

OUTSTANDING POWER CENTER REDEVELOPMENT



IN THE CENTER OF IT ALL.

NWC I-17 FREEWAY AND DUNLAP AVENUE, PHOENIX ARIZONA



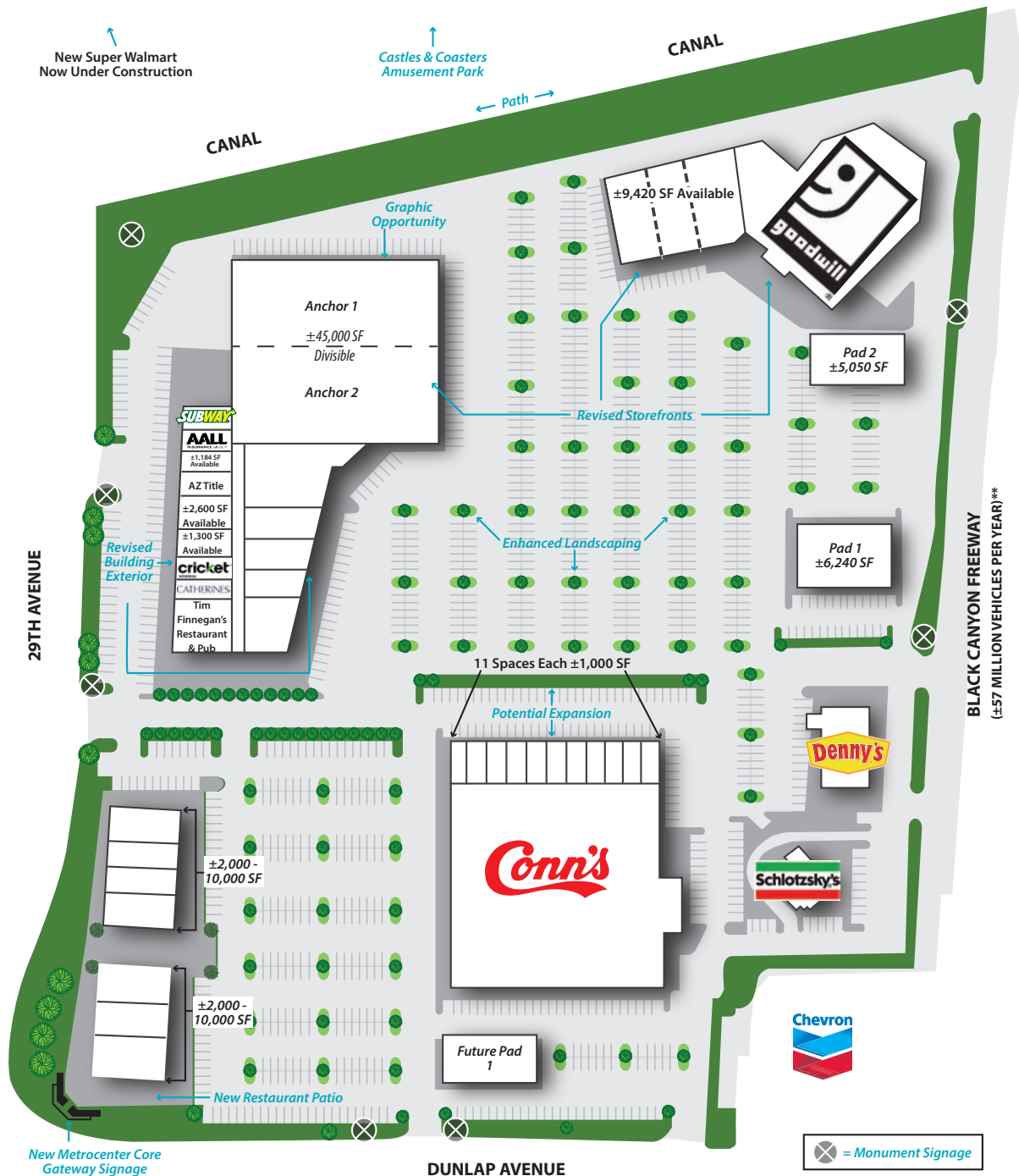
CBRE



PROJECT FEATURES

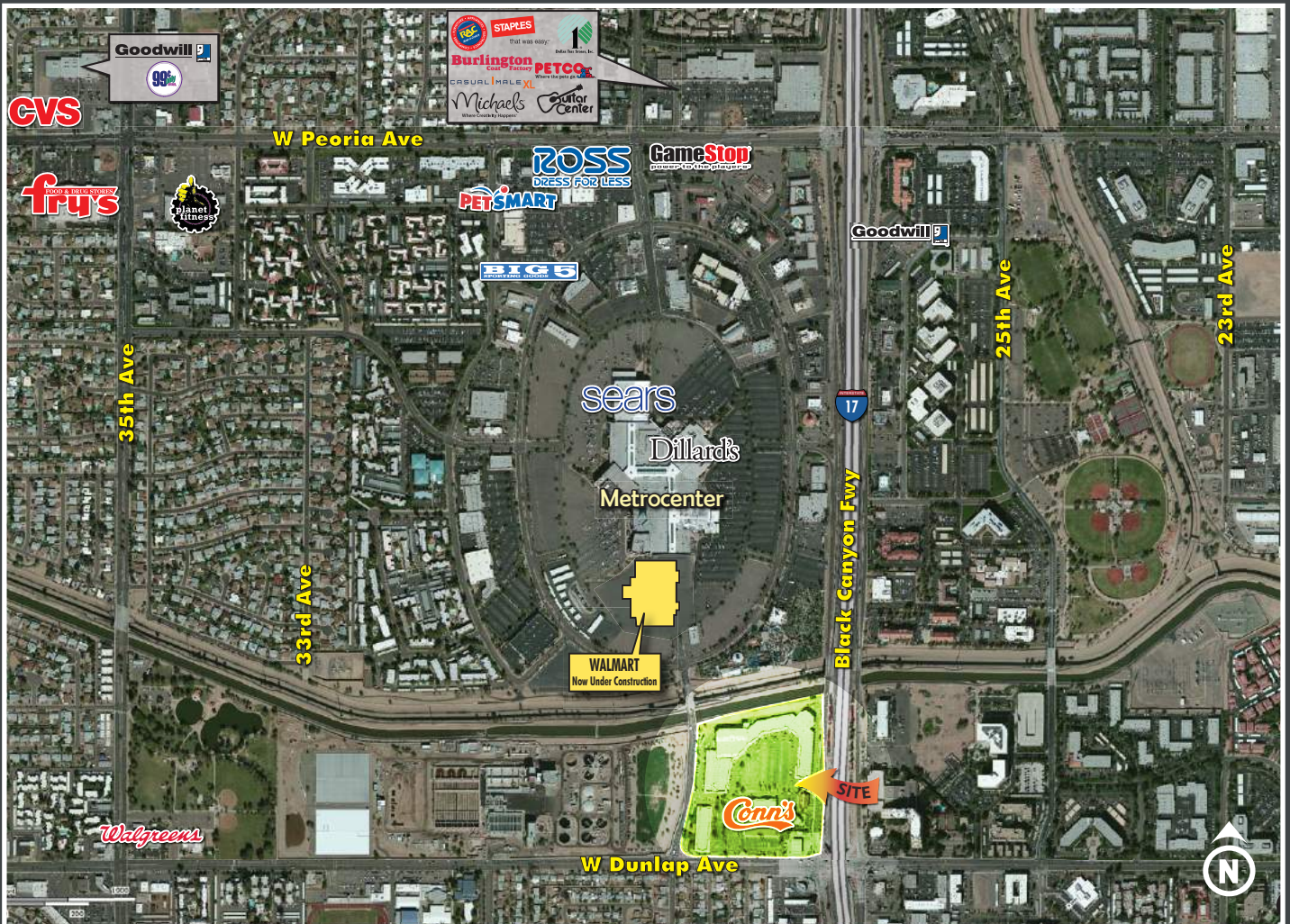
- ±210,000 SF of building area/ ±15.33 acres
- Outstanding retail core redevelopment
- Adjacent to Metro Center Mall and new Super Walmart (under construction)
- Adjacent to I-17 (Black Canyon freeway) with ±57.5 million vehicles per year
- Central and strategic location with ±547,000 residents and ± 333,700 employees within 15 minutes drive time

PROPOSED NEW SITE PLAN



PRIME LOCATION

- Outstanding Central Phoenix, retail & business core area, redevelopment opportunity
- Densely populated area, with over 428,000 people in a 5 mile radius *
- Strong daytime employment: ±172,938 daytime employees in a 5 mile radius*
- Adjacent to Metro Center Mall, super regional enclosed mall of ±1.3 million square feet
- More than 56,000 vehicles pass through the intersection daily***, and 157,000 vehicles drive by the site daily on nearby 1-17 Freeway**
- Strong retail and restaurant demand in the immediate trade area



