



The Nursery

N 23RD AVE & W ALAMEDA RD | PHOENIX, AZ



SITE



FOR SALE: ±6 ACRES OF A-1 ZONED LAND

CBRE

FOR SALE

DEVELOPMENT OR BUILD TO SUIT

±6 ACRES

SITE INFO



- » SEC of 23rd Avenue and Alameda
- » Close proximity to both I-17 and Loop 101 freeways
- » Parcel Size: Approximately 6 acres
- » Zoning: A-1 City of Phoenix

CORPORATE NEIGHBORS



LOCATION FEATURES

- » ±3 miles north of the Agua Fria Loop 101 Freeway
- » Within minutes of ±2.6 million SF of restaurant, hotel and service retail amenities
- » Abundant and affordable skilled labor market
- » 142,000 population within a 5-mile radius
- » ±20-minute commute from North Scottsdale, Glendale, and North Central Phoenix communities
- » One of the last undeveloped parcels in the Deer Valley Market
- » Number of businesses in Deer Valley: 8,272
- » Employees in Deer Valley: 112,676



AREA AMENITIES



- Shops at Norterra**
- Mellow Mushroom
 - Harkins Theatres
 - Yogurtini
 - Cafe Zupas
 - Buffalo Wild Wings
 - Elevate Coffee
 - Pita Jungle
 - Sauce Pizza & Wine
 - Smashburger
 - Bath & Body Works
 - Chipotle Mexican Grill
 - Urban Boba
 - CycleBar
 - Claire's
 - Best Buy
 - Jos. A. Bank
 - Ah So Sushi & Steak
 - Victoria's Secret
 - Anytime Fitness
 - Panera Bread
 - Jamba Juice
 - BevMo!
 - DICK'S Sporting Goods
 - T-Mobile
 - European Wax Center
 - Massage Envy

- Happy Valley Towne Center**
- Pier 1 Imports
 - Ross Dress for Less
 - Cost Plus World Market
 - Barnes & Noble
 - Sprint
 - Olive Garden
 - Logan's Roadhouse
 - Red Robin
 - Staples
 - Petco
 - Orangetheory Fitness
 - GameStop
 - Walmart
 - T.J. Maxx
 - Old Navy
 - L&L
 - Famous Footwear
 - Ulta Beauty
 - Tillys
 - Party City
 - Dollar Tree
 - Lowe's
 - AT&T
 - Verizon
 - Supercuts
 - Starbucks
 - Greek Pita
 - Cafe Rio
 - Cold Stone Creamery
 - Jersey Mike's Subs
 - Panda Express
 - Bank of America

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