

NEW EOS-ANCHORED RETAIL DEVELOPMENT COMING SOON!

SWC Loop 101 & Indian School Road (2 Miles S of Cardinals Stadium) | PHOENIX, ARIZONA



DEMOGRAPHICS 2025

Source: Sites USA

ESTIMATED POPULATION

14,159	125,993	349,129
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$102,141	\$104,501	\$103,538
1 MI	3 MI	5 MI

MEDIAN HH INCOME

\$86,079	\$85,865	\$85,384
1 MI	3 MI	5 MI

TRAFFIC COUNTS

W Indian School Rd (W)	34,731 VPD
W Indian School Rd (E)	32,425 VPD
99th Avenue (N)	14,523 VPD
99th Avenue (S)	13,439 VPD
AZ State Route 101 (Agua Fria Freeway)	140,415 VPD

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

D DIVERSIFIED PARTNERS

Nationwide Real Estate Services

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PROPOSED SITE PLAN

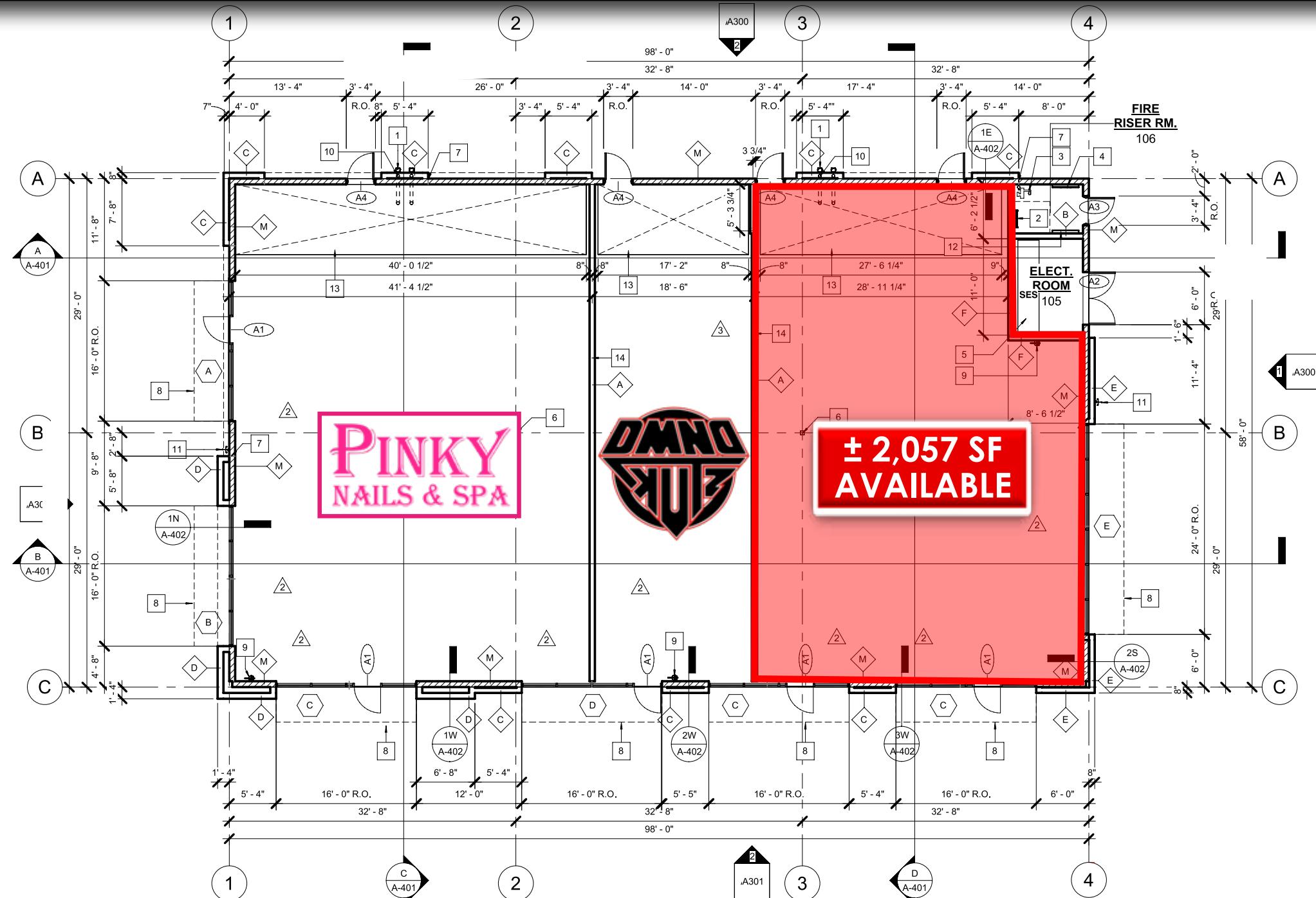
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SHOPS BUILDING 3

