

MSA  
Phoenix-Mesa-Scottsdale

**westwood**  
FINANCIAL

# Paradise Hills Shopping Center

10620 N 32nd Street | Phoenix, AZ 85028

GLA SF  
**87,787**

Available SF  
**Fully Leased**

Number of Spaces  
**0**



**Dual Anchored**  
By Pet Supplies & Ace Hardware



**Excellent Demos**  
in High Performing Market



**Ideal Access**  
via Major Interstate at  
Lighted Intersection



## Visitor Metrics

*Sourced by Advan*

Annual Visits

**1.1 M**

Visitor Frequency

*Number of monthly visits per individual customer*

**13**

## Mobile Trade Area Density

*Powered by Advan*

**971,570**  
Daytime Population

**317,170**  
Households

**744,970**  
Population

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| Suite | Tenant                      | GLA SF |
|-------|-----------------------------|--------|
| 3110  | Proof Artisan Bread         | 6,010  |
| 3114  | Classic Man Barbershop      | 750    |
| 3116  | The Pilates House           | 1,000  |
| 10604 | Watermill Express           | Kiosk  |
| 10608 | The Gelato Spot             | 3,200  |
| 10610 | The Nail Artistry           | 3,750  |
| 10620 | Karsten's Ace Hardware      | 20,779 |
| 10624 | Pet Supplies Plus           | 11,400 |
| 10630 | Uptown Jungle               | 13,563 |
| 10640 | Paradise Dogs               | 7,610  |
| 10652 | Aioli Gourmet Burgers       | 1,800  |
| 10654 | DNA Card & Collectibles     | 1,800  |
| 10656 | Duo Hair Salon              | 1,800  |
| 10658 | Cinematic Home A/V          | 1,800  |
| 10660 | Cellars Fine Wine & Spirits | 1,500  |
| 10662 | Zipps Sports Grill          | 5,945  |
| 10626 | 32 Shea Cafe                | 1,090  |



## Traffic Count (VPD)

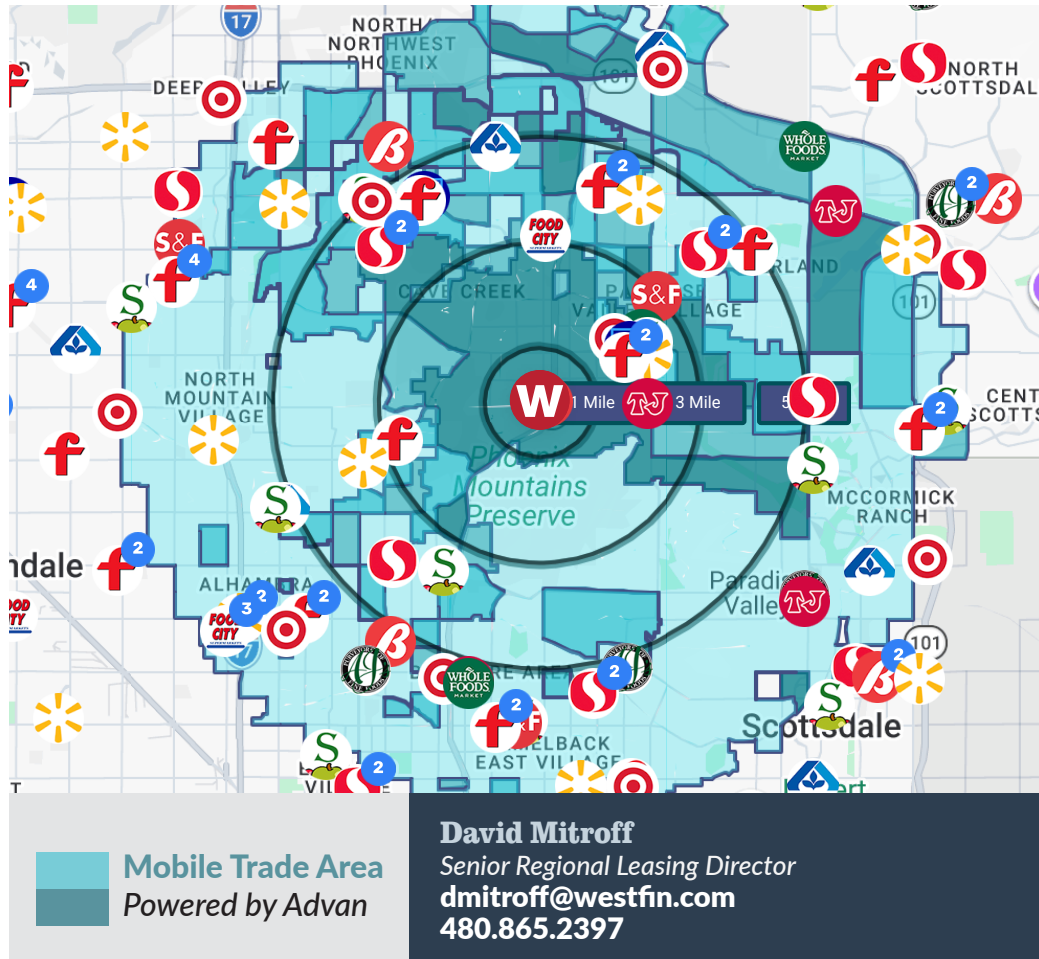
|               |        |
|---------------|--------|
| E Shea Blvd   | 13,372 |
| N 32nd Street | 33,143 |



■ Available   
 ■ Future Availability   
  Leased   
  NAP (not a part)

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|                          | MTA*     | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|----------|
| Total Population         | 744.97K  | 12.85K   | 78.95K   | 259.86K  |
| Total Daytime Population | 971.57K  | 13.76K   | 70.33K   | 268.92K  |
| Average Household Income | \$140.1K | \$158.7K | \$134.8K | \$156.1K |
| Total Households         | 317.17K  | 5.30K    | 34.41K   | 108.46K  |
| Average Home Value       | \$663.7K | \$745.9K | \$634.4K | \$735.4K |

\*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan