

4636

E UNIVERSITY DRIVE
PHOENIX, AZ 85034

PHOENIX AIRPORT CENTER

FOR LEASE



SPEC SUITES COMING SOON!

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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS

AVAILABILITY

SUITE 210 ±3,205 RSF*

SUITE 245 ±4,877 RSF*

SUITE 285 ±1,762 RSF*

*Suites 210 & 245 are contiguous to ±8,082 RSF

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!



AERIAL OVERVIEW



DEMOGRAPHICS

4636 E UNIVERSITY DRIVE



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

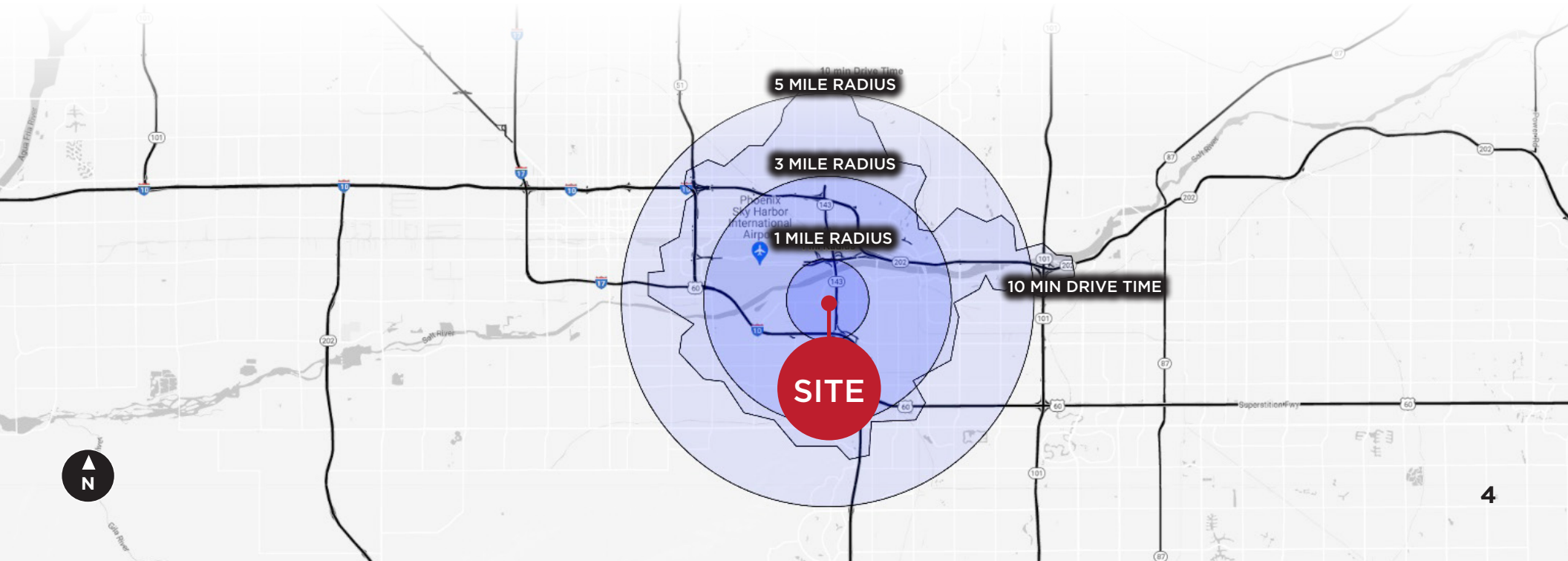
	1 MILE	3 MILES	5 MILES
2023	892	7,236	18,515



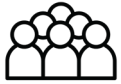
HOME VALUE (MEDIAN)

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

Info gathered via SitesUSA



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



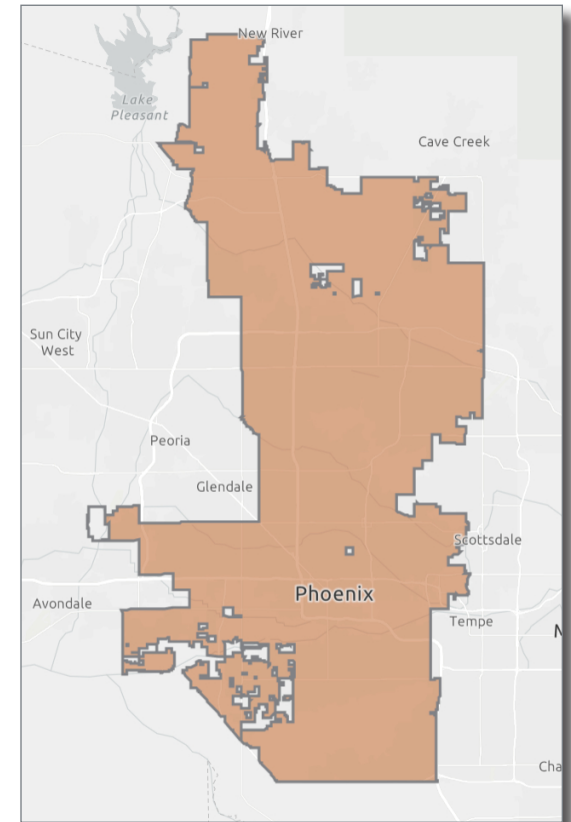
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is 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 than 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).



This information has been secured from sources believed to be reliable; but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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