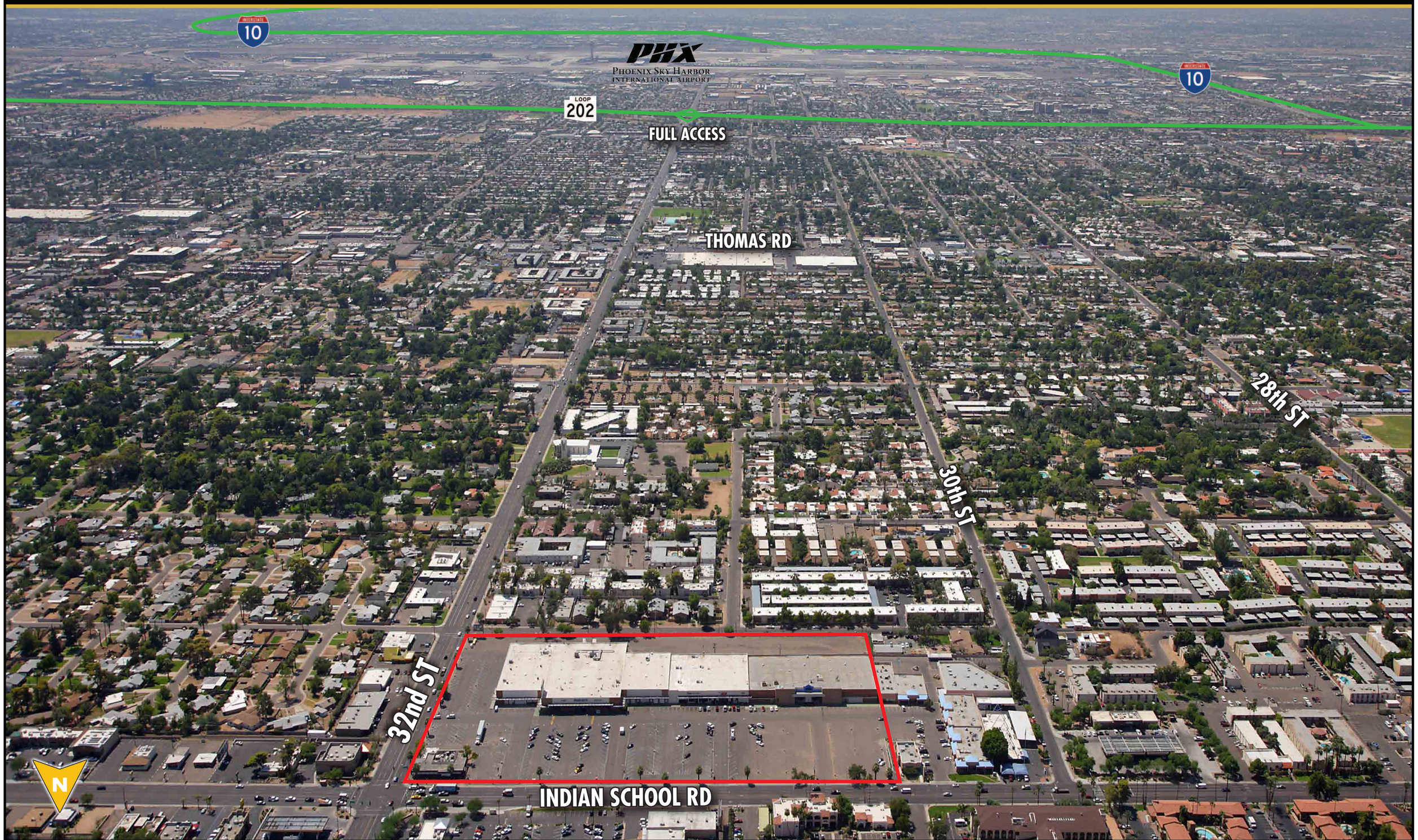

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