

RETAIL PAD AVAILABLE FOR GROUND LEASE OR B-T-S

N/NEC 99TH AVENUE & MCDOWELL ROAD | PHOENIX, ARIZONA



LOCATION The property is located N/NEC 99th Avenue and McDowell Road, Phoenix, Arizona

PAD SIZE ±1 acre

LEASE RATE Call for pricing

ZONING C-2, City of Phoenix

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Average Population	±8,036	±104,746	±305,777
Est. 2017 Average Household Income	\$60,936	\$60,817	\$61,169

Source: ESRI, 2017

TRAFFIC COUNTS

99th Avenue - North: ±12,364 VPD and South: ±32,853 VPD
McDowell Road - East: ±24,599 VPD and West: ±23,398 VPD

Source: 2017 Kalibrate Technologies

COMMENTS

- Frontage on 99th Avenue
- Located across the street from Costco, Harkins, Sports Authority, Bed Bath & Beyond, Marshalls, Circuit City, Mor Furniture, Hobby Lobby, Best Buy, Old Navy and Sportsman's
- Signalized intersection
- Great visibility from 99th Avenue
- 1/2 mile from both Loop 101 Freeway and Interstate 10 (full diamond interchanges)
- Strong traffic counts at intersection
- Strong housing growth in trade area

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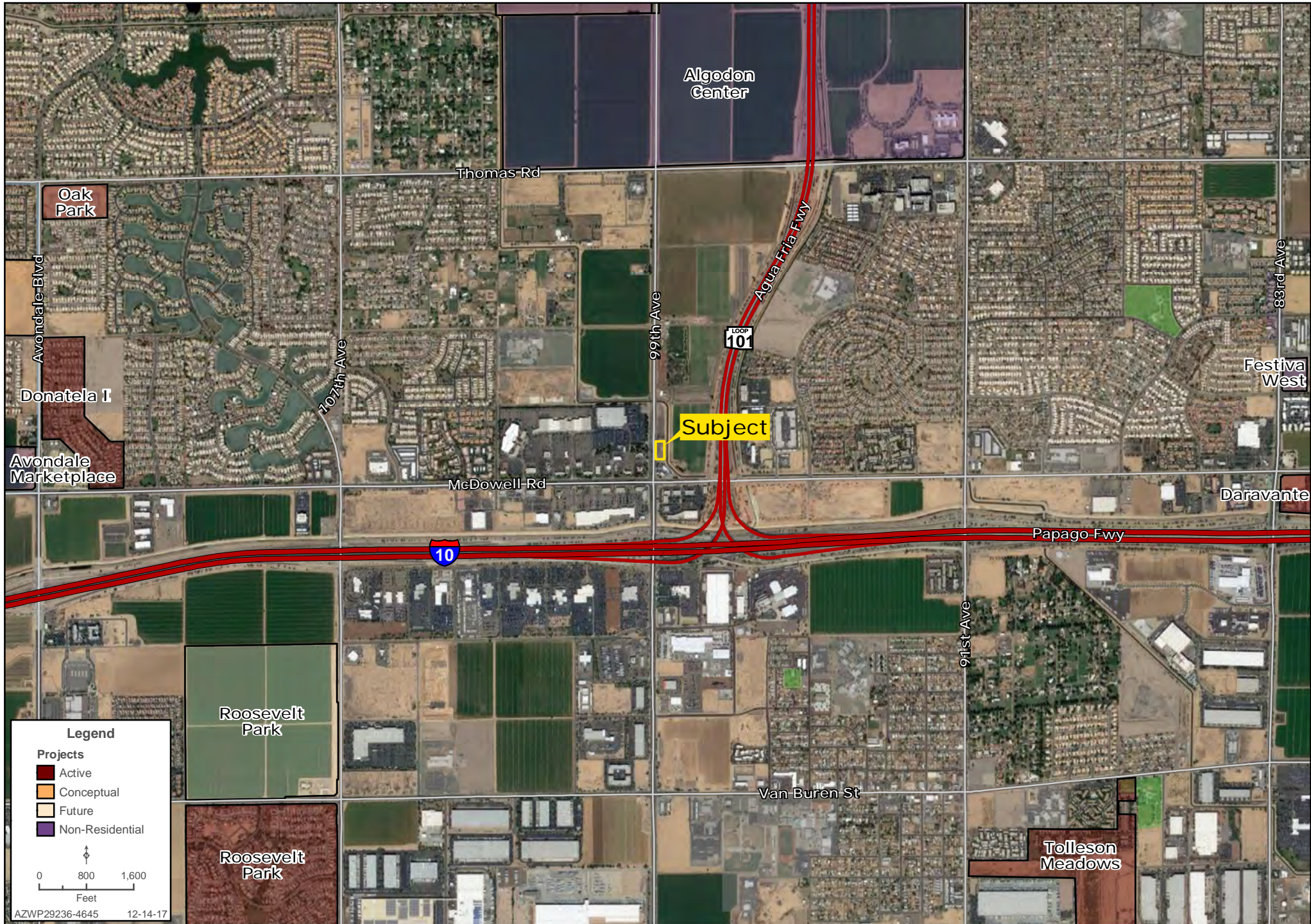
REGIONAL MAP

