



2625 E Greenway Parkway

Phoenix, Arizona 85032

Property Features

- Retail/office mix
- Elevator
- Flexible floor plans
- Build-to-suit opportunities
- Monument signage
- Close proximity to SR-51 & 101



Demographics	1 Mile	2 Miles	3 Miles
Average Age:	30.6	35.2	36.6
Population:	21,359	64,775	136,986
Average HH Income:	\$53,817	\$63,010	\$68,337

For Lease: \$12.00 SF/Yr (MG)

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For Lease

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Available Spaces



SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
103	Retail	\$12.00 SF/YR	Modified Gross	930 SF	Leased
104-106	Retail	\$12.00 SF/YR	Modified Gross	2,790 SF	VACANT
107-108	Retail	\$12.00 SF/YR	Modified Gross	1,860 SF	VACANT
109	Retail	\$12.00 SF/YR	Modified Gross	930 SF	VACANT
110	Retail	\$12.00 SF/YR	Modified Gross	930 SF	VACANT
111-113	Retail	\$12.00 SF/YR	Modified Gross	1,860 - 2,790 SF	VACANT
201	Office	\$12.00 SF/YR	Modified Gross	930 SF	VACANT
202-203	Office	\$12.00 SF/YR	Modified Gross	1,860 SF	VACANT
204-205	Office	\$12.00 SF/YR	Modified Gross	1,860 SF	VACANT
206	Office	\$12.00 SF/YR	Modified Gross	930 SF	VACANT
207-208	Office	\$12.00 SF/YR	Modified Gross	1,860 SF	VACANT
209-211	Office	\$12.00 SF/YR	Modified Gross	2,790 SF	VACANT
212	Office	\$12.00 SF/YR	Modified Gross	930 SF	VACANT
213	Office	\$12.00 SF/YR	Modified Gross	930 SF	VACANT

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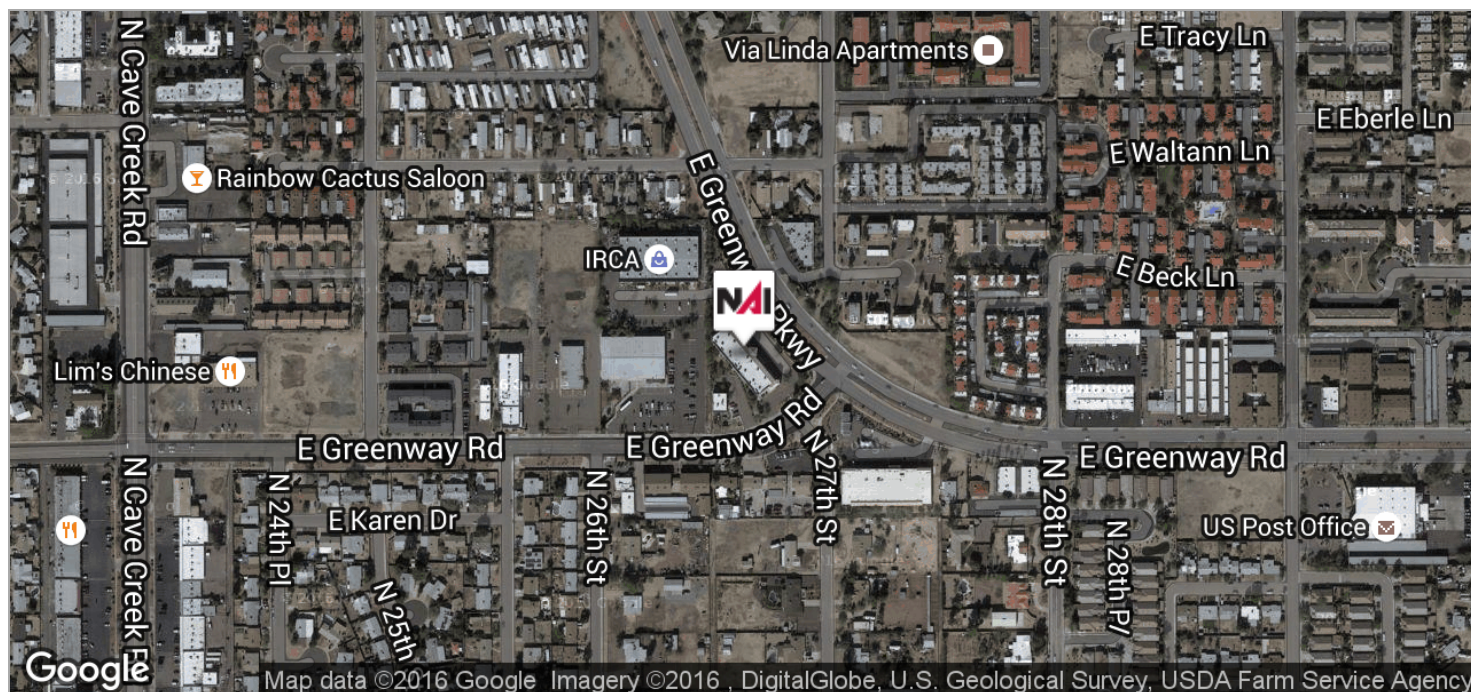
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Location Maps



