

For sale

7,399 sf retail restaurant for sale in East Phoenix submarket



3131 E Shea Boulevard | Phoenix, AZ 85028

**Get more
information**

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**AVISON
YOUNG**

The property

2nd generation restaurant located in the **affluent** neighboring master-planned communities of Melrose Paradise, Shea Heights, Paradise Foothills & Cavalier Estates.



Property overview

SWC Shea Boulevard & 32nd Street

Built in 2019, the property sits on 0.64-acres located less than a mile from SR-51 Freeway. This 2nd generation restaurant space offers an excellent opportunity to join other prominent restaurant brands in an affluent area with excellent demographics.



7,399 sf
restaurant space



9.93/1,000 sf



2nd generation
restaurant



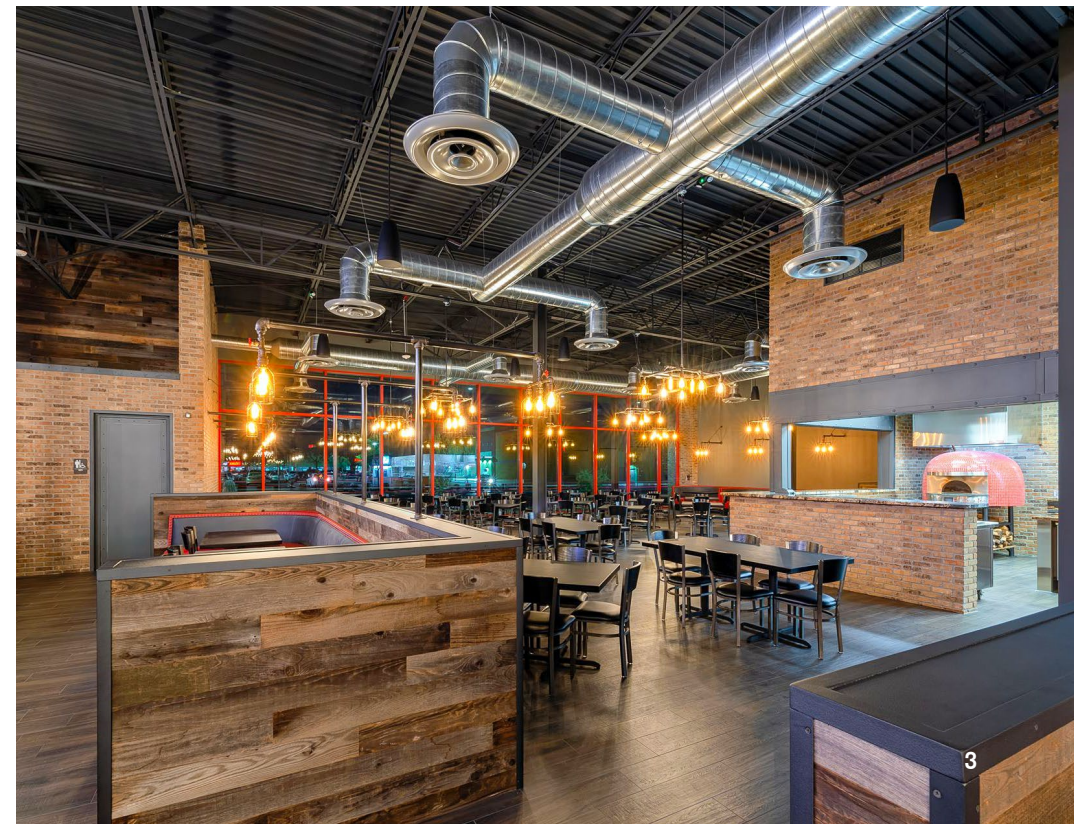
Excellent visibility
from Shea Boulevard



Serves 6 master-
planned communities



Excellent ingress / egress
on Shea Boulevard



The property

Notable tenants in trade area

Nearby a diverse tenant mix:
Bashas, Press Coffee, Zipps,
Subway, Bosa Donuts, and
Starbucks.