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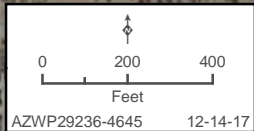
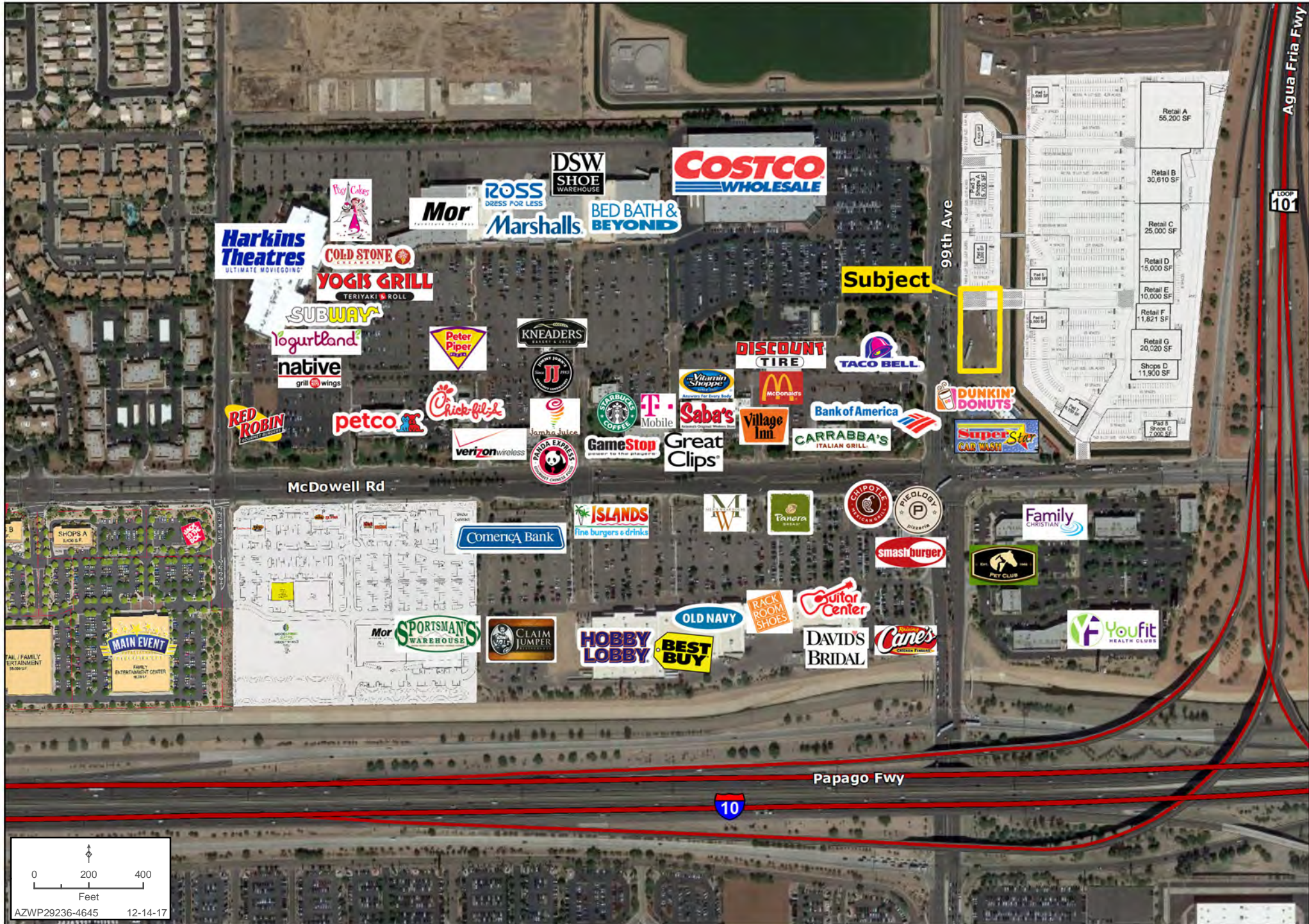
SURROUNDING AREA MAP

