

35th Ave & Peoria

📍 3514-3518 W Peoria Ave, Phoenix, AZ

21,170 SF to 35,000 SF
Anchor Space Available!

Up to 1,500 SF
Drive-Thru Pad Available!



In the Redeveloping Metropolitan (Former Metro Center) Retail Market!

- 3,000 New Residents
- Light Rail Station (60,631 boardings in last 12 months)

I-17 Freeway Employment Corridor

Unmet Retail Demand of \$1.8B with \$123M in Healthcare & Personal Care Category

Monument Sign Panels Available on All Signs!



RED MOUNTAIN
GROUP

Carol Harder
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For Lease

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Up to 1,500 SF Drive-Thru Pad Available!

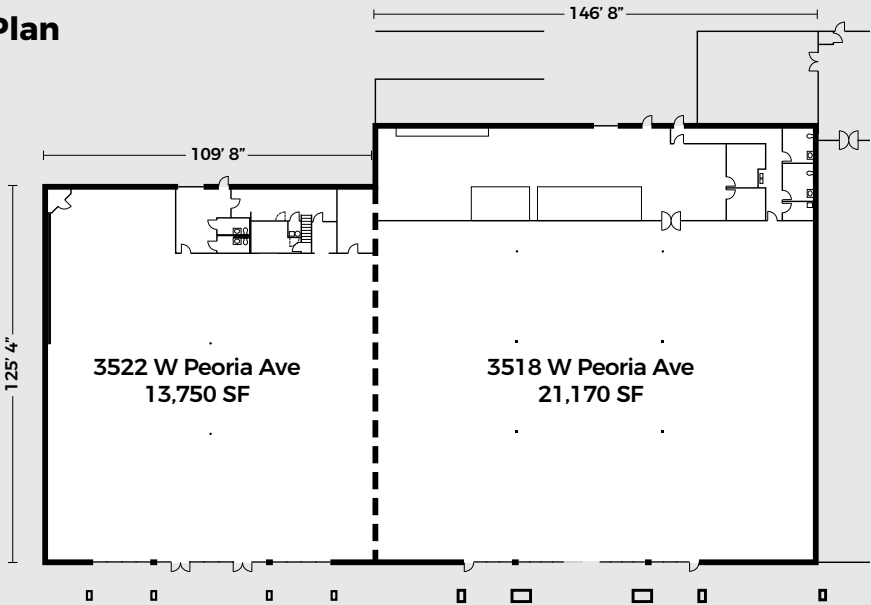


High Traffic Counts and Density

Major Tenants at Intersection



Floor Plan



Demos

				
RADIUS	POPULATION	HISPANIC POPULATION	DAYTIME EMPLOYEES	MEDIAN HH INCOME
1 MILE	19,098	34.8%	6,759	\$71,582
3 MILE	179,588	35.8%	49,149	\$70,989
5 MILE	450,189	36.1%	118,650	\$75,808

Source: Sites USA 2024

Site Plan



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Aerial

21,170 SF to 35,000 SF Available



los Arbolitos de Cajeme

1,500 SF Drive-Thru Pad Available

CVS pharmacy

PRIME GRILL



risas dental - braces



TACO BELL

ARCO



EYEGLOSS WORLD

SAJAD AND GO

WHATABURGER

fray's

Dominos

planet fitness

IntelliSchool Metro Center

Accel



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