4636 E UNIVERSITY DRIVE PHOENIX, AZ 85034

PHOENIX AIRPORT CENTER

FOR LEASE



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LEVROSE COMMERCIAL REAL ESTATE

TCN WORLDWIDE REAL ESTATE SERVICES

OFFERING DETAILS

AVAILABILITY

SUITE 210	±3,205 SF
SUITE 250	±1,745 SF

PARKING	80 Surface Spaces 41 Covered Spaces @ $35/month

PROPERTY HIGHLIGHTS

- Minutes from Phoenix Sky Harbor International Airport
- Easy access to SR-143, US-60, and the I-10 freeways
- On site property management
- Modern glass exterior
- Spec suites coming soon!





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AERIAL OVERVIEW



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DEMOGRAPHICS
4636 E UNIVERSITY DRIVE

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POPULATION

	1 MILE	3 MILES	5 MILES
2023	953	81,793	335,264
2028	1,027	88,022	363,544

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	332	32,609	132,427
2028	370	36,690	149,795

AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	$85,877	$82,356	$92,280

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	18,905	130,744	238,360

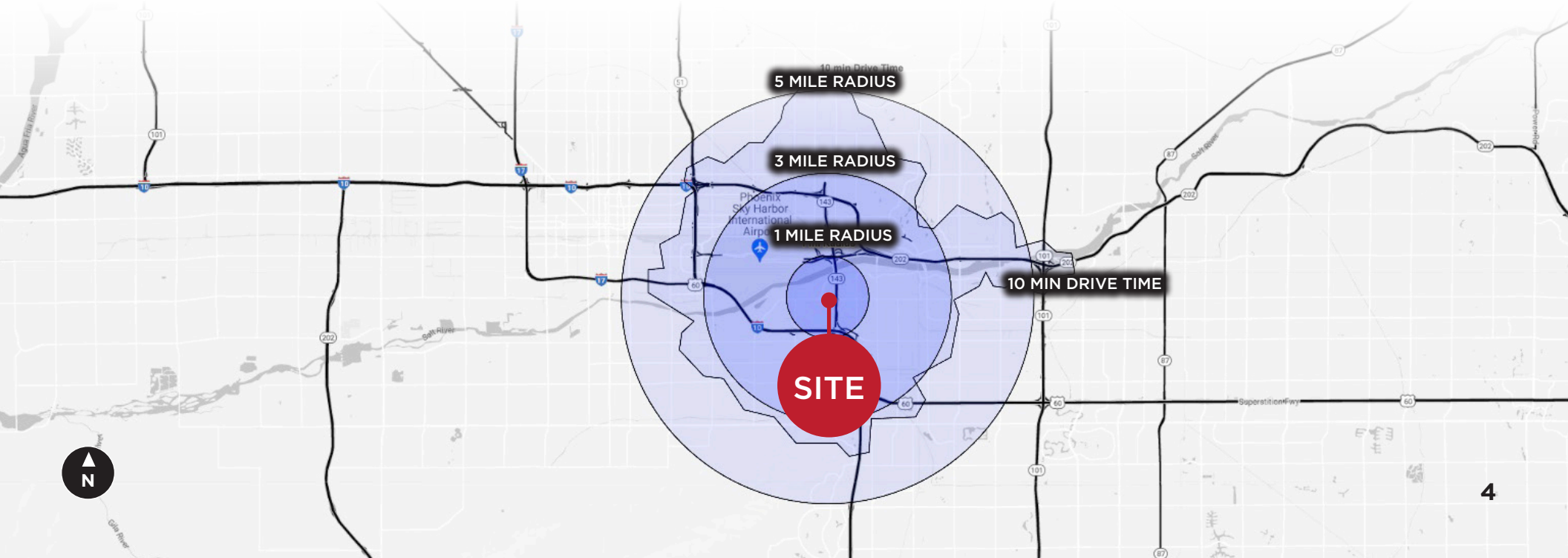
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	892	7,236	18,515

HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	$330,475	$324,992	$357,814

Info gathered via SitesUSA



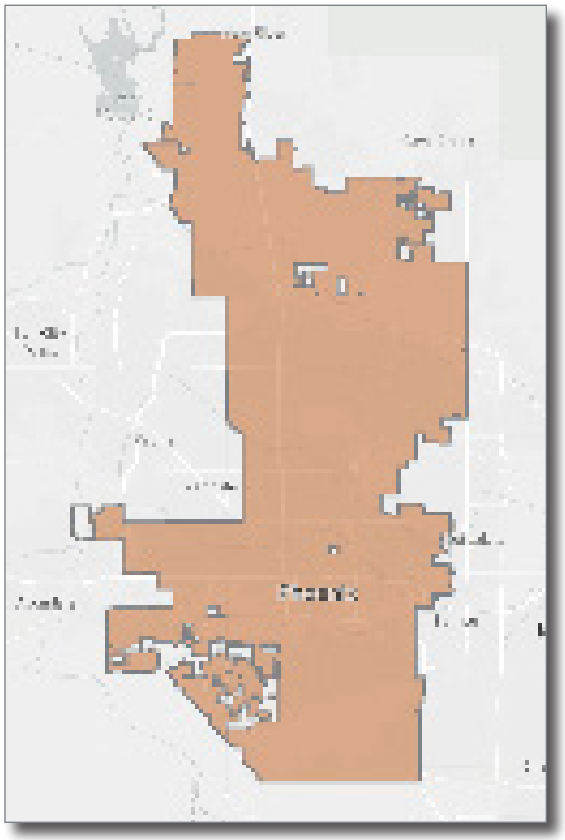
PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION

$70K +
AVG HH INCOME



GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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COMMERCIAL REAL ESTATE
TCN
WORLDWIDE
REAL ESTATE SERVICES
SITE
Wittmann
Sun City West
Surprise
El Mirage
Sun City
Peoria
Waddell
Burnstead
Webb
Citrus Park
Glendale
Litchfield Park
Tolleson
Goodyear
Liberty
Phoenix
Wild Flower
Windsong
Paradise Valley
Scottsdale
Rio Verde
Fort McDowell
Fountain Hills
SALT RIVER PIMA
-MARICOPA
INDIAN
COMMUNITY
Tempe
Mesa
Gilbert
Chandler
St. Johns
Komatke
Santa Cruz
Sun Lakes
Goodyear
Village
Chandler
Heights