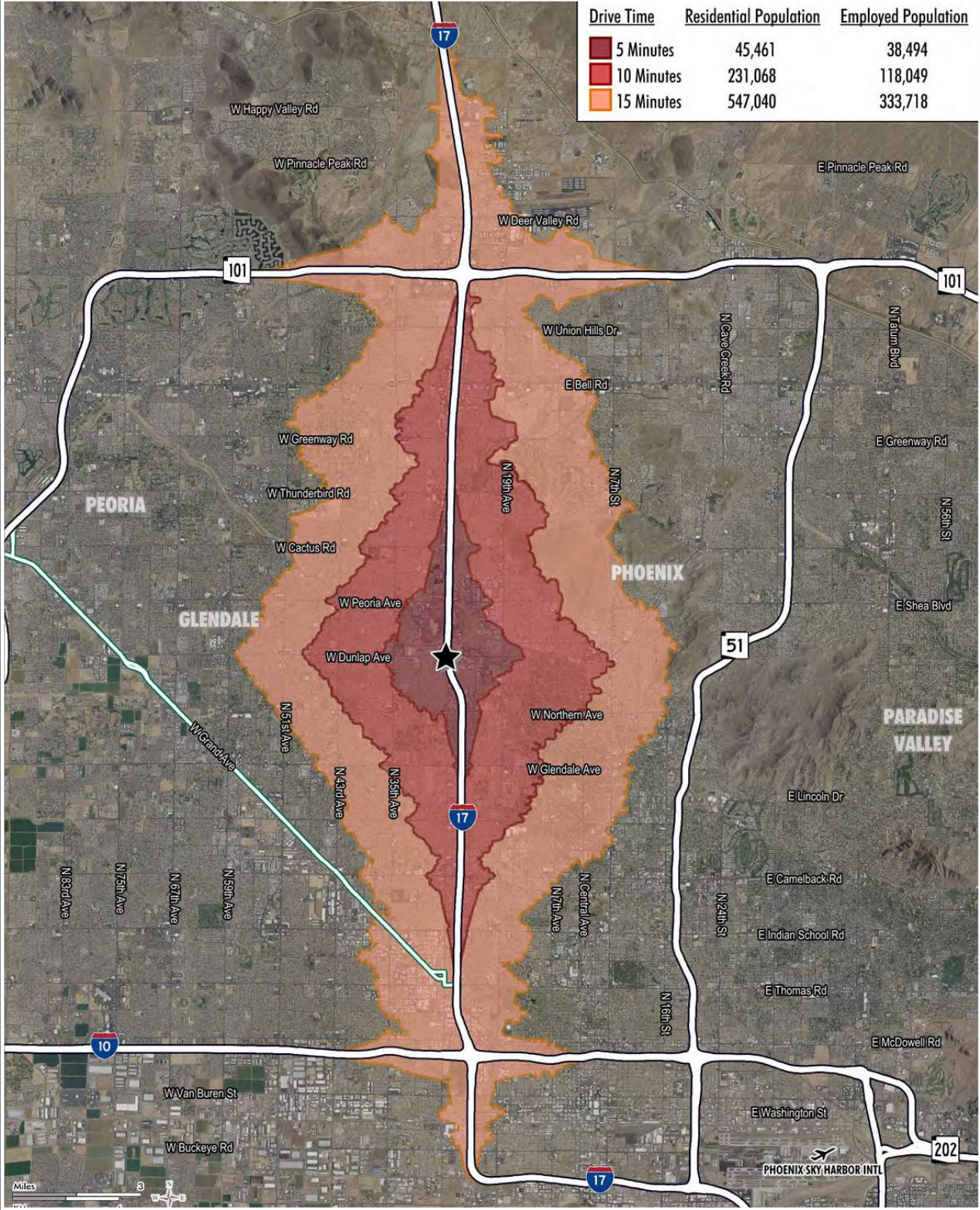
2015 Demographics*	1 Mile	3 Mile	5 Mile
Estimated Population	18,986	173,525	428,081
Average Household Income	\$41,890	\$51,115	\$54,587
Daytime Employment	14,440	67,142	172,938
Average Age	33.1	36.2	36.5

*Source: Nielsen 2015

TRAFFIC COUNTS:

- I-17:** 157,542 CPD*
- Dunlap Avenue:** 43,015 CPD**
- 29th Avenue:** 13,553 CPD**
- **AZDOT 2013
- ***City of Phoenix 2015

