

# 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



67th Avenue



Planned Residential



SITE

±150,000 SF



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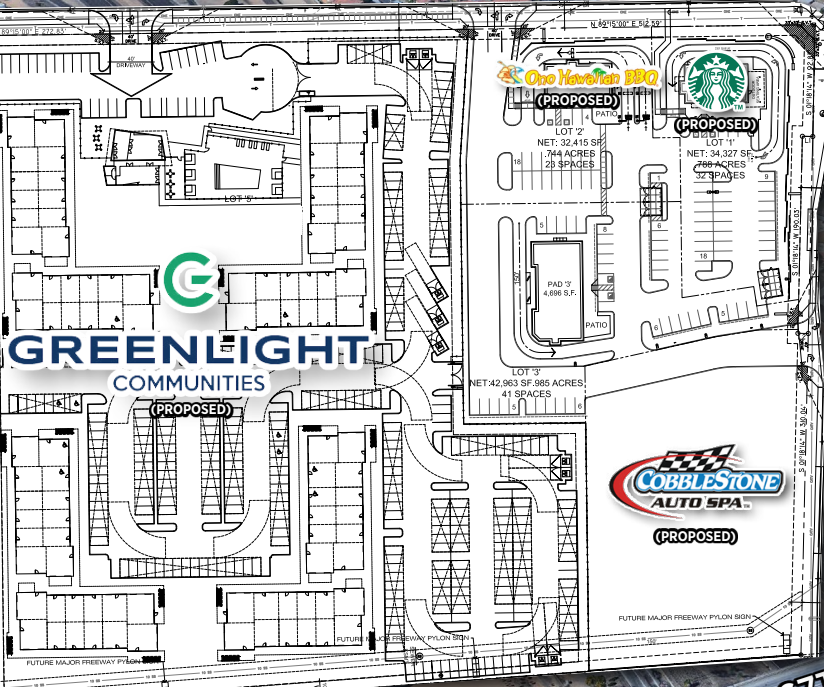


