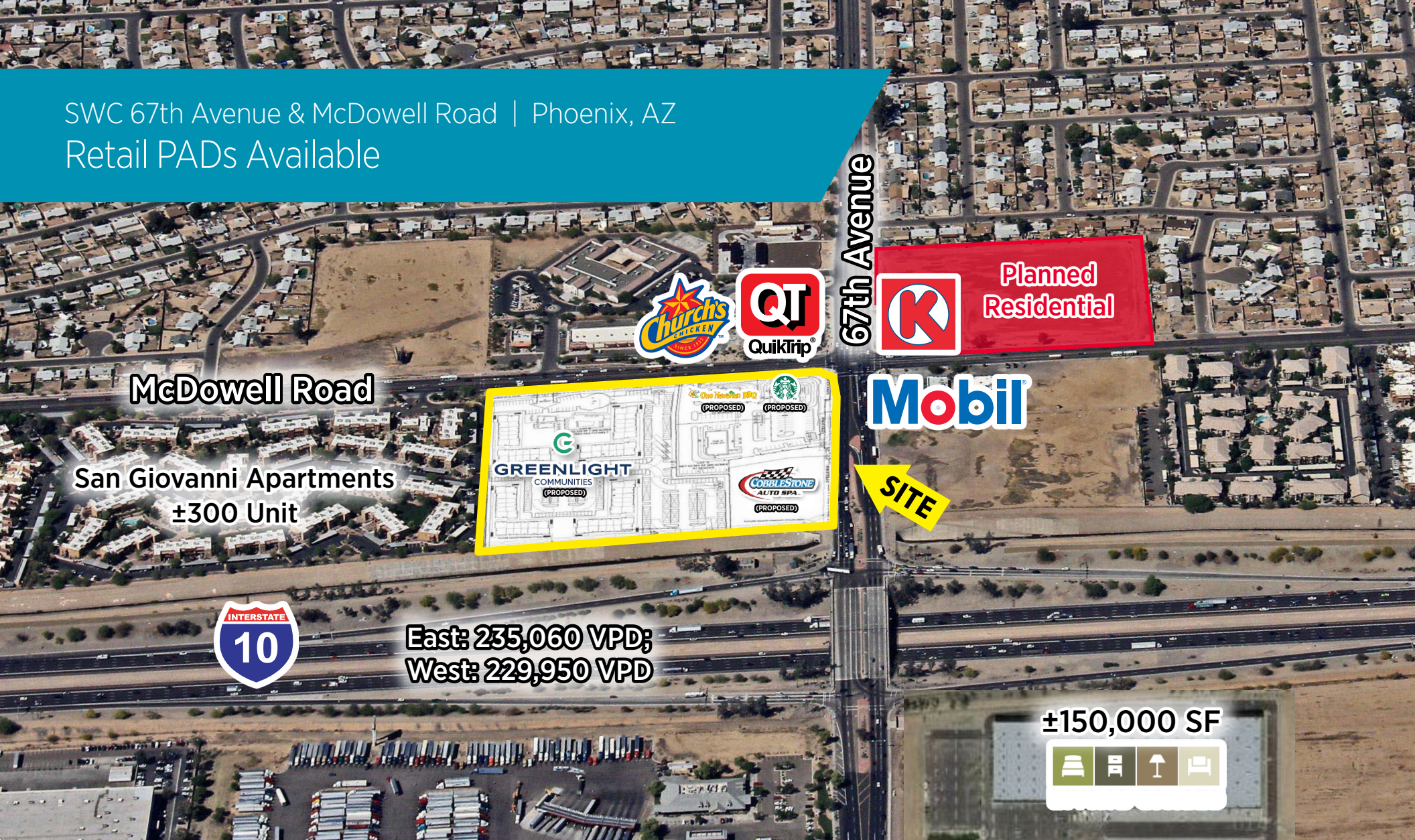


SWC 67th Avenue & McDowell Road | Phoenix, AZ
Retail PADs Available



McDowell Road

San Giovanni Apartments
±300 Unit



East: 235,060 VPD;
West: 229,950 VPD

±150,000 SF



