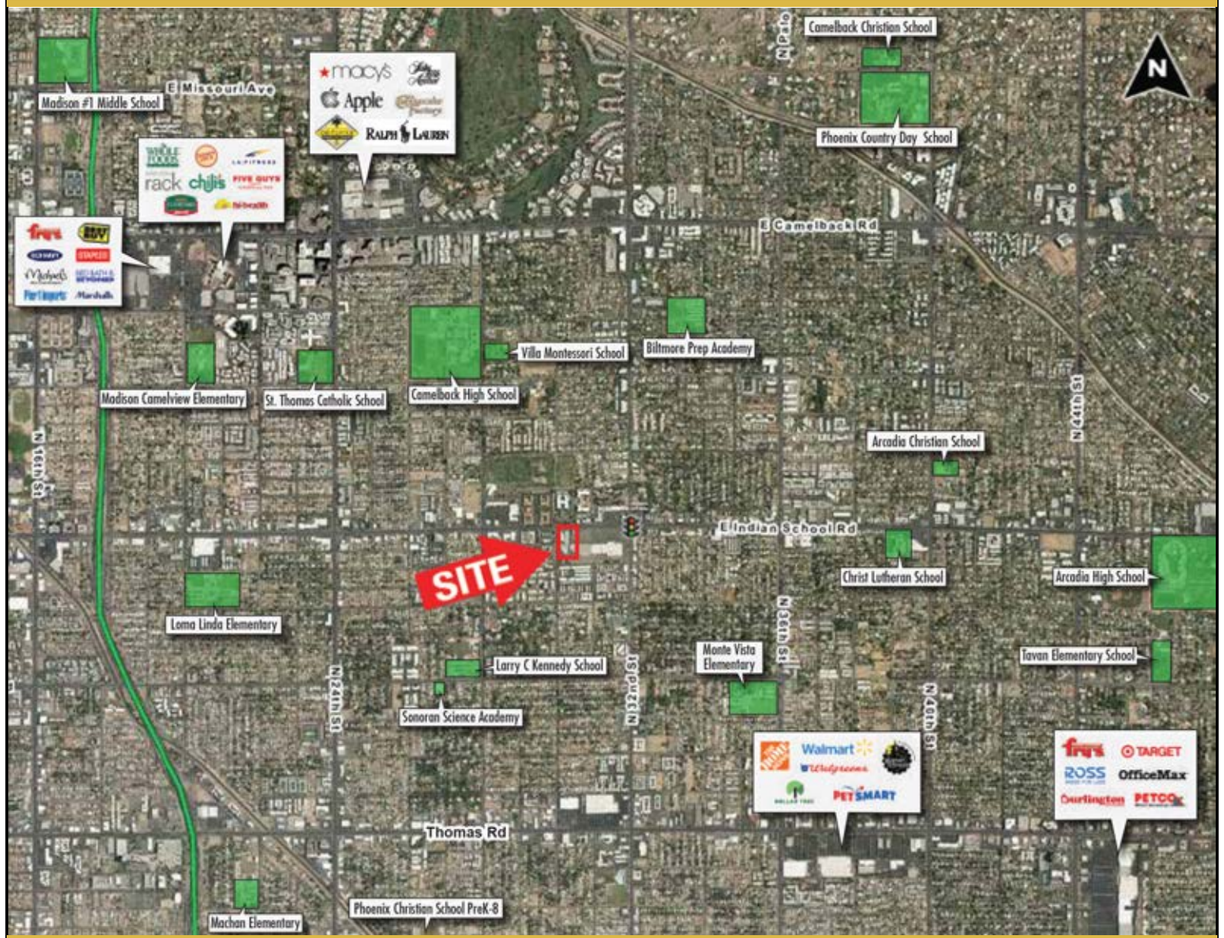
SWC 32nd St & Indian School Rd • Phoenix, Arizona



DEMOGRAPHICS *(Source: Sites USA)*

	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	21,574	152,076	313,336
Projected Population (2030)	20,932	149,319	318,604
Estimated Avg. Household Income (2025)	$137,190	$135,346	$135,630
Projected Avg. Household Income (2030)	$135,319	$133,148	$131,313
Average Household Size	2.7	3.0	2.9
Total Daytime Employees	10,190	96,597	266,386
Median Age	37.2	35.4	36.4

TRAFFIC COUNTS

32nd Street (N/S)	21,128/27,151 vpd
Indian School Road (E/W)	36,151/43,202 vpd
Total Cars Per Day	127,632 vpd

