



# 32 FAIRMOUNT RETAIL

S/ SWC 32nd St. & Indian School  
3840 & 3844 N. 32nd St, Phoenix, AZ

## FOR LEASE

1,175 - 6,200 SF Available

Major High End Redevelopment  
of the 180,000 SF Center  
Directly to the North

Infill Redevelopment in High  
Density Trade Area

Excellent Central Phoenix  
Location - Less than 2 miles  
from Biltmore, Arcadia & the  
Camelback Corridor

More than 10 million SF of  
Office within 3 miles

Dense Daytime Population- More  
than 96,000 within 3 miles

Dense Residential Population-  
More than 145,000 people  
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



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JARED LIVELY

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## HIGHLIGHTS

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east elevation



west elevation

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## AVAILABLE SUITES

1,175 - 6,200 SF

## DEMOGRAPHICS

(2014)

### Population Estimates

1 Mile	20,585
3 Mile	145,380
5 Mile	276,911

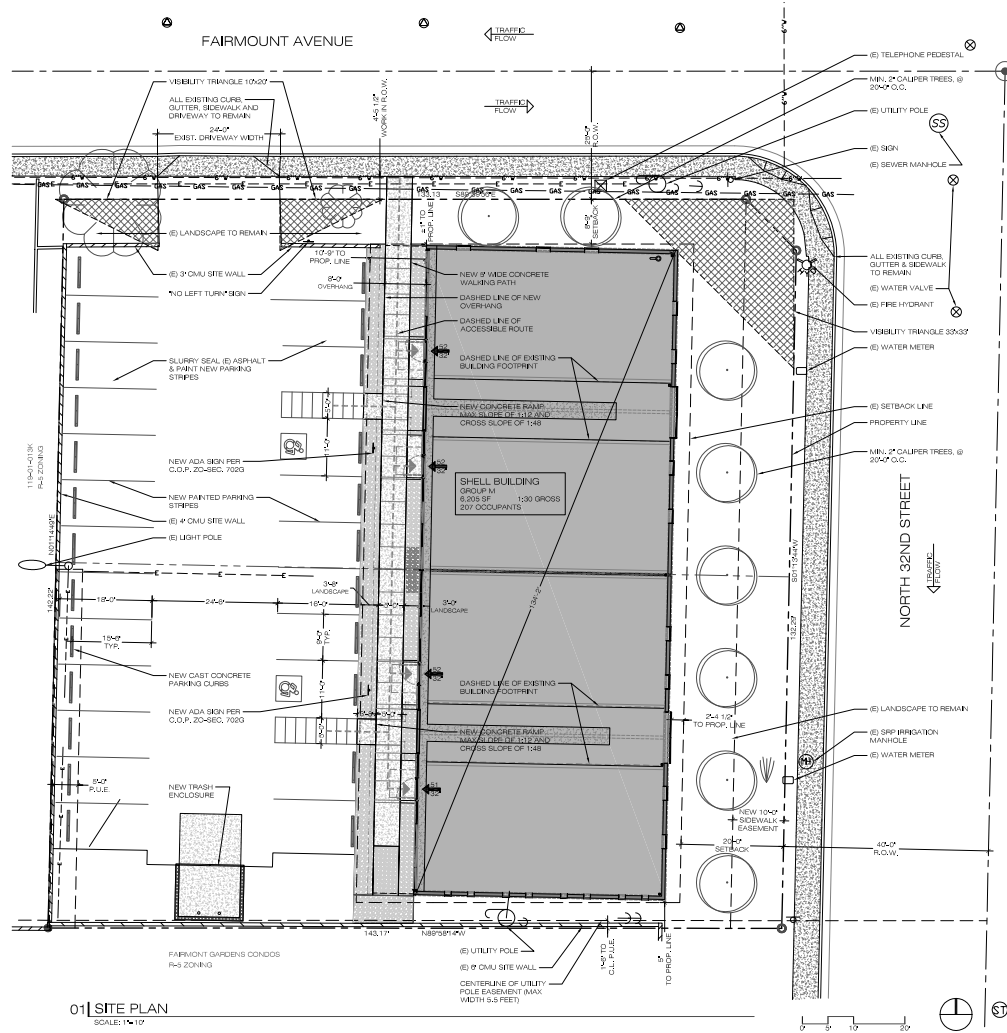
### Average Household Income

1 Mile	\$55,103
3 Mile	\$64,279
5 Mile	\$69,634

## TRAFFIC COUNT

(2013)

32nd Street	24,409
Indian School	38,568



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## NEIGHBORING NEW MULTI-FAMILY DEVELOPMENTS

Park 28  
28th St. & Indian School  
152 Units

Scape Modern Living  
16th St. & Highland  
244 Units

Aura on Indian School  
20th St. & Indian School  
220 Units

Domus Apartments  
36th St. & Campbell  
223 Units

Broadstone on Camelback  
26th St. & Camelback  
270 Units

Biltmore Gateway  
SWC 24th St. & Highland  
480 Apartments & 300  
Condos. \$112 M Project.