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SURROUNDING USERS MAP

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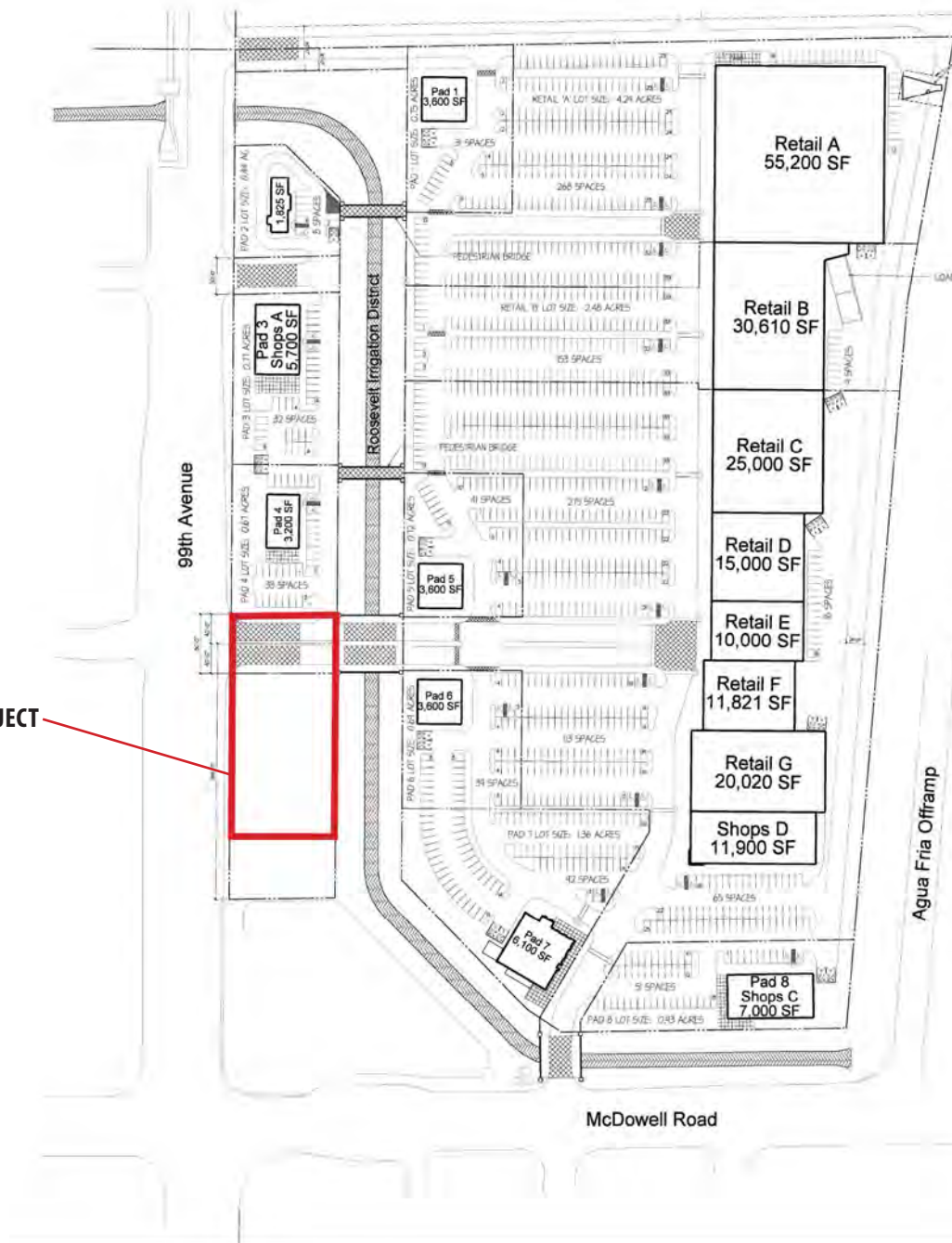


PROPERTY DETAIL MAP

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PROPERTY SITE PLAN



PROJECT DATA:
 Acreage: 22.135 Total Acres
 PAD 1: 0.75 Acres
 PAD 2: 0.44 Acres
 PAD 3: 0.77 Acres
 PAD 4: 0.67 Acres
 PAD 5: 0.72 Acres
 PAD 6: 0.69 Acres
 PAD 7: 1.36 Acres
 PAD 8: 0.93 Acres
 Retail A: 4.29 Acres
 Retail B: 2.48 Acres

Small Shops - 46,525 S.F.
 Retail Shops - 167,651 S.F.
 Total - 214,176 S.F.

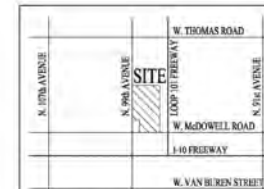
Parking Required - 1,071
 Handicap Parking Provided - 31
 Total Parking Provided - 1,201

environments | life
 architecture | planning | interiors
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SITE DEVELOPMENT FOR IDENTITY MUTUAL LLC
 PHOENIX RIVER CROSSING at SHEELY CENTER
 PHOENIX, ARIZONA

SITE PLAN

DATE: 02.05.2016
 PROJECT NO: 15009
 REVISIONS: NO DATE DESCRIPTION



VICINITY MAP
 SITE PLAN SCALE: 1" = 60'-0" 01

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BSA

SHEET NUMBER

A000