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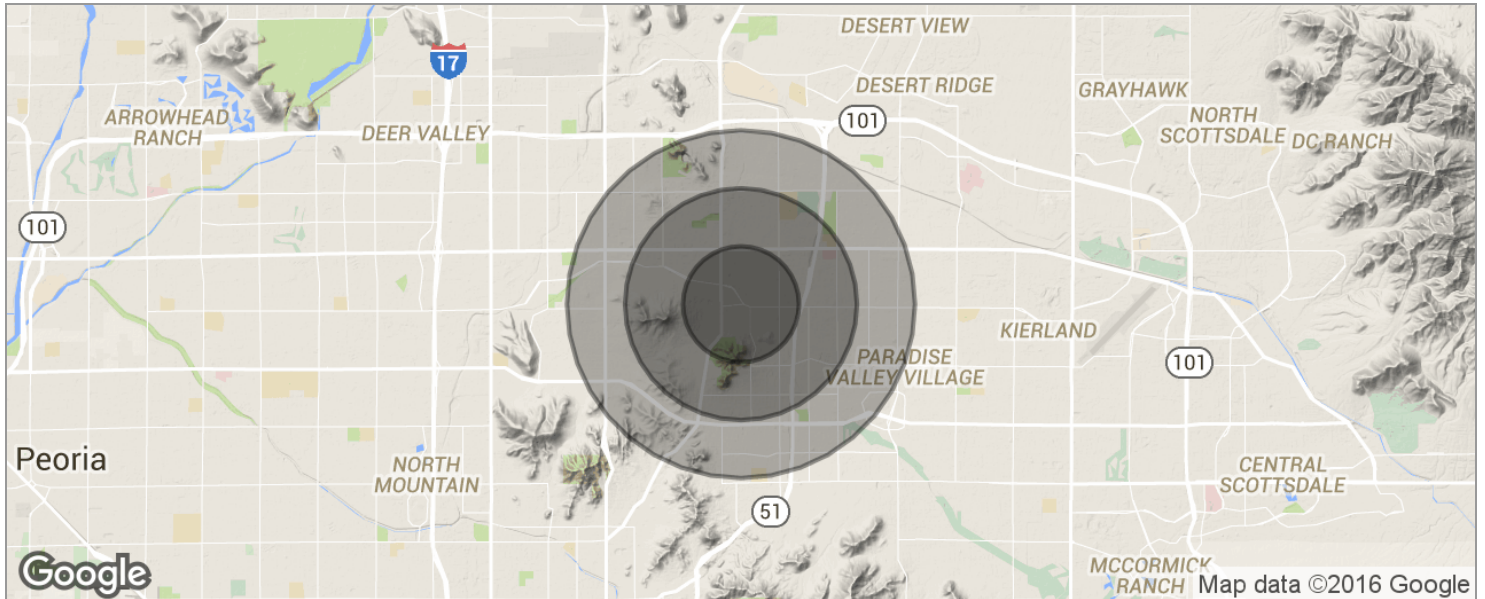
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Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	21,359	64,775	136,986
MEDIAN AGE	30.6	35.2	36.6
MEDIAN AGE (MALE)	30.6	34.5	35.4
MEDIAN AGE (FEMALE)	31.3	36.8	38.4

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	7,608	25,320	56,549
# OF PERSONS PER HH	2.8	2.6	2.4
AVERAGE HH INCOME	\$53,817	\$63,010	\$68,337
AVERAGE HOUSE VALUE	\$257,779	\$270,956	\$295,315

* Demographic data derived from 2010 US Census

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