

Amberlea Commercial Development

1820 - 1844 N 83rd Ave, Phoenix, AZ



FOR SALE

High Visibility Commercial Pads Available
Retail | Medical | Multifamily | Self-Storage

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Features

LOCATION	N/NWC of 83rd Avenue and McDowell Road
SIZE	353,957 SF (8.12 AC) (All or Part)
SALE PRICE	Make Offer
ZONING	C-2 – City of Phoenix
UTILITIES	Water – City of Phoenix Electricity – SRP Gas – Southwest Gas Water – City of Phoenix Telecom – Cox Communications / CenturyLink
APNS	102-36-613, 102-36-611A, 102-36-610B



Availabilities

PARCEL 1	PARCEL 2	PARCEL 3
102-36-613 APN	102-36-611A APN	102-36-610B APN
3.96 AC	3.36 AC	0.8 AC

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Amberlea Commercial Development is ideally located just north of the northwest corner of McDowell Road and 83rd Avenue. The development sits immediately north of Sam's Club and takes advantage of great exposure to the traffic along 83rd Avenue.

LOCATION HIGHLIGHTS

Area attractions including Ak-Chin Pavilion, Desert Sky Mall and Banner Estrella Medical Center

Adjacent to the Maryvale Village Core and future METRO Light Rail Extension

Several new developments within the trade area including TEN and Algodon Center

Excellent exposure to over 30,000 VPD along 83rd Ave

Immediate access to I-10 and Loop 101 freeways

Demographics

	1 Mile	3 Miles	5 Miles
Population	13,357	127,229	325,940
Households	4,251	34,662	90,612
Average HH Income	\$46,813	\$47,366	\$52,908

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