



RETAIL PROPERTY FOR LEASE

DUNLAP PLAZA

SWC 35th Ave & Dunlap Ave | Phoenix, AZ 85051

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LOCATION DESCRIPTION

SWC 35th Ave & Dunlap Ave - Phoenix

PROPERTY HIGHLIGHTS

- Adjacent to Imagine Cortez Park Elementary School - 490 Students & Cortez High School - 1,182 Students
- Nearby Metro Center Mall - \$850M Redevelopment Underway including 2,600 MF Units and 140K SF of Essential and Service Retail
- Less than 1-Mile West of the I-17
- Densely Populated Area with High Traffic Counts
- Multiple Access Points along 35th Ave & Dunlap Ave
- Monument Signage Available along Dunlap Ave

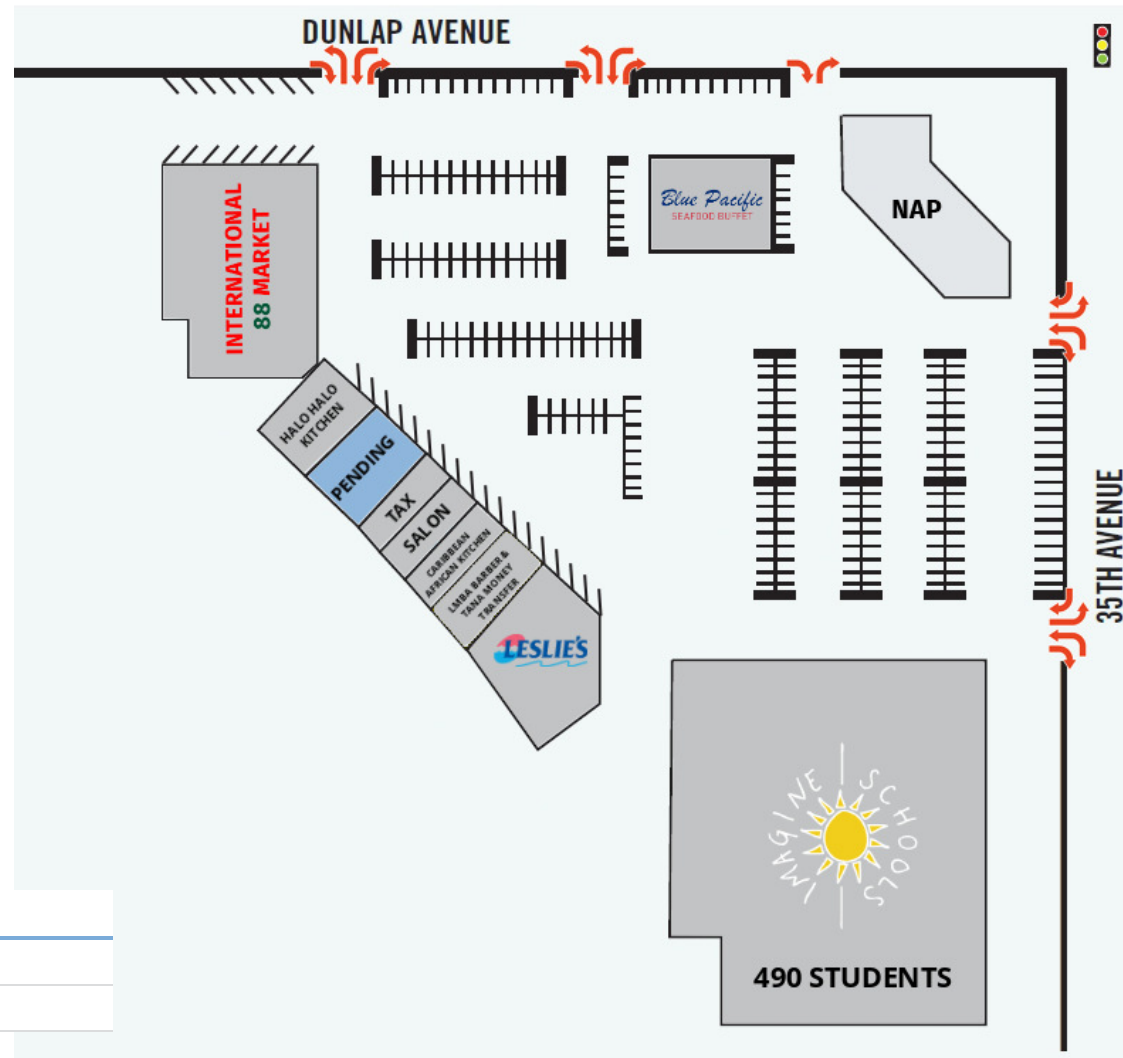
AREA CO-TENANTS



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LEGEND

New Tenant Coming Soon

Unavailable

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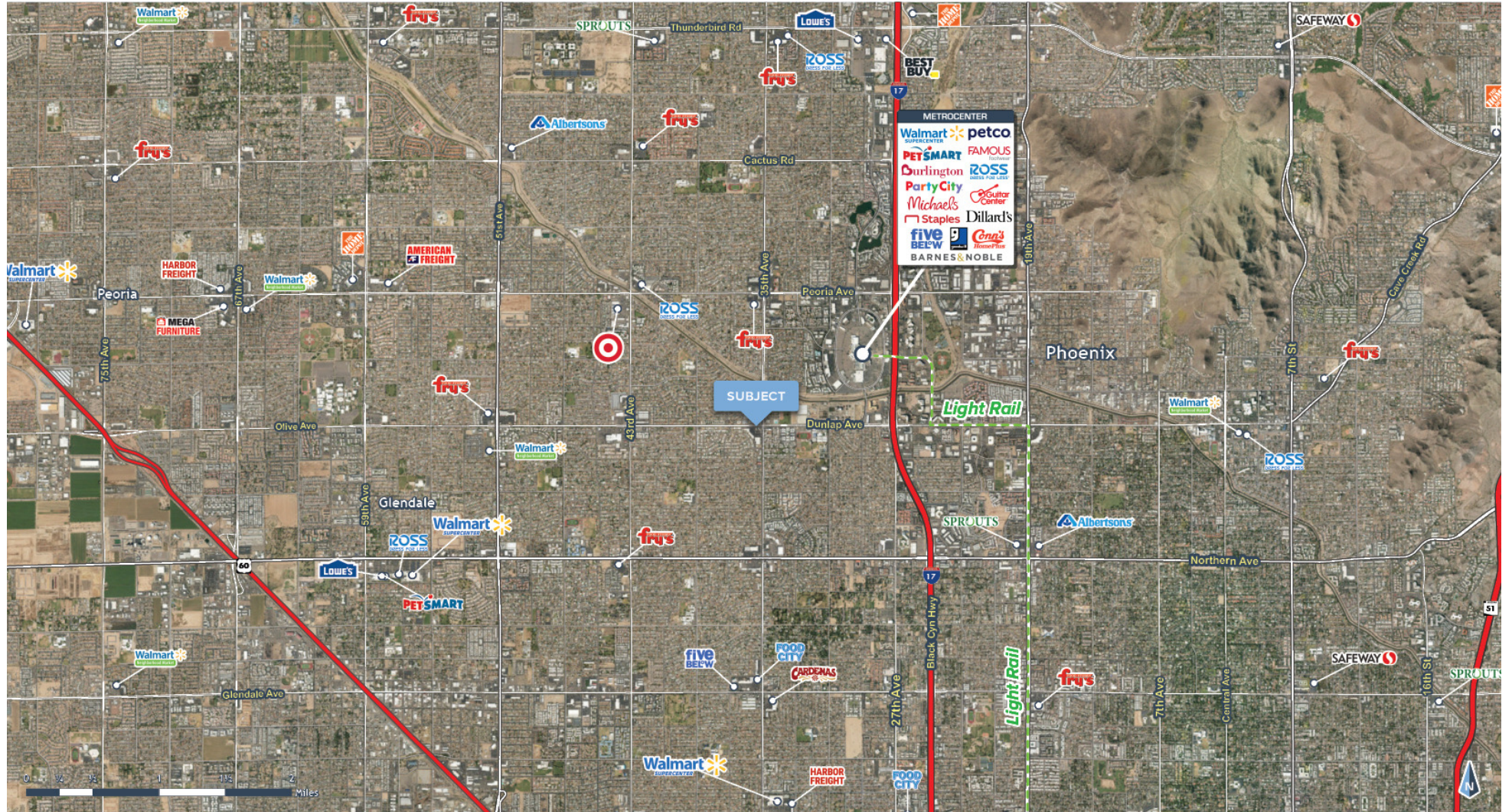
AVAILABLE SPACES

SUITE	TENANT	SIZE
3559	88 INTERNATIONAL MARKET	13,526 SF
3553	HALO HALO KITCHEN	2,392 SF
3549	LEASE PENDING	2,475 SF
3547	UNIVERSAL TAX SPECIALISTS	950 SF
3545	HAIRLUXE BRAIDING SALON	1,353 SF
3543	CARIBBEAN AFRICAN KITCHEN	1,122 SF
3541	LMBA BARBER & TANA MONEY TRANSFER	1,650 SF
3539	LESLIE'S POOL SUPPLIES	7,424 SF
3535	IMAGINE SCHOOLS	52,800 SF
3507	BLUE PACIFIC SEAFOOD BUFFET	6,700 SF

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	24,662	199,062	486,673
Median Age	33.9	35.0	34.7



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$57,458	\$60,209	\$62,638
Average	\$75,207	\$80,447	\$86,828



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	449	4,533	11,075
Employees	4,235	54,184	139,564
Daytime Population	18,170	169,518	425,112



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	30.5%	32.9%	34.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	47.4%	52.2%	53.8%
Services	23.8%	20.6%	20.3%
Blue Collar	28.9%	27.1%	25.8%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	9,061	75,954	187,286
Median Home Value	\$317,366	\$356,339	\$377,970

* 2024 Demographic data derived from ESRI

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