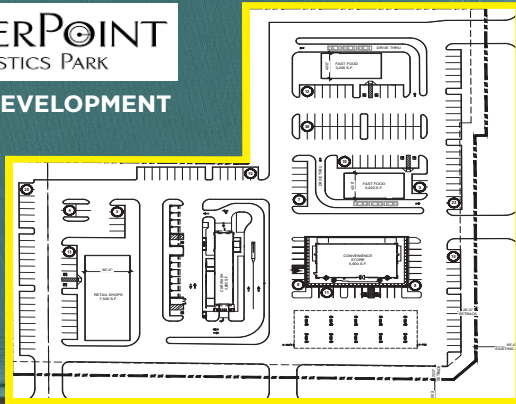
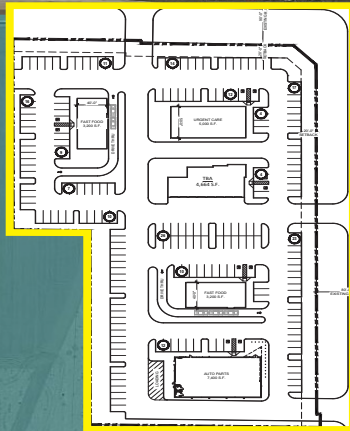


CENTERPOINT  
LOGISTICS PARK  
FUTURE DEVELOPMENT



OLIVE AVENUE

CENTERPOINT  
LOGISTICS PARK  
FUTURE DEVELOPMENT



EL MIRAGE ROAD



## Property Features

- Located at prime intersection in the City of El Mirage, a suburb of Phoenix
- Immediately north of Luke Air Force Base
- Fast growing distribution / warehouse district
- Freeway access to Loop 303 and Northern Parkway, and soon to the Loop 101
- Area prime for food / service related users
- Any size pad or tenant can be accommodated