DRIVE TIME MAP



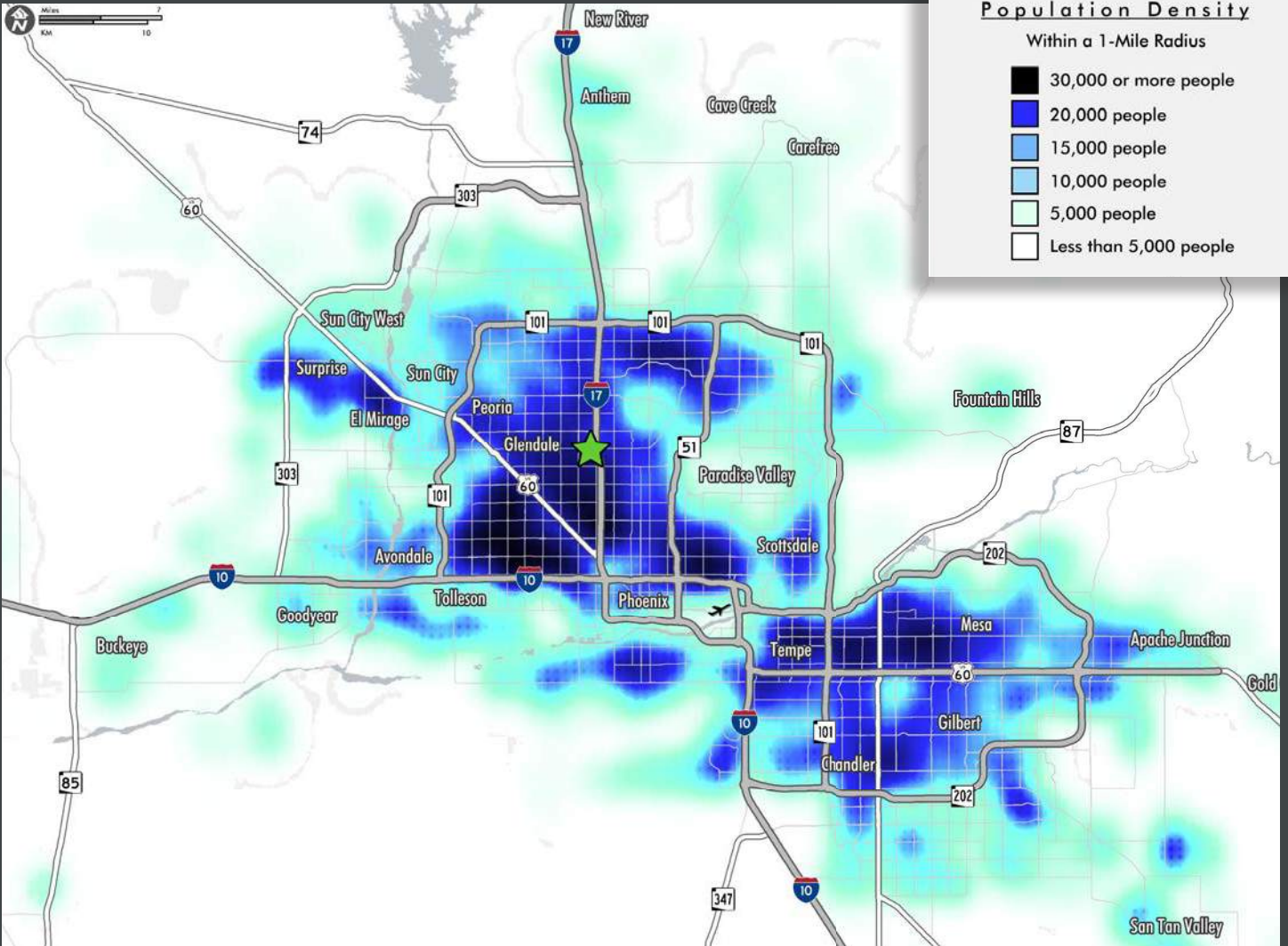
HIGHLIGHTS

- Among the highest density sites in the entire Phoenix Metro Area
- Central location provides advantageous positioning
- Freeway site allows for broad and convenient accessibility