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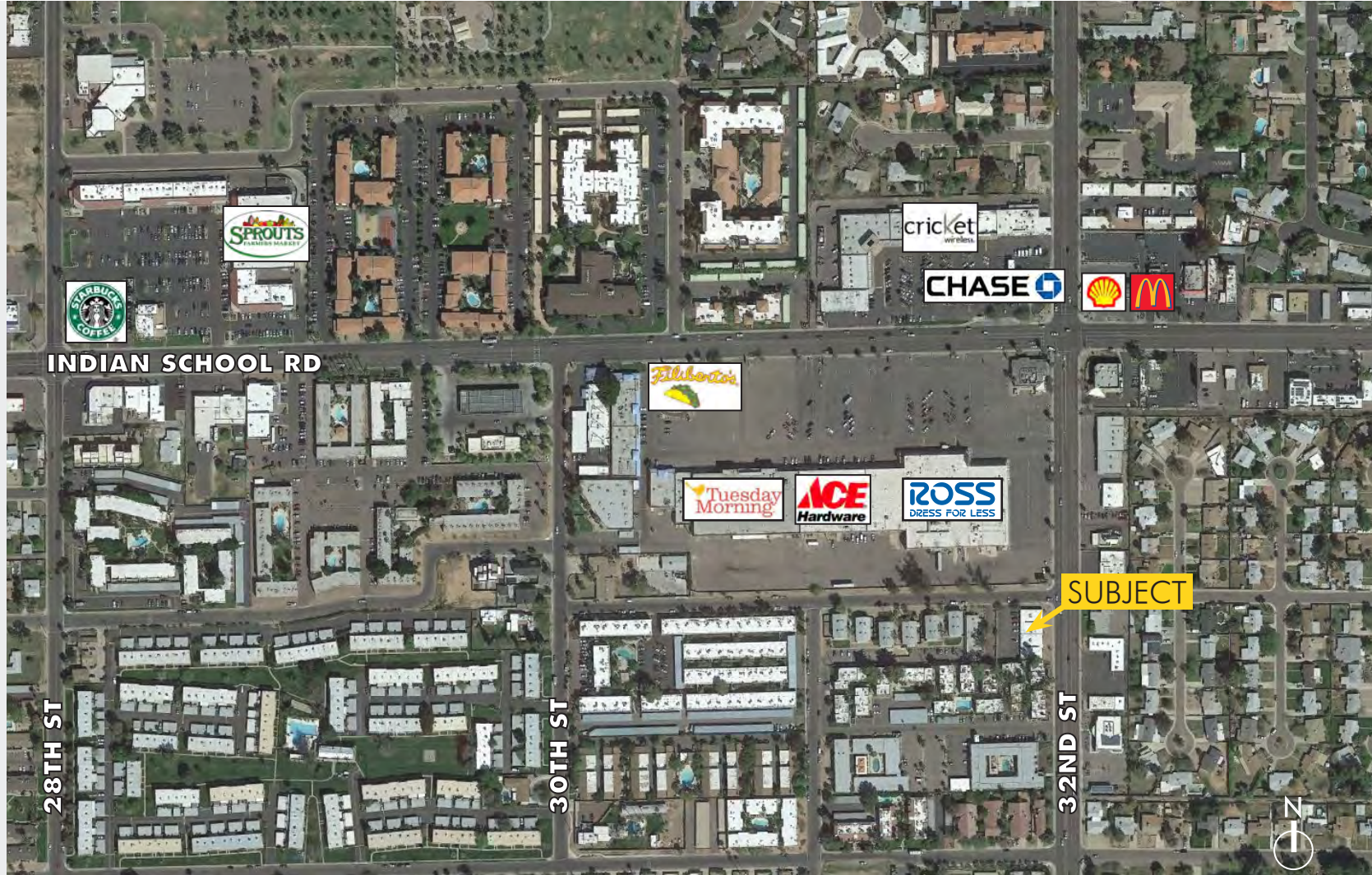
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