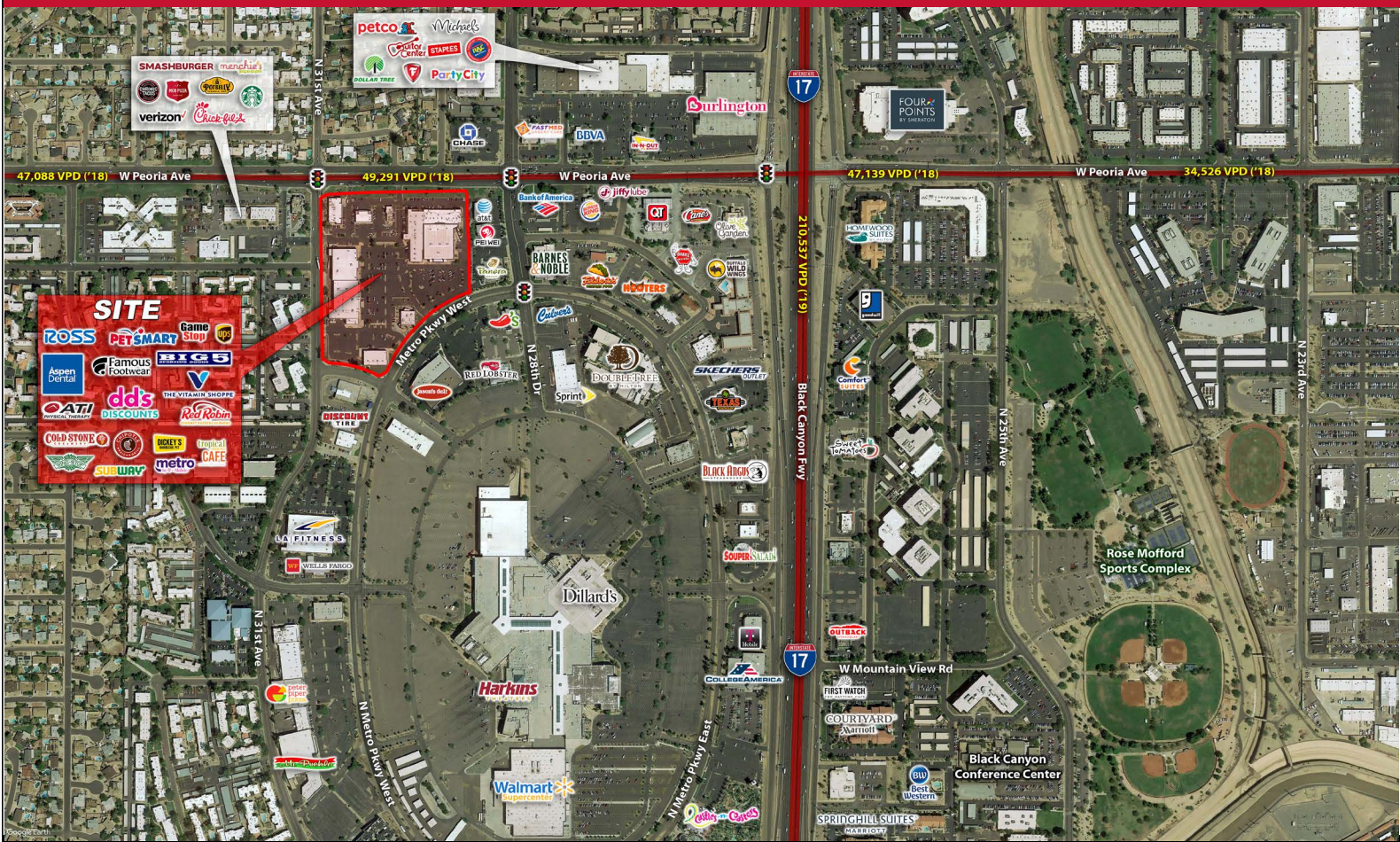




# METRO TOWNE CENTER

SWC PEORIA AVE & 28TH DR | PHOENIX, ARIZONA

## HIGH PROFILE RETAIL SPACE AVAILABLE FOR LEASE



### PROJECT HIGHLIGHTS:

- Dense, Infill Trade Area with 149,377 Total Daytime Population and 60,534 Employees Within a 3 Mile Radius.
- Close Proximity to I-17 Freeway – Reach Potential Customers from Across the Valley
- Exposure to Dynamic Employment Corridor, 5.8 Million Square Feet of Office Space within 2 Miles
- Join National Tenants such as Chipotle, Wendy's, ATI Physical Therapy, Cold Stone, PetSmart and Ross.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	14,494	166,992	441,202
Daytime Population	25,874	149,377	390,962
Average HH Income	\$54,213	\$65,306	\$70,246