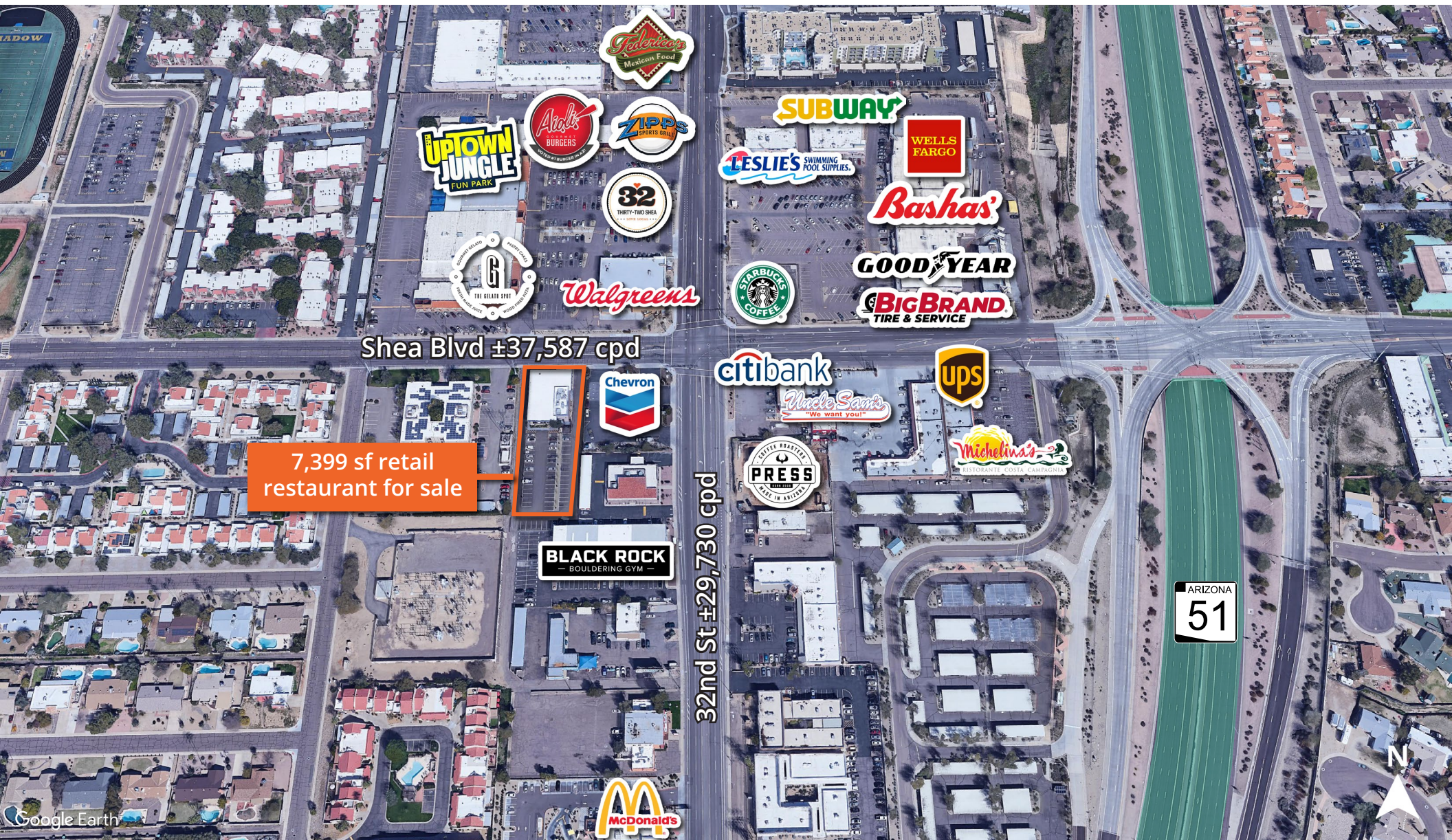
7,399 sf

This detailed floor plan illustrates the layout of a restaurant, including the following areas and features:

- Entrance (100):** Features a reception area (101) and a corridor (115) leading to other rooms.
- Private Dining (103):** Includes a private dining room (103) with furniture by owner and a note: "5% OF NON-FIXED SEATING SHALL COMPLY WITH SECTION 902.3 OF 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN".
- Main Dining Room (102):** The largest area, featuring a main dining room (102) with furniture by owner and a note: "5% OF NON-FIXED SEATING SHALL COMPLY WITH SECTION 902.3 OF 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN".
- Bar & Kitchen:** Includes a bar (104) with bar stools by owner, a bar storage area (105), a refrigerated bar storage area (106), a back kitchen (111), and a front kitchen (110).
- Storage & Restrooms:** Features a storage area (106), a walk-in refrigerator (112), a walk-in freezer (113), a dry goods storage area (116), an employee restroom (118), a men's restroom (107), and a women's restroom (108).
- Accessibility:** The plan includes numerous accessibility features such as wheelchair accessible routes, wheelchair accessible restrooms, and wheelchair accessible storage areas. It also includes a note: "5% OF NON-FIXED SEATING SHALL COMPLY WITH SECTION 902.3 OF 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN".
- Other Features:** Includes a reception area (101), a corridor (115), a private dining room (103), a main dining room (102), a bar (104), a bar storage area (105), a refrigerated bar storage area (106), a back kitchen (111), a front kitchen (110), a dry goods storage area (116), an employee restroom (118), a men's restroom (107), and a women's restroom (108).