## Commercial / Retail PADs Available

### John Appelbe

Managing Director

+1 602 224 4447

john.appelbe@cushwake.com

2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016

ph: +1 602 954 9000

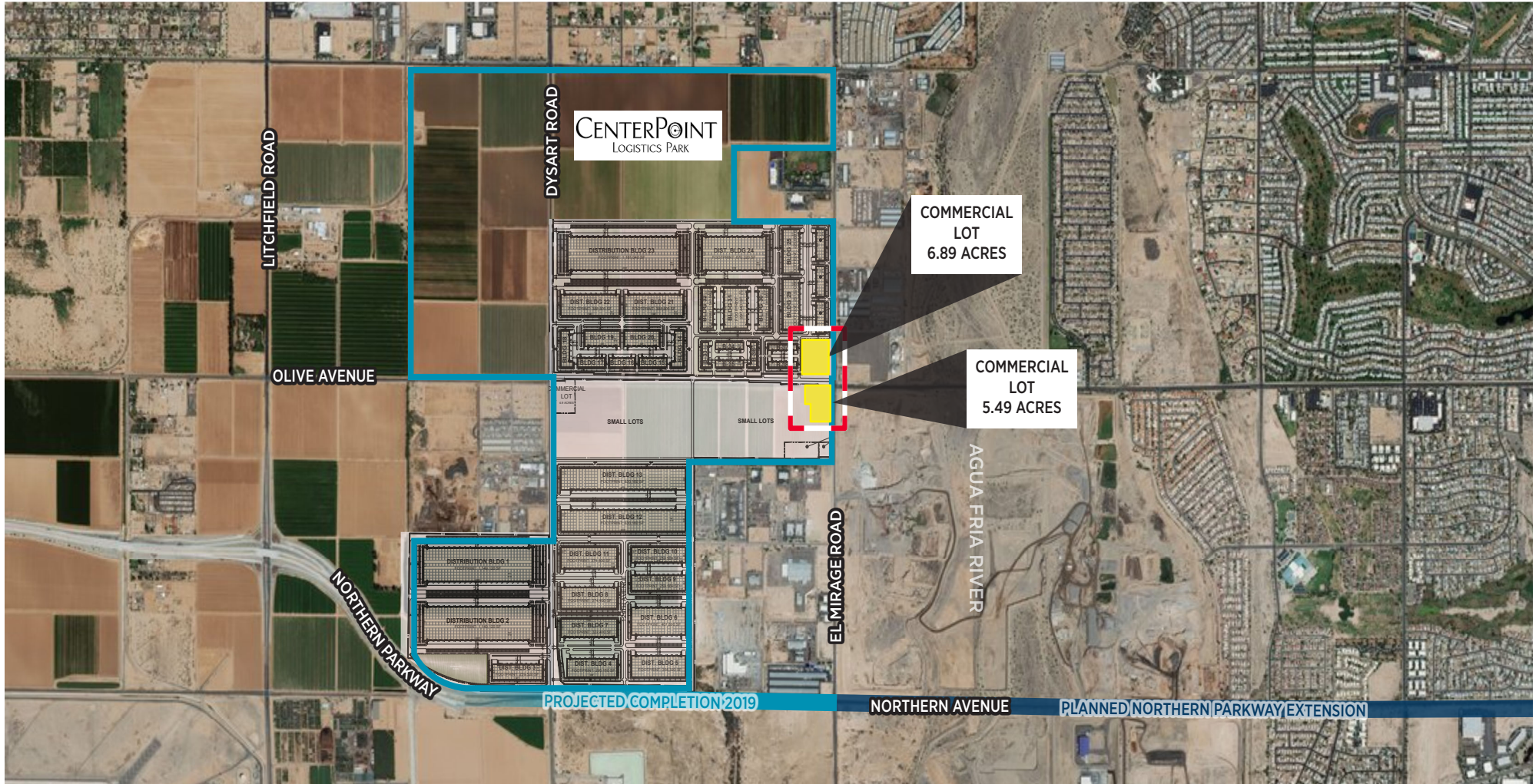
fx: +1 602 253 0528

[cushmanwakefield.com](http://cushmanwakefield.com)

# NWC & SWC El Mirage Rd and Olive Ave

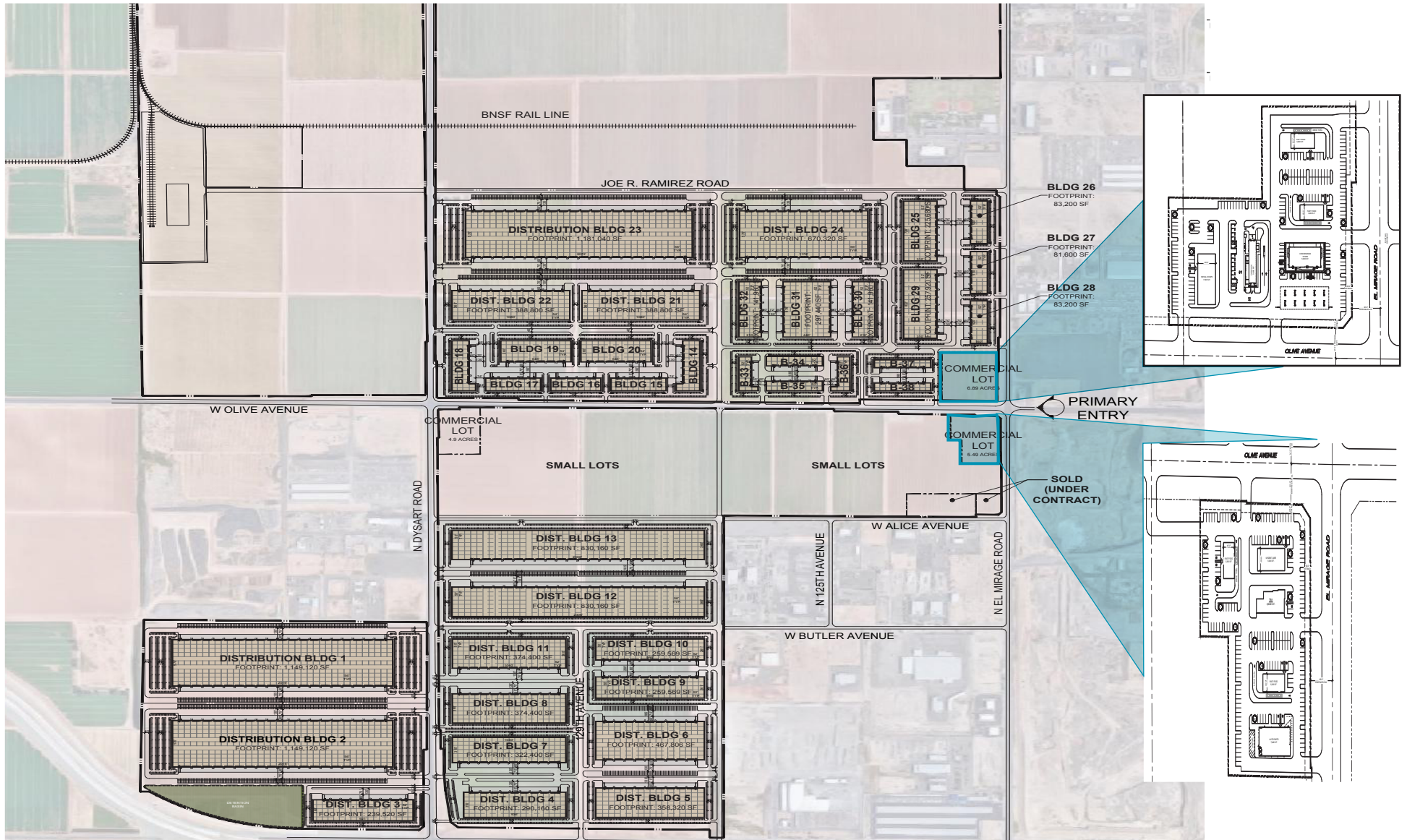
El Mirage, Arizona

## Commercial / Retail PADs Available



Commercial / Retail PADs Available

Site plans overlays are conceptual and subject to alteration



# NWC & SWC El Mirage Rd and Olive Ave

El Mirage, Arizona

## Demographics

|                               | 1-Mile   | 3-Miles  | 5-Miles  |
|-------------------------------|----------|----------|----------|
| Total Population - 2017       | 861      | 56,691   | 199,471  |
| Est. Population - 2022        | 893      | 60,660   | 215,193  |
| Average HH Income - 2017      | \$67,166 | \$57,016 | \$53,588 |
| Est. Average HH Income - 2022 | \$75,104 | \$64,423 | \$71,955 |

