



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

DUNLAP PLAZA

SWC Dunlap & 35th Avenue

3539-3557 W. Dunlap Ave., Phoenix, AZ 85051

FOR LEASE

1,122 - 2,772 SF Available

2nd Generation Restaurant
Space Available

Local Grocery & Imagine
School Anchored Center

High Traffic Counts

Dense Population of Over
200,000 within 3 Miles

Large Monument Sign

1/2 Mile to I-17



8767 E. Via de Ventura
Suite 290

Scottsdale, AZ 85258

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DUNLAP PLAZA

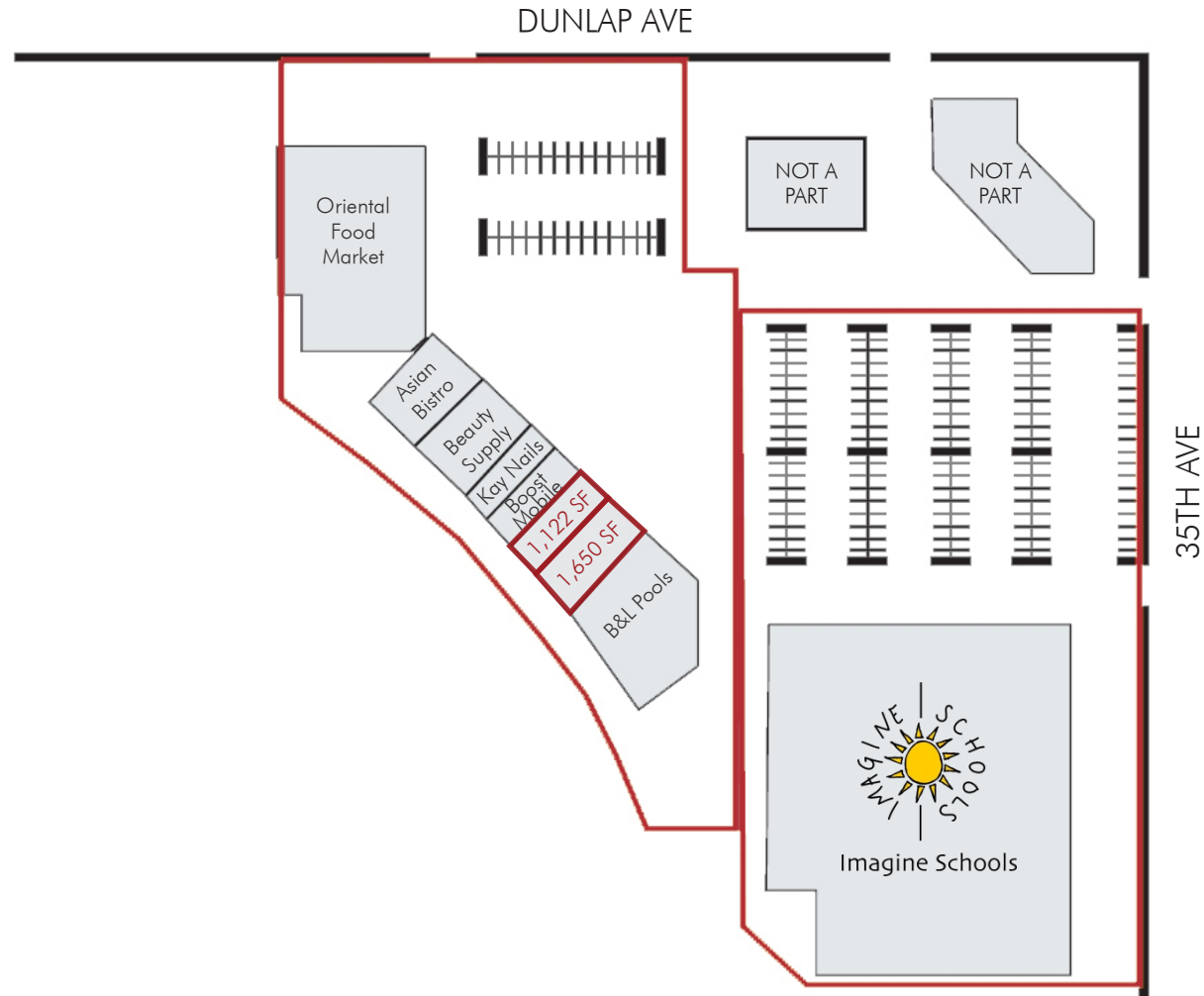
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AVAILABLE SUITES

Suite 3541: 1,650 SF

Suite 3543: 1,122 SF
 2nd Generation
 Restaurant Space

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DEMOGRAPHICS

(2020)

Population Estimates

1 Mile	25,703
3 Mile	205,766
5 Mile	511,745

Households

1 Mile	8,943
3 Mile	74,688
5 Mile	184,749

Average Household

Income

1 Mile	\$59,515
3 Mile	\$59,205
5 Mile	\$62,657

TRAFFIC COUNT

(2018)

Dunlap Ave.	38,426 VPD
35th Ave.	30,961 VPD



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