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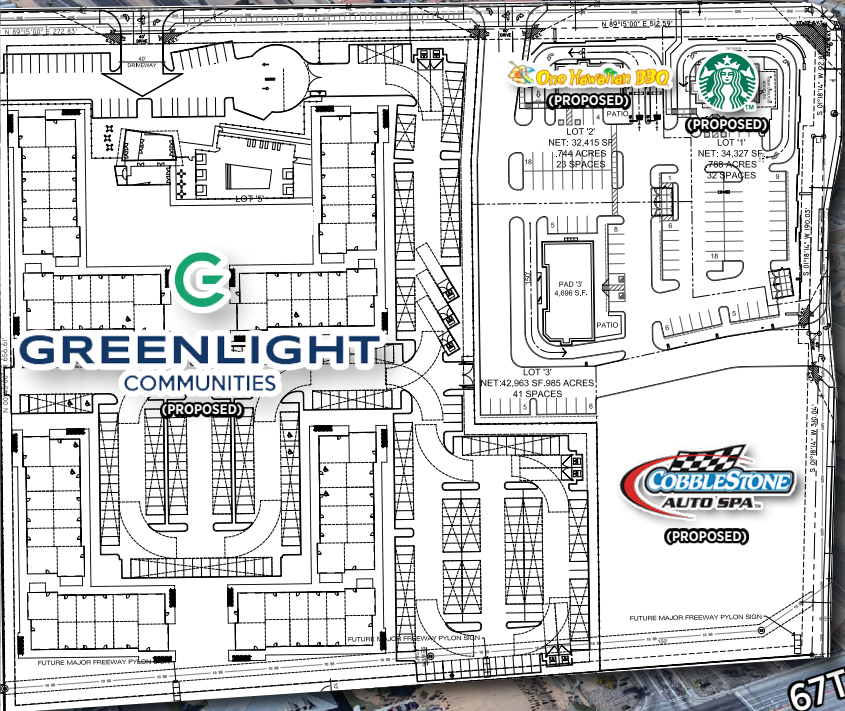
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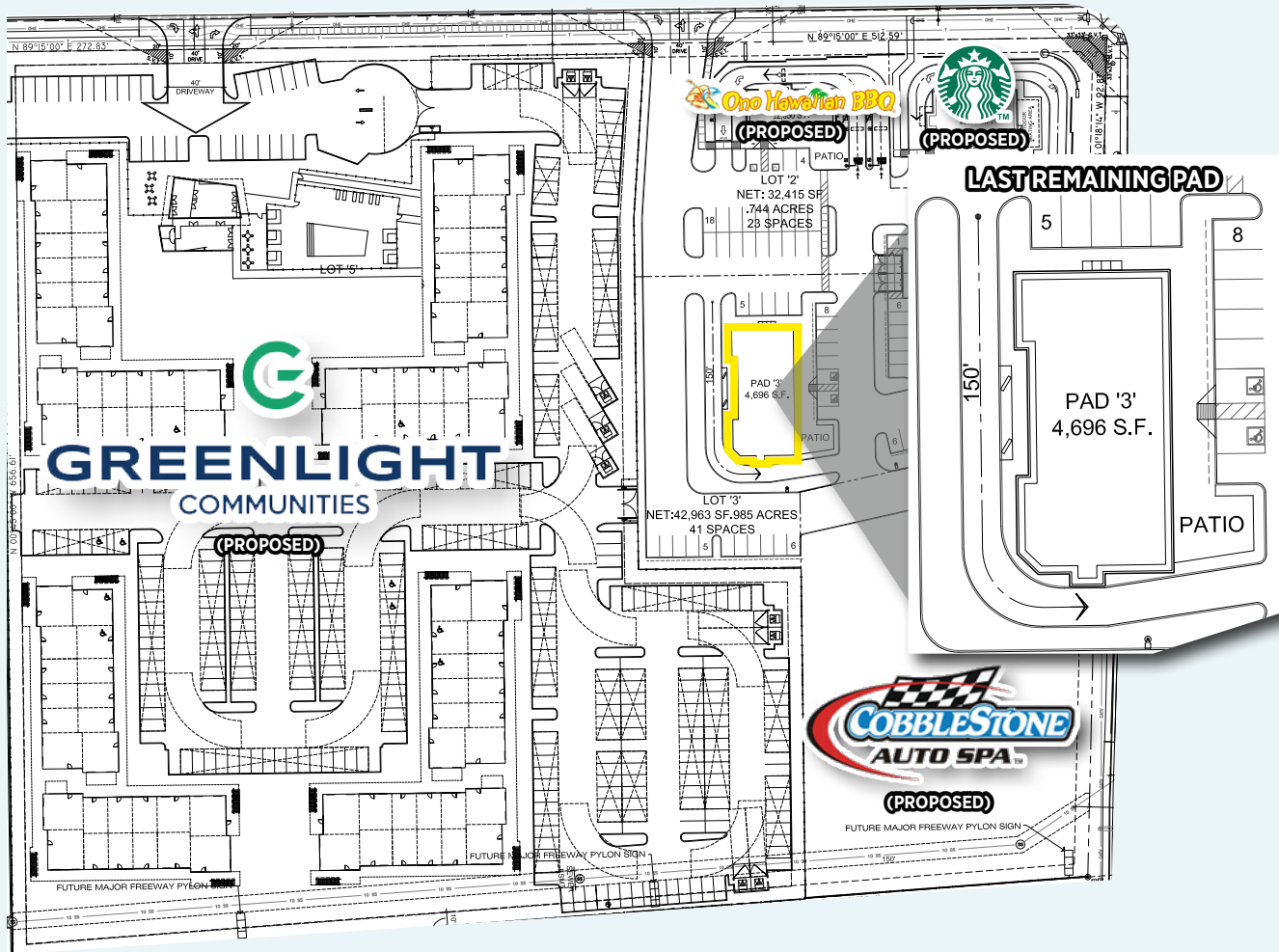
SWC 67th Avenue & McDowell Road | Phoenix, AZ