### TRAFFIC COUNTS:

W Peoria Ave: 29,291 VPD | I-17/Black Canyon Fwy: 210,537 VPD



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SUITE	TENANT	±SF
A1	WING STOP	2,039
A2	SMOOTHIE CAFE	960
A3	SUBWAY	1,400
A4	GAMESTOP	1,200
A5	METRO PCS	1,200
A6	COLD STONE	1,200
A7	SUPERCUTS	1,200
A8	CELL PHONE REPAIR	1,200
A9	DICKEY'S BBQ	1,500
A10	CRUMBL	1,927
A11	PREMIERE ORTHO	2,342
B1	ASPEN DENTAL	3,213
<b>B2</b>	<b>AVAILABLE</b>	<b>2,000</b>
B3	AZUL DAY SPA	3,557
<b>B4</b>	<b>AVAILABLE</b>	<b>2,855</b>
<b>B5</b>	<b>AVAILABLE</b>	<b>2,022</b>
B6	ATI PHYSICAL THERAPY	3,000
C1	CHIPOTLE	2,800
C2	SAMURAI SAM'S	1,600
C3	THE UPS STORE	1,600
C4	PRO NAILS BY TINA	1,710
<b>D103</b>	<b>AVAILABLE</b>	<b>2,000</b>
E1	VITAMIN SHOPPE	2,200
<b>E2</b>	<b>AVAILABLE</b>	<b>2,000 - 2,800</b>
MAJ A	PETSMART	22,500
MAJ B	DD'S DISCOUNTS	20,000
MAJ C	FAMOUS FOOTWEAR	8,000
MAJ D	ROSS	30,187
PAD 2	WENDY'S	2,400
PAD 3	RED ROBIN	5,800
PAD 4	BIG 5	10,000



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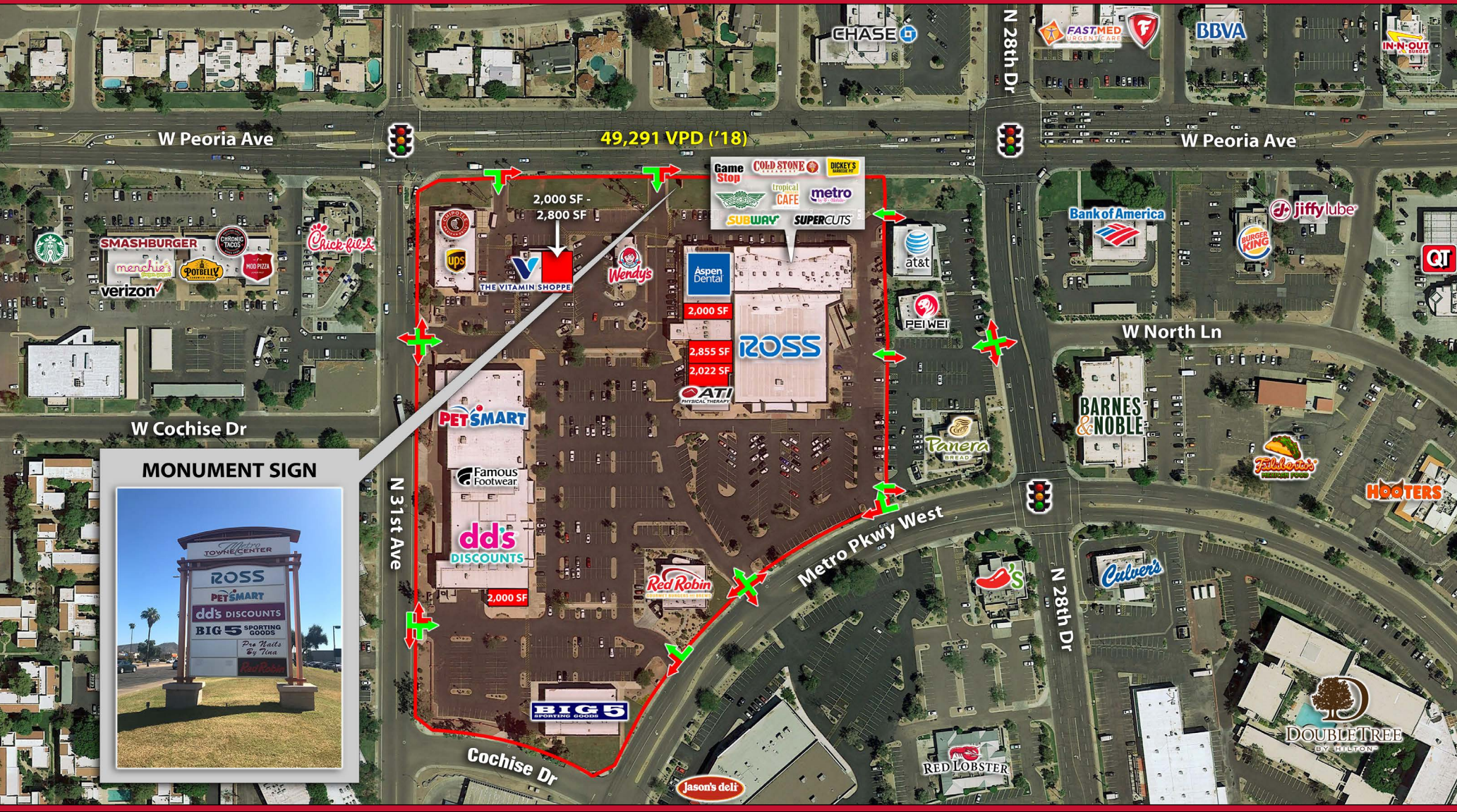