Location

2nd generation restaurant space
SWC Shea Boulevard & 32nd Street
Phoenix, AZ





Trade area


2nd generation restaurant space
SWC Shea Boulevard & 32nd Street
Phoenix, AZ




Demographics

	1-mile	3-miles	5-miles
Population	11,689	82,668	260,167

	1-mile	3-miles	5-miles
Median age	43.8	41.4	40.8

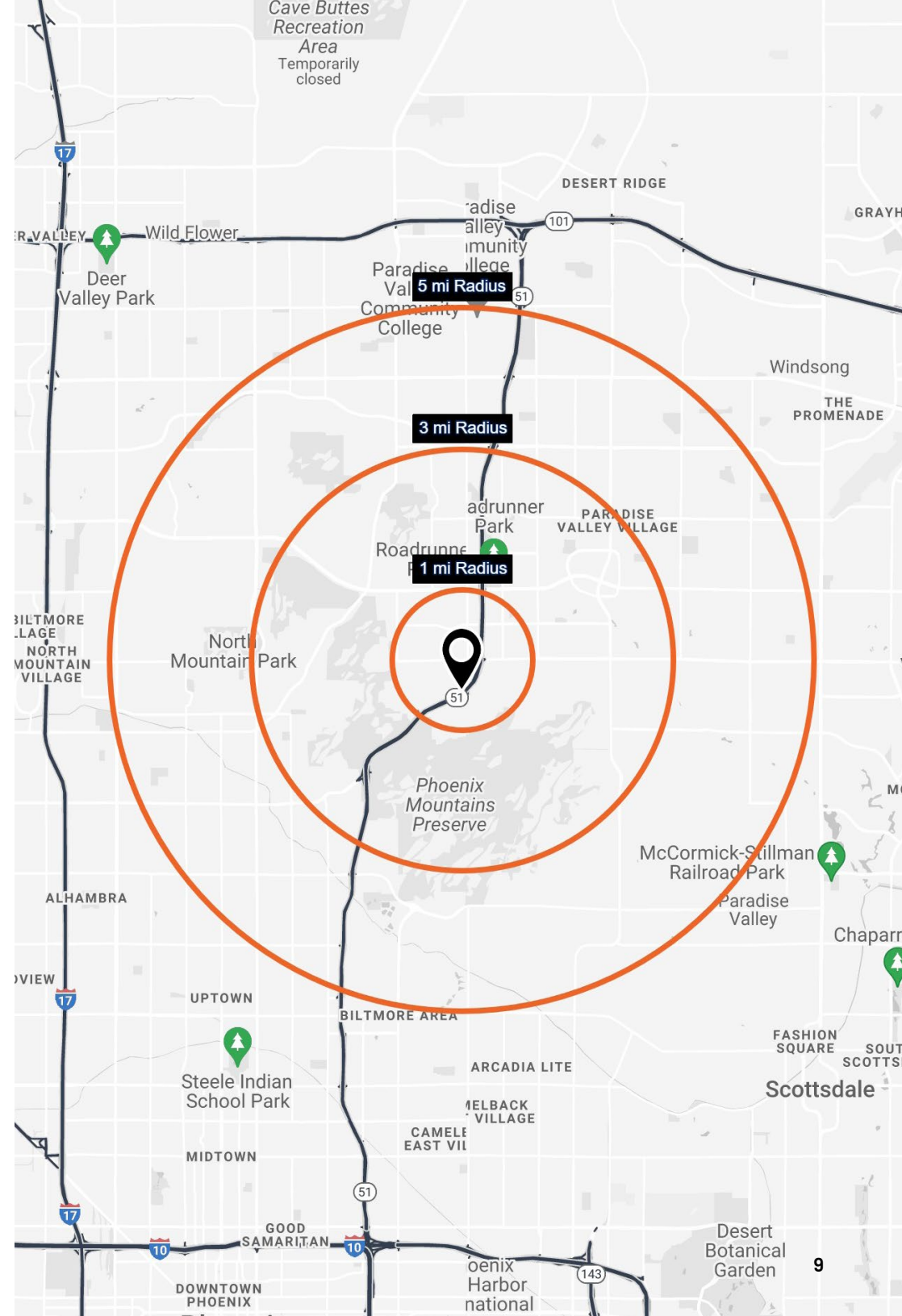
	1-mile	3-miles	5-miles
Daytime employment	3,780	31,469	97,759

	1-mile	3-miles	5-miles
Avg. HH income	\$111,001	\$106,072	\$117,885

	1-mile	3-miles	5-miles
HH units	4,989	38,285	117,857

Traffic counts

	Shea Boulevard	±37,587 cpd
	32nd Street	±29,730 cpd



Get in touch

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