

DUNLAP CROSSINGS

E/SEC Dunlap & I-17

2601 W Dunlap Ave Phoenix, AZ 85021



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

KEVIN ROESSLER

480.214.9425
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FOR LEASE

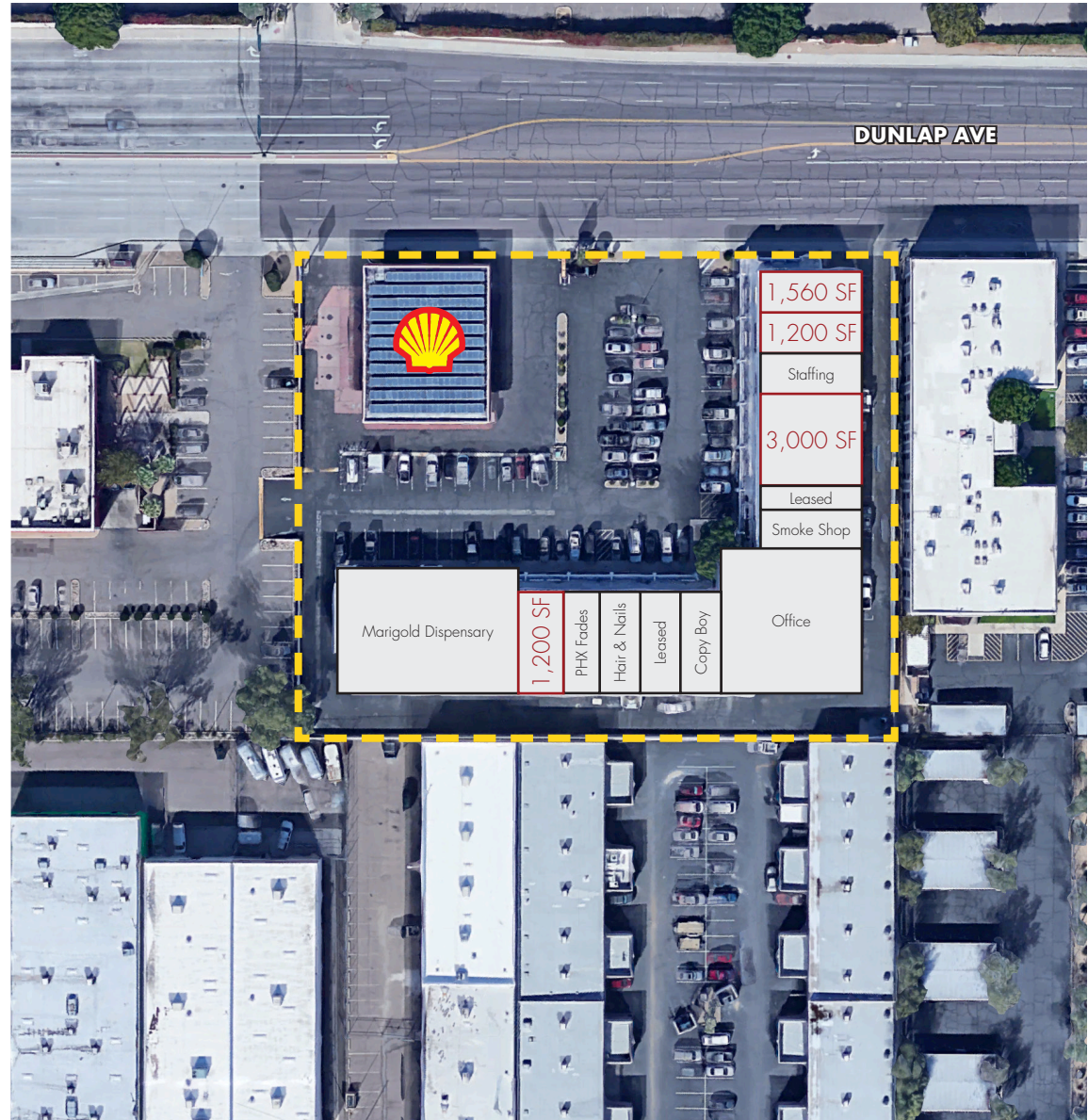
E/SEC DUNLAP & I-17

Site Information

2601 W Dunlap Ave

Phoenix, AZ 85021

- Suite 1: ±1,560 SF End Cap Fronting Dunlap Ave
- Suite 2: ±1,200 SF Available
 - » 2,760 SF contiguous
- Suite 7: ±3,000 SF Former Bar
- Suite 18: ±1,200 SF
- End-Cap Space Fronting Dunlap Ave
- Excellent Street Exposure
- Immediate Access to I-17
- Monument Signage Available