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## DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.20697  
Longitude: -110.90953

	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	14,477	92,630	279,919
2010 Total Population	13,276	93,843	285,703
2019 Total Population	13,606	96,235	295,132
2024 Total Population	13,901	98,371	302,570
2019-2024 Annual Rate	0.43%	0.44%	0.50%
2019 Total Daytime Population	16,642	126,458	390,863
Workers	8,438	73,489	227,601
Residents	8,204	52,969	163,262
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	5,407	38,310	113,031
2010 Households	5,099	38,181	114,576
2019 Households	5,242	39,312	118,587
2024 Households	5,359	40,249	121,874
<b>2019 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	47.1%	41.0%	38.8%
Renter Occupied Housing Units	38.1%	48.1%	49.8%
<b>2019 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$48,953	\$55,426	\$53,032
Average Home Value	\$164,537	\$241,699	\$215,158
<b>2019 POPULATION BY RACE/ETHNICITY</b>			
Total	13,606	96,235	295,131
White Alone	61.9%	66.8%	65.2%
Black Alone	6.0%	6.1%	5.5%
American Indian Alone	2.8%	2.5%	2.9%
Asian Alone	2.9%	4.0%	3.5%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	21.1%	15.2%	17.8%
Two or More Races	5.1%	5.3%	4.9%
Hispanic Origin	58.6%	41.8%	46.1%
Diversity Index	80.0	76.8	78.4
<b>2019 POPULATION BY AGE</b>			
Total	13,606	96,235	295,132
0 - 4	7.1%	6.1%	6.3%
5 - 9	7.0%	5.7%	5.8%
10 - 14	6.8%	5.4%	5.5%
15 - 24	13.2%	17.5%	17.8%
25 - 34	15.8%	16.7%	17.1%
35 - 44	12.4%	11.6%	11.6%
45 - 54	11.7%	10.7%	10.5%
55 - 64	12.0%	11.8%	11.1%
65 - 74	8.7%	8.6%	8.1%
75 - 84	3.8%	3.9%	4.0%
85 +	1.5%	1.9%	2.1%
18 +	75.2%	79.5%	79.2%
2019 Median Age	35.0	34.0	33.4
<b>2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	8,963	62,786	190,574
Some College, No Degree	27.2%	23.6%	24.3%
Associate Degree	7.5%	7.7%	7.9%
Bachelor's Degree	11.5%	17.2%	16.6%
Graduate/Professional Degree	9.5%	15.9%	12.6%