RETAIL BROKERS NETWORK

CoStar POWER BROKER 2015 Top Firm Award

DE RITO PARTNERS, INC

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ARCADIA FIESTA

Southwest Corner of 32nd Street & Indian School Road | Phoenix, Arizona

100% LEASED — FOR LEASE



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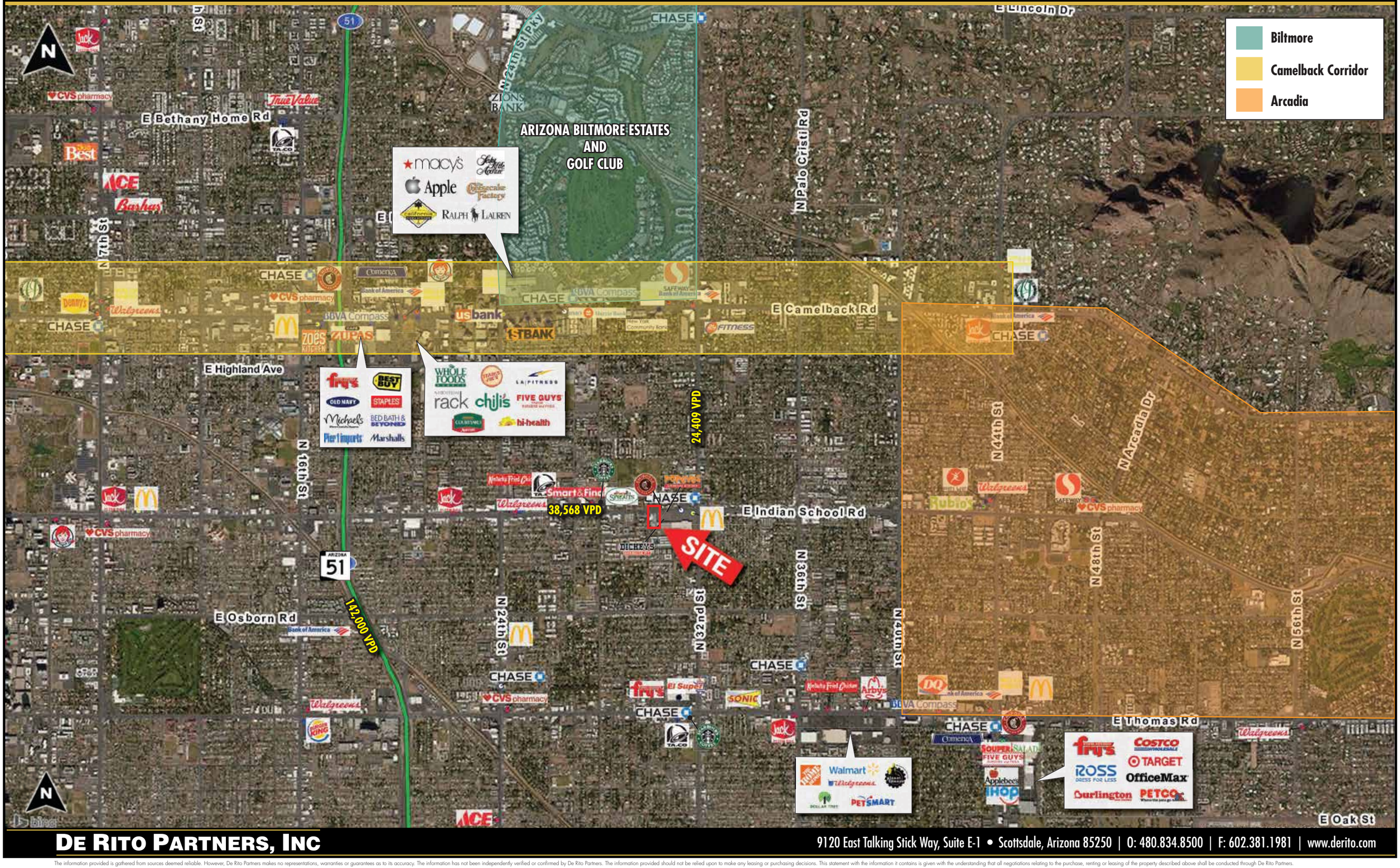
PROJECT HIGHLIGHTS

- Join other Tenants:
  ROSS DRESS FOR LESS · ANYTIME FITNESS · ACE Hardware · O'Reilly · The Tile Shop · Dutch Bros Coffee · POPEYES
- Infill redevelopment in high-density trade area
- Excellent Central Phoenix location - Less than 2 miles from Biltmore, Arcadia, and the Camelback Corridor
- Easy access to SR-51, approximately four (4) miles west of site
- More than 10 million SF of office within three (3) miles
- More than 95,500 daytime employees within three (3) miles
- Dense population: 159,617 residents within three (3) miles
- Nearly 11,000 apartment units within trade area
- Average household income of over $123,600 within 3 miles