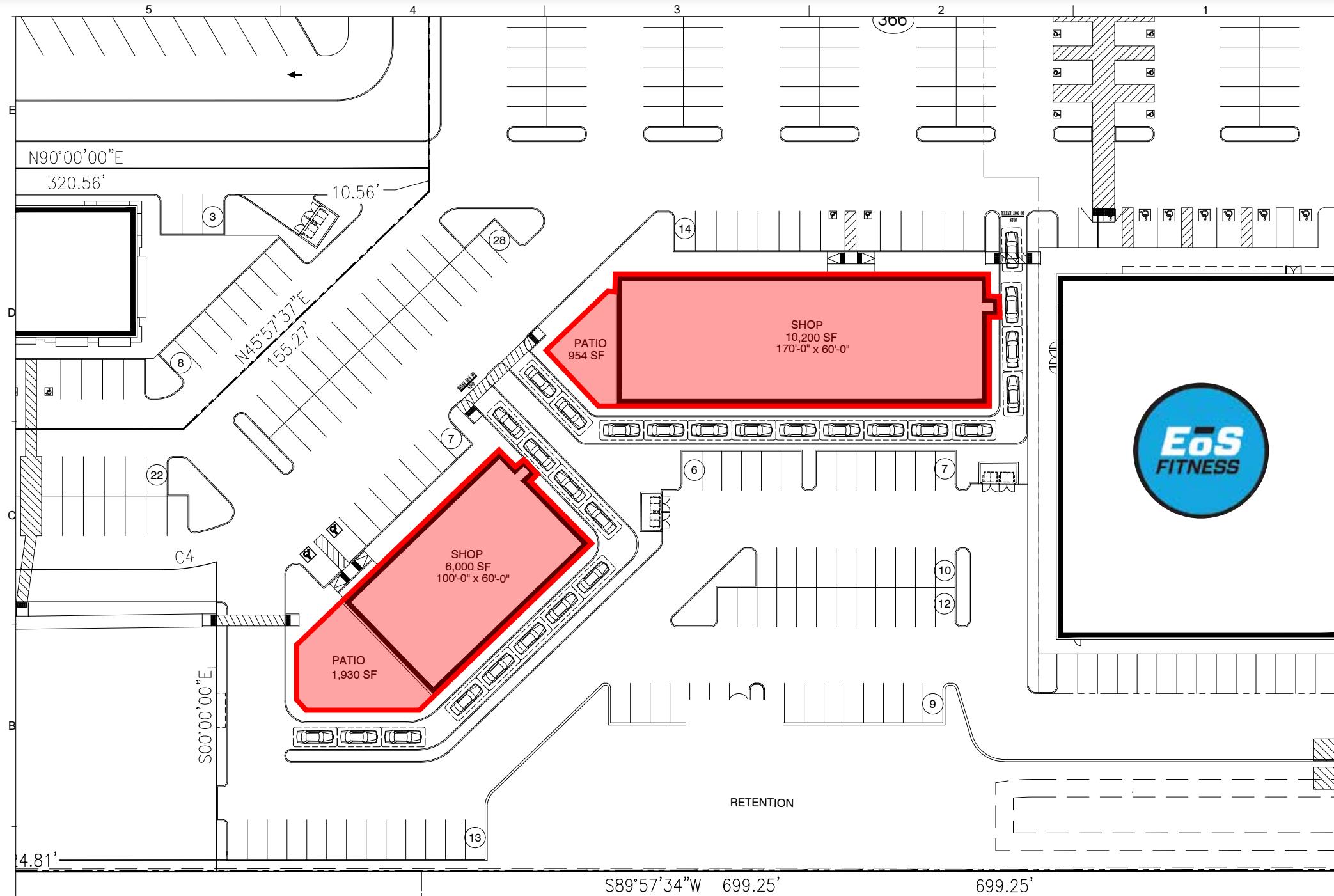
±2,057 SF ENDCAP AVAILABLE

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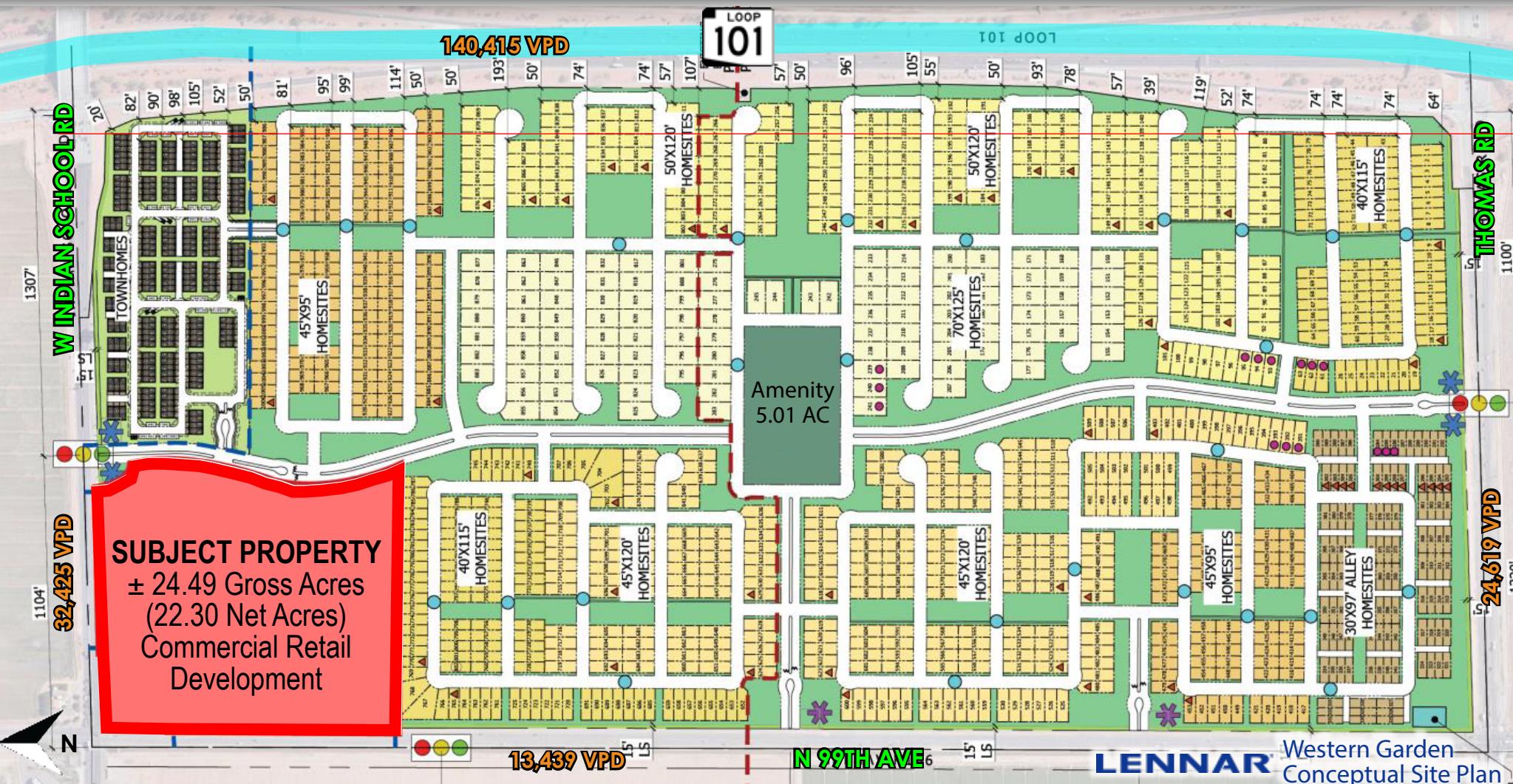
DRIVE THRU'S & SHOP SPACE AVAILABLE FOR LEASE

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HIGHLIGHTS

- New ± 24.49 acre EOS-anchored retail development
- 1/2 Mile west of AZ State Route 101; 2 Miles north of I-10
- 3 Top Tapestries: Up & Coming Families, Soccer Moms, Bright Young Professionals

- 1 Mile east of Westview HS; largest in Tolleson school district
- \pm 48,000 Daytime Population within 3 Miles
- Approximately 46,000 VPD at intersection

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