# SWC 67th Avenue & McDowell Road | Phoenix, AZ

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



**SITE**



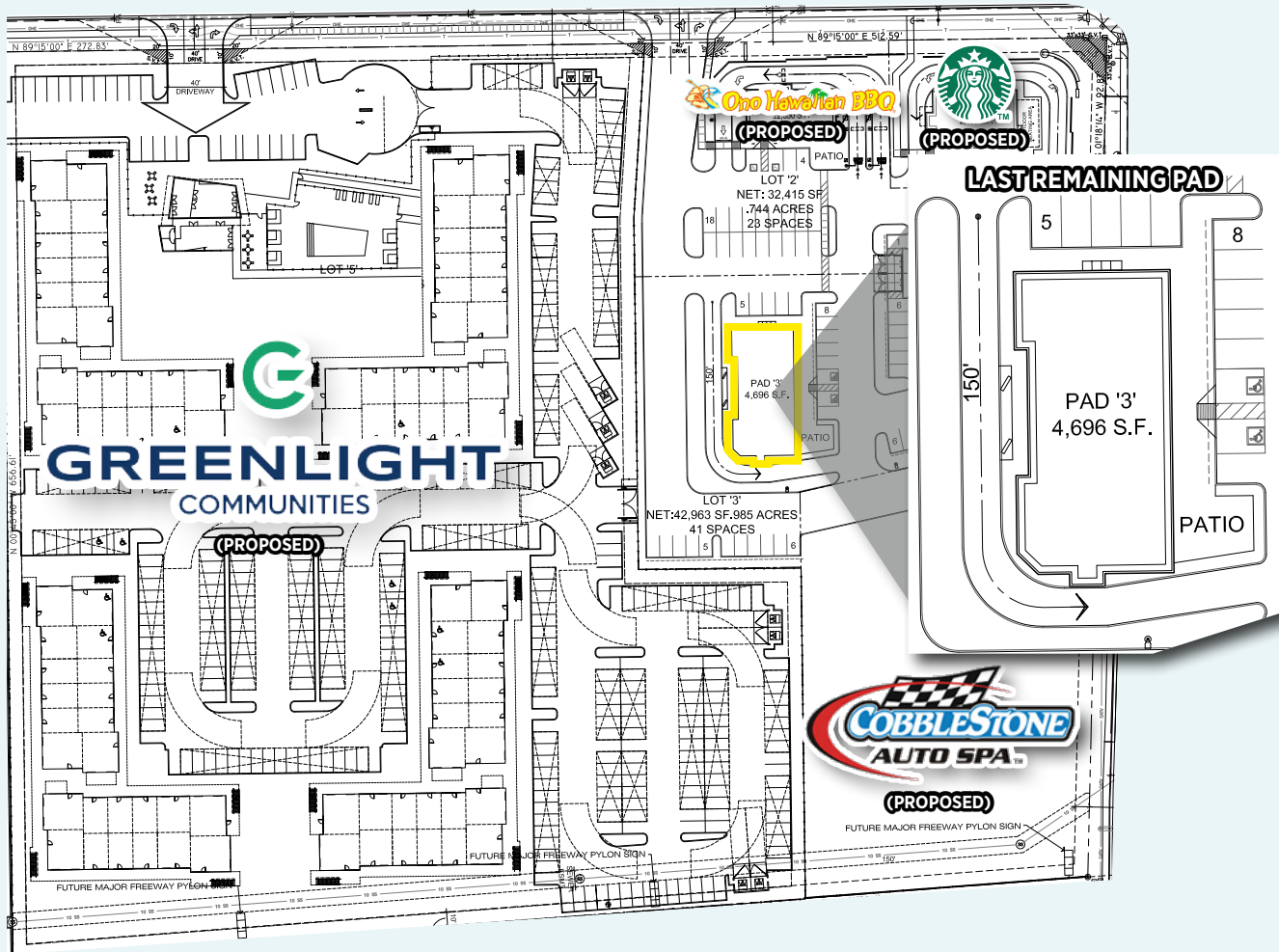
±47,251 VPD

±255,060 VPD

±51,954 VPD

±33,871 VPD





## 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

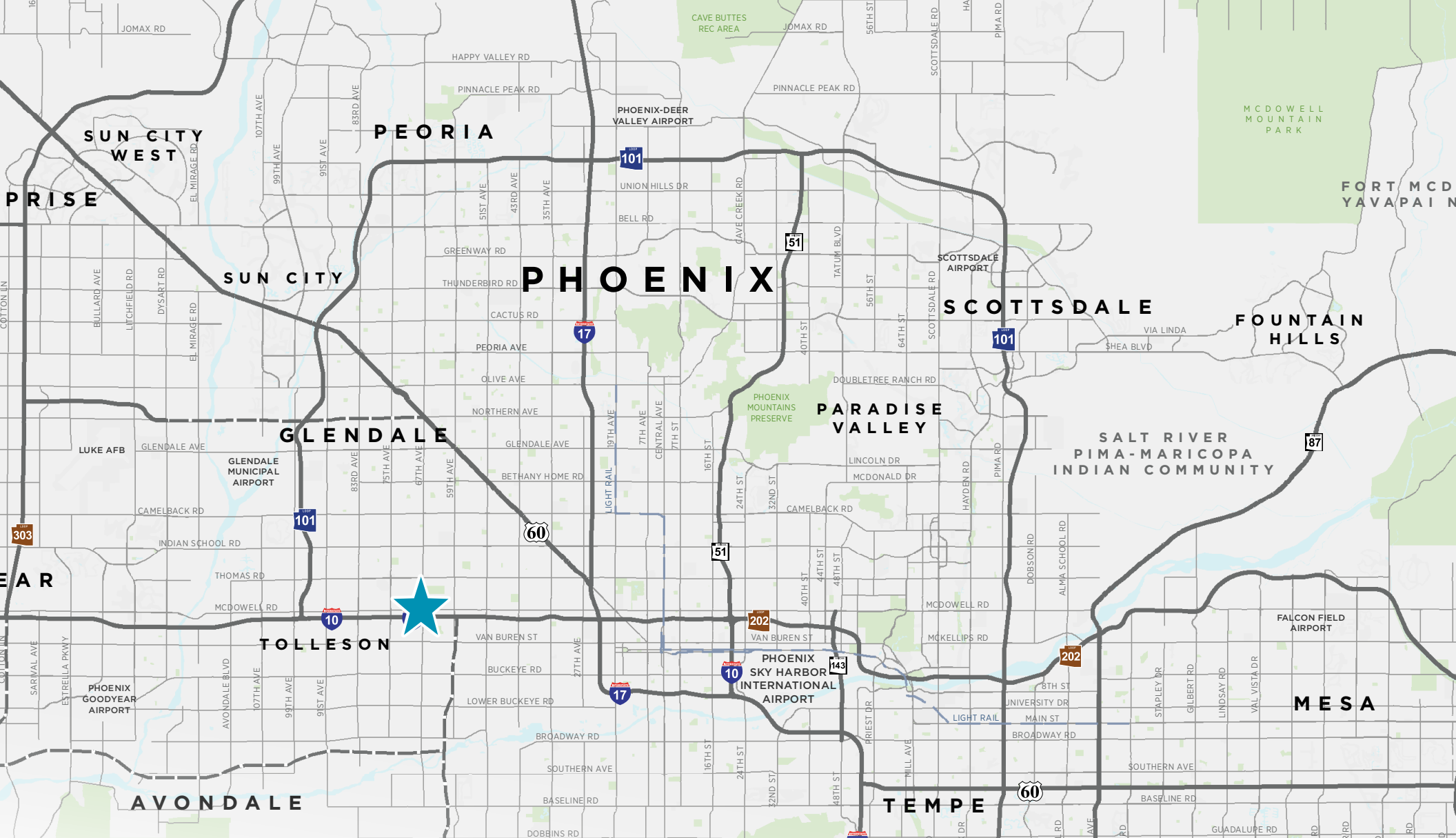
## Outstanding Access:

- 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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