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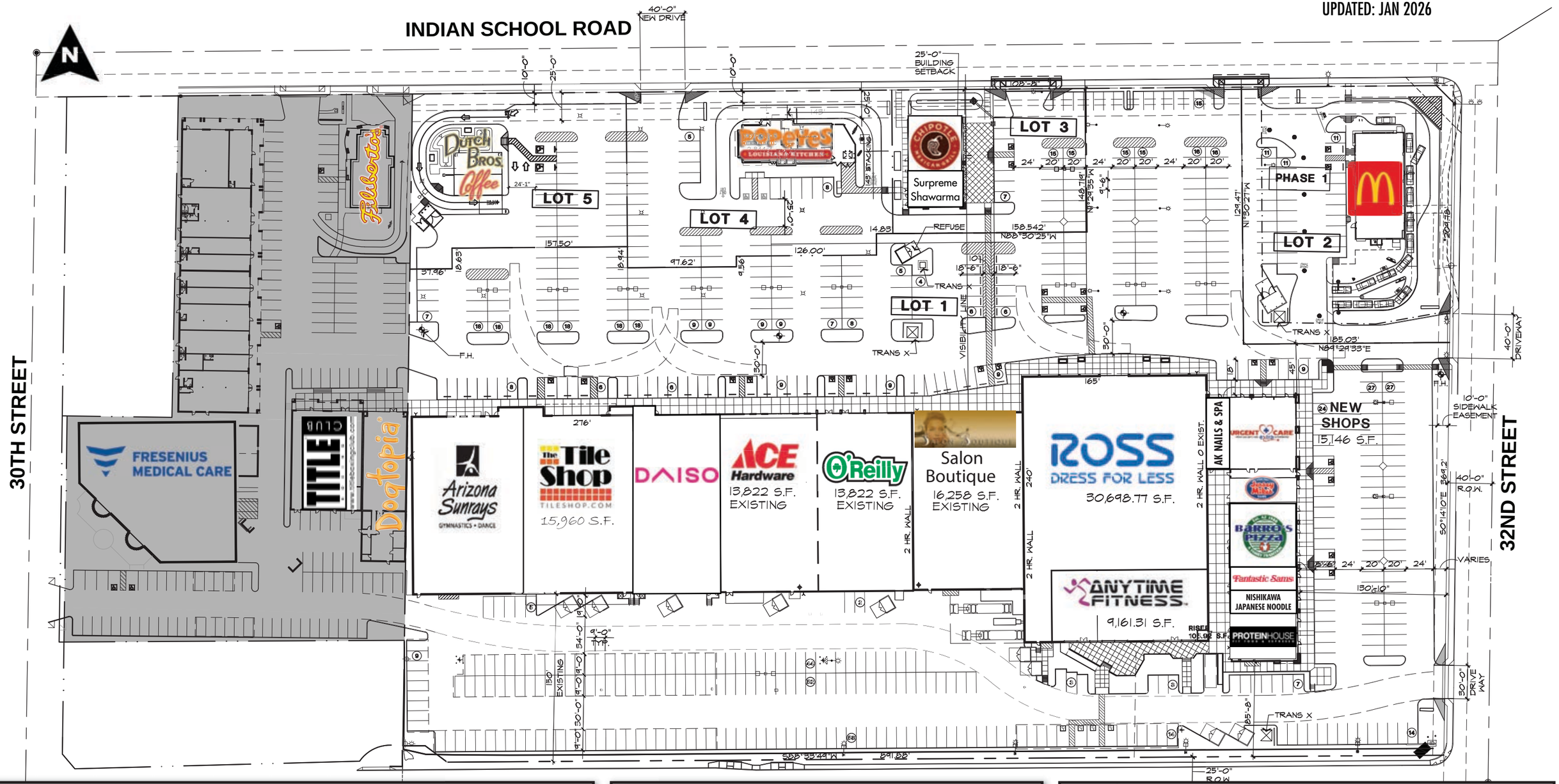
ARCADIA FIESTA - Southwest Corner of 32nd Street & Indian School Road • Phoenix, Arizona | AREA AMENITIES



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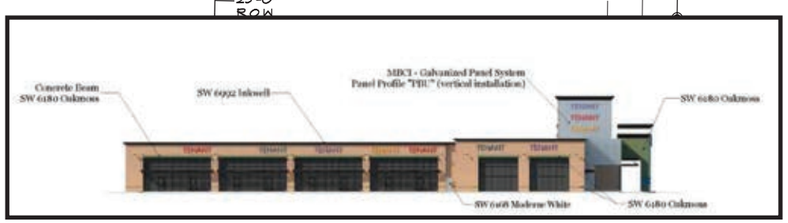
ARCADIA FIESTA - Southwest Corner of 32nd Street & Indian School Road • Phoenix, Arizona | SITE PLAN

UPDATED: JAN 2026









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