Retail PADs , ±11 Acre Mixed-Use Development, I-10 Frontage



SITE

PLANNED RESIDENTIAL



Property Features

- PADS available for Ground Lease or B.T.S.
- Divisible to ±1 acre
- PUD, City of Phoenix zoning
- Adjacent to 281 planned Multifamily units

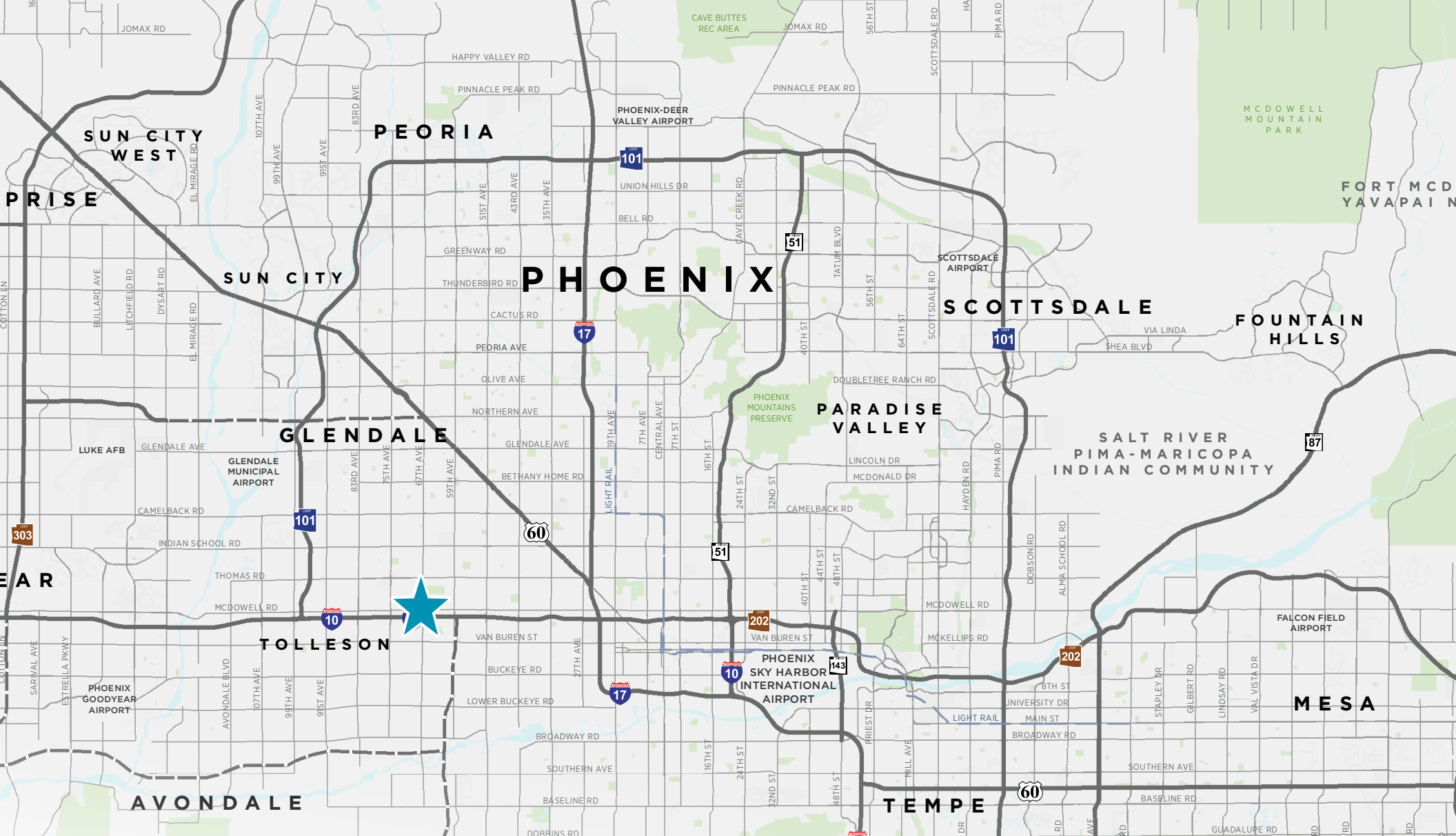
Outstanding Access:

- Possible future site of METRO Light Rail transit station
- Full diamond interchange at 67th Avenue and I-10
- Two direct access points from 67th Ave. and McDowell Rd.
- Fully signalized intersection

High Traffic Corridor - Strong Demographics:

- ±235,060 VPD on I-10
- ±51,954 VPD on 67th Ave.
- ±33,871 VPD McDowell Rd.
- Population of 373,487 within 5 miles

	1 Mile	3 Miles	5 Miles
2021 Population	24,857	158,906	373,487
2021 Households	6,449	41,121	100,221
Average Household Income	\$53,738	\$56,238	\$58,598



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