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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DEMOGRAPHICS

(2023)

Population Estimates

1 Mile	17,173
3 Mile	174,570
5 Mile	454,486

Avg. Household Income

1 Mile	\$51,670
3 Mile	\$66,208
5 Mile	\$71,864

Households

1 Mile	6,778
3 Mile	65,539
5 Mile	172,364

TRAFFIC COUNT

(2023)

Dunlap Ave	43,743 VPD
I-17	187,367 VPD



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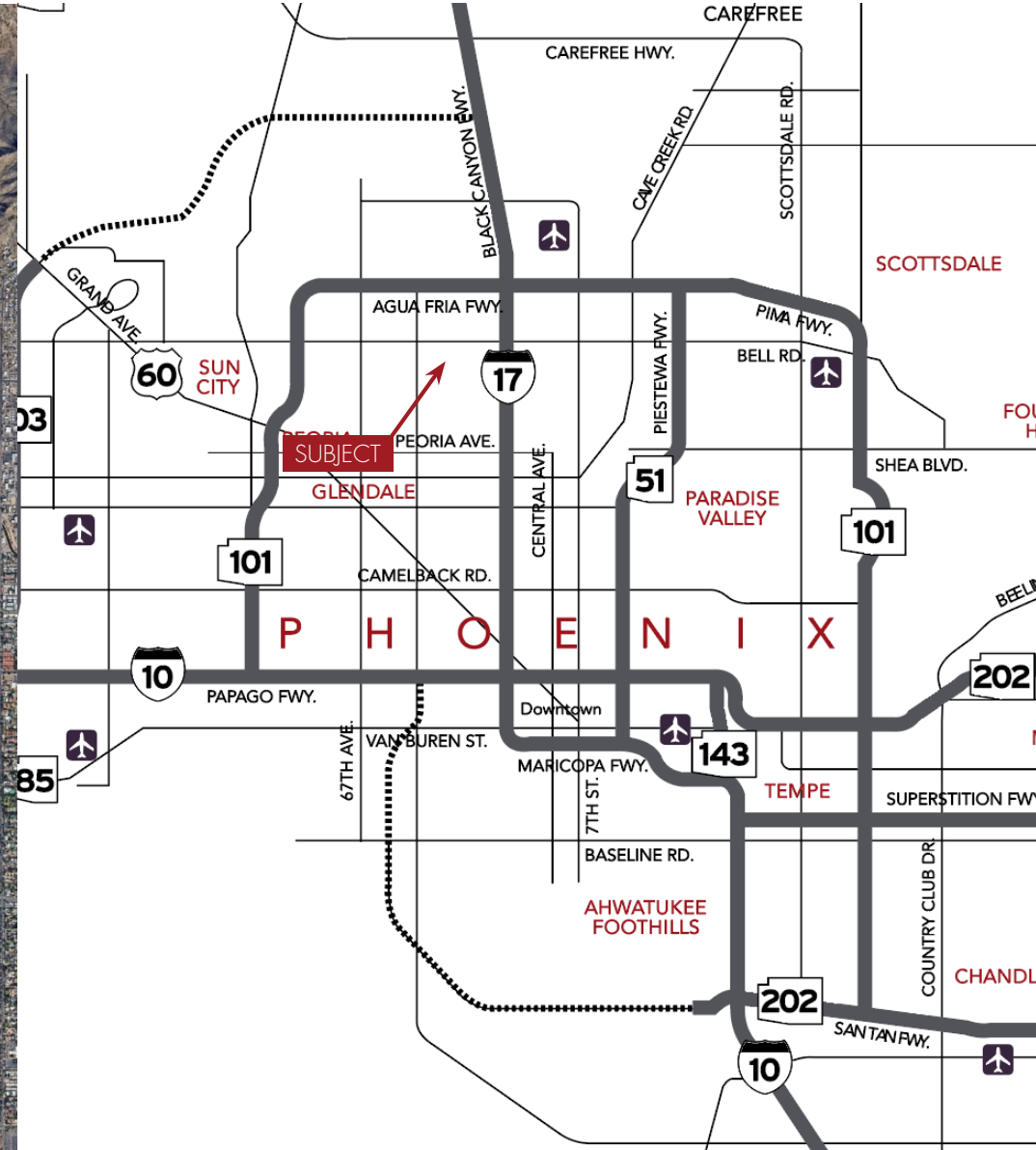
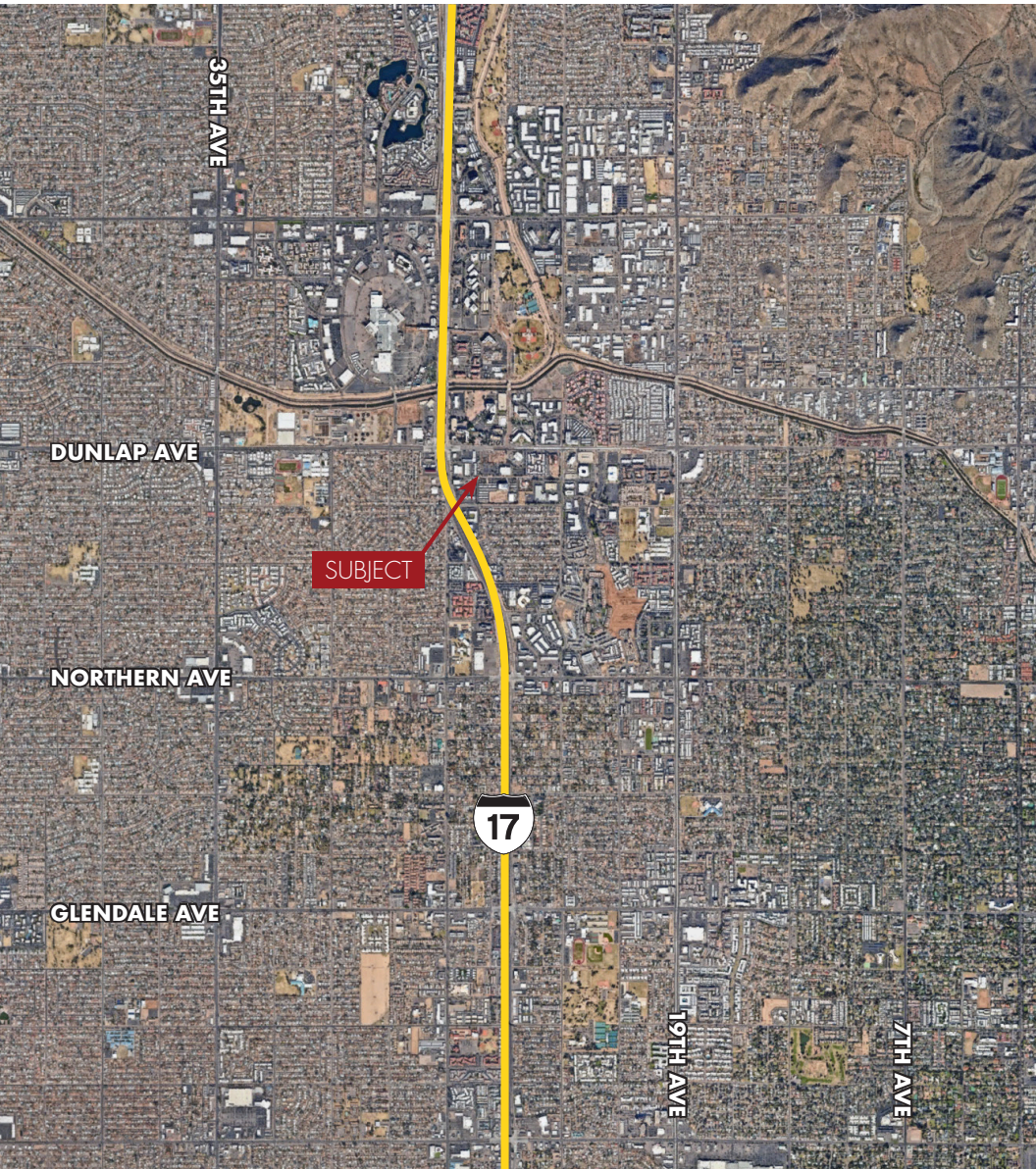
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Site Map

R&G

REIN & GROSSEHMME
COMMERCIAL REAL ESTATE



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