## Traffic Counts

|                                     |            |
|-------------------------------------|------------|
| North of Olive Ave on El Mirage Rd: | 15,576 VPD |
| South of Olive Ave on El Mirage Rd: | 12,464 VPD |
| East of El Mirage Rd on Olive Ave:  | 22,783 VPD |
| West of El Mirage Rd on Olive Ave:  | 18,354 VPD |

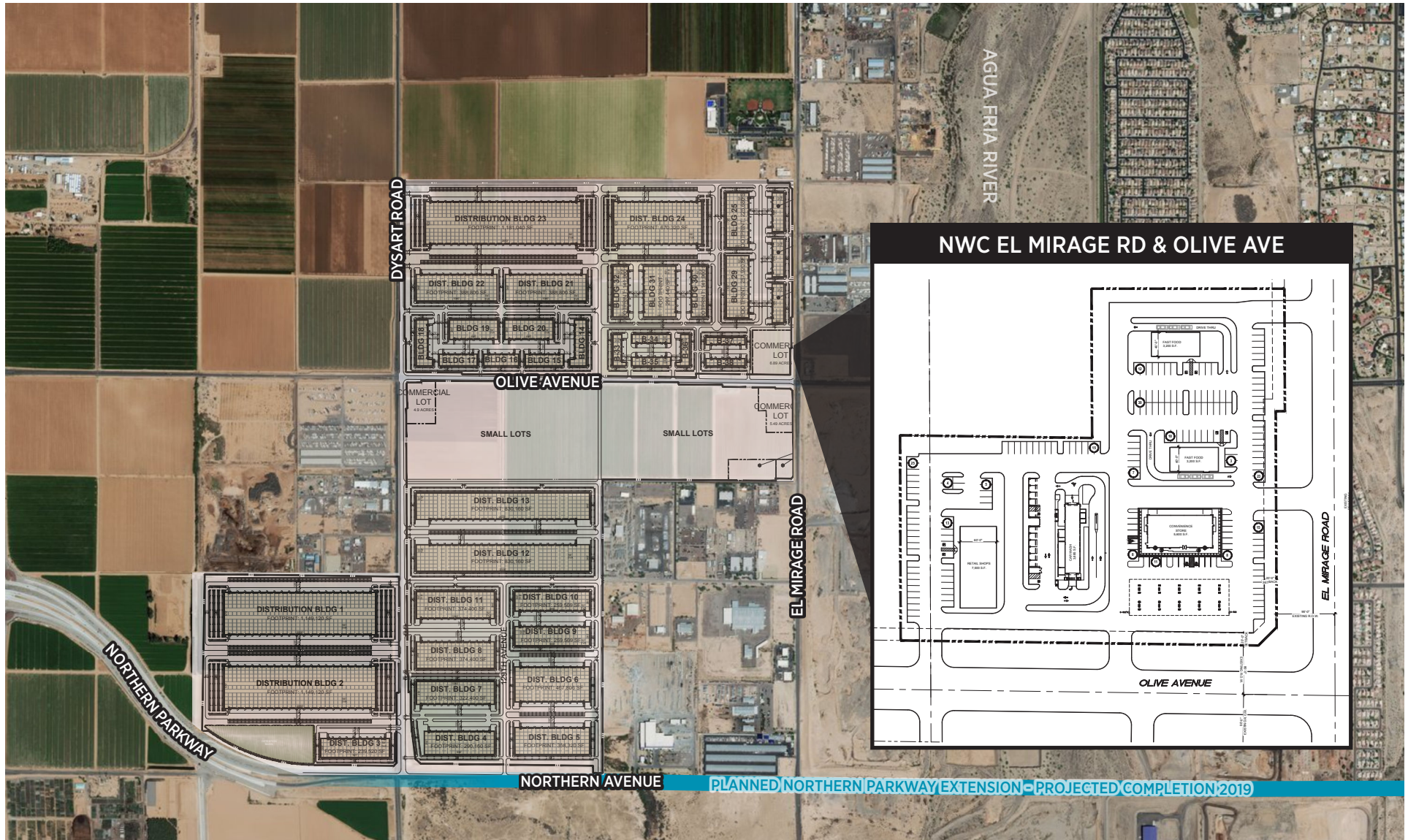


# NWC & SWC El Mirage Rd and Olive Ave

El Mirage, Arizona

## Commercial / Retail PADs Available

Site plans overlays are conceptual and subject to alteration



# NWC & SWC El Mirage Rd and Olive Ave

El Mirage, Arizona

## Commercial / Retail PADs Available

Site plans overlays are conceptual and subject to alteration