POPULATION DENSITY

METRO PHOENIX POPULATION DENSITY

 2920 W Dunlap Ave, Phoenix



Phoenix Metro Area

- Arizona in top 20 states for job growth
- Strong population growth and young workforce
- Diversified economy with high concentration of professional jobs
- Low cost of doing business
- Relatively low cost of living
- Favorable weather and safety from natural disasters
- Operating costs 40% lower than neighboring California

www.gpec.org

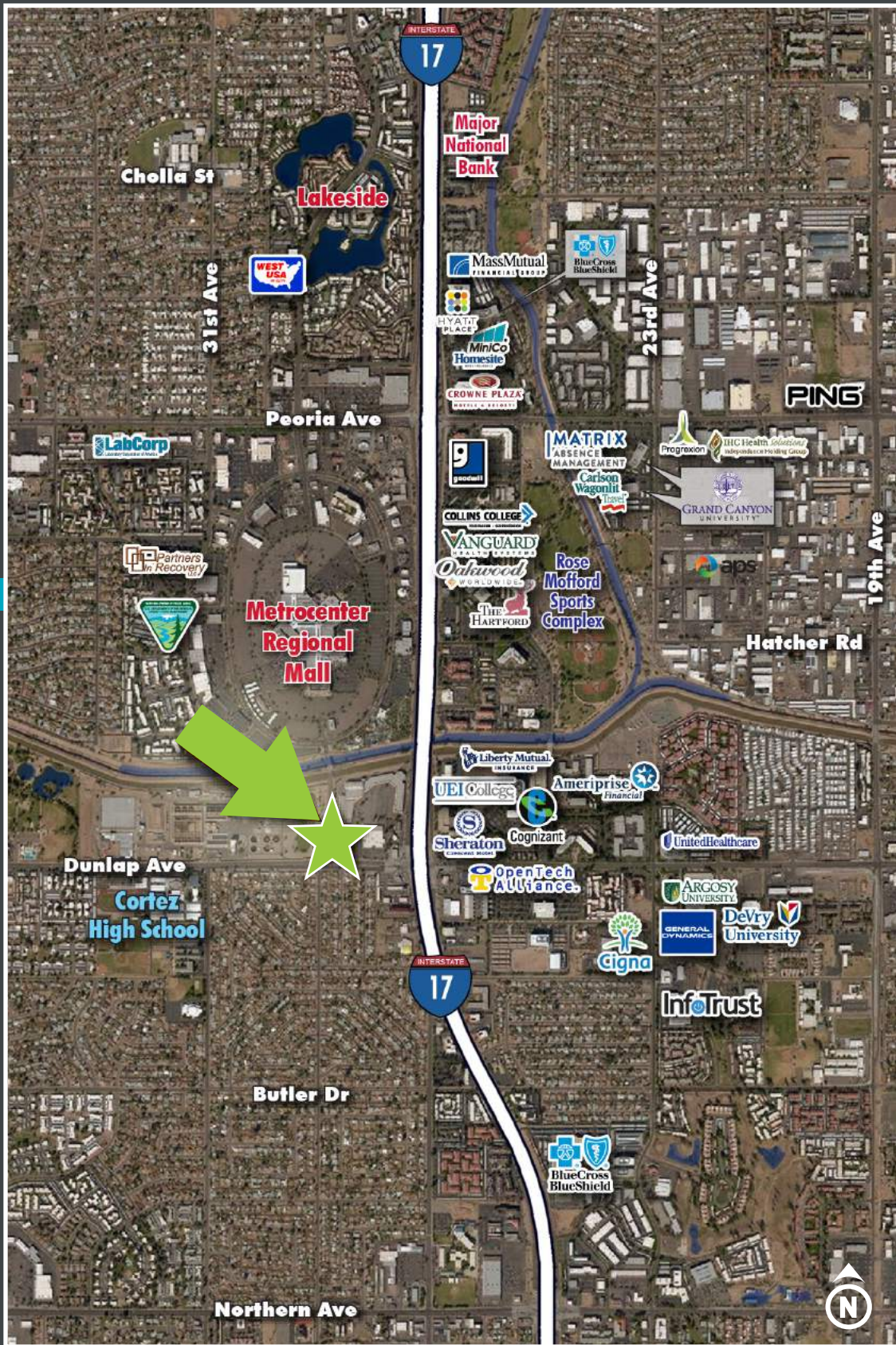
Northwest Phoenix

- Growth from 2015 – 2020 is estimated to be 4.22% within 1 mile of the regional mall. *
- Approximately 40,000 college students are within 5 miles of the mall with ASU's West Campus and Glendale Community Centers nearby. *
- Over 82 million vehicles travel on Interstate 17 each year, giving this trade area great travel exposure.**

**Nielsen 2015, **www.azdot.gov*

MAJOR PHOENIX EMPLOYERS

THUNDERBIRD AVE TO NORTHERN AVE





IN THE CENTER OF IT ALL.

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