

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

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

AVERAGE HH INCOME

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

MEDIAN HH INCOME

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

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

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

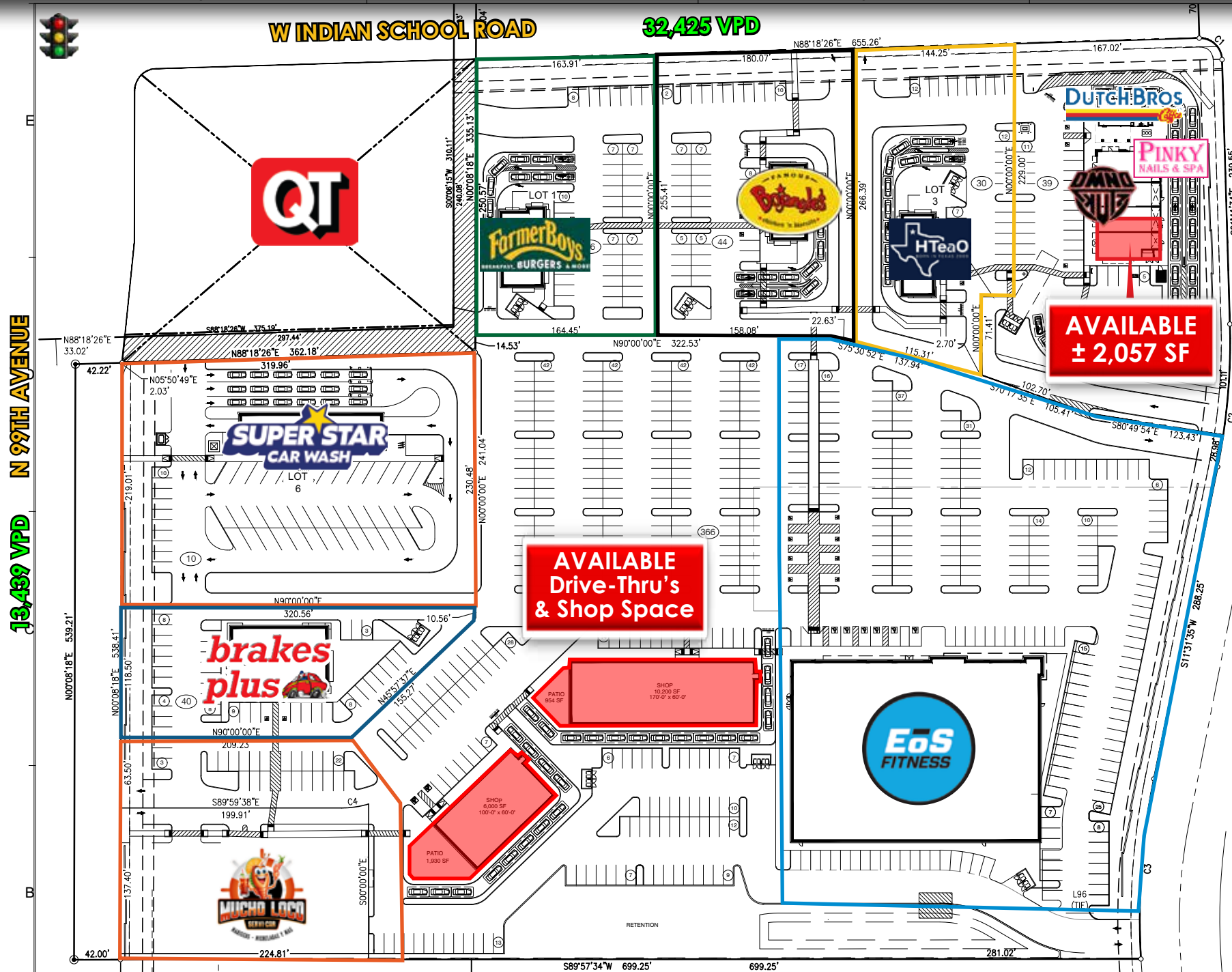
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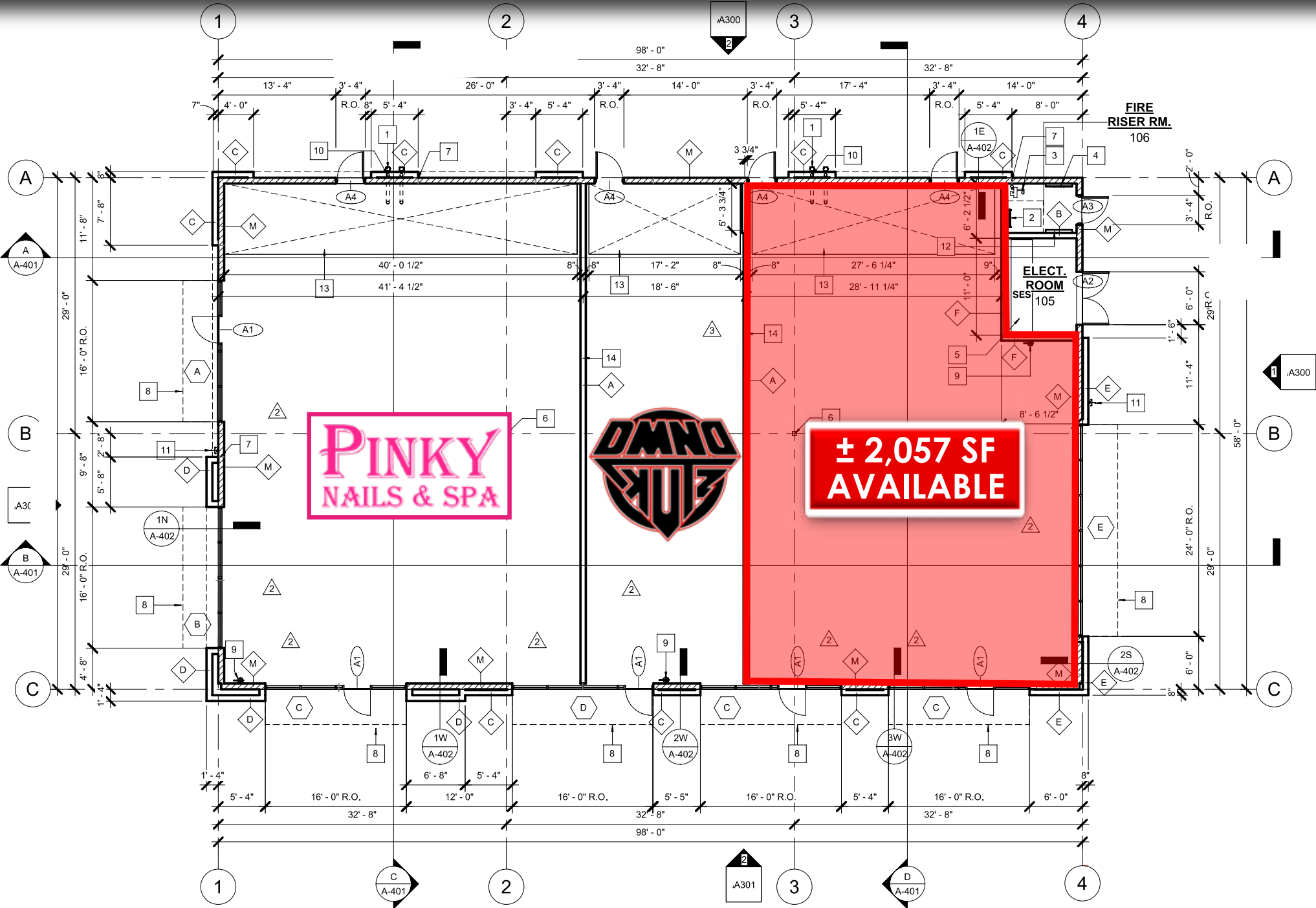
PROPOSED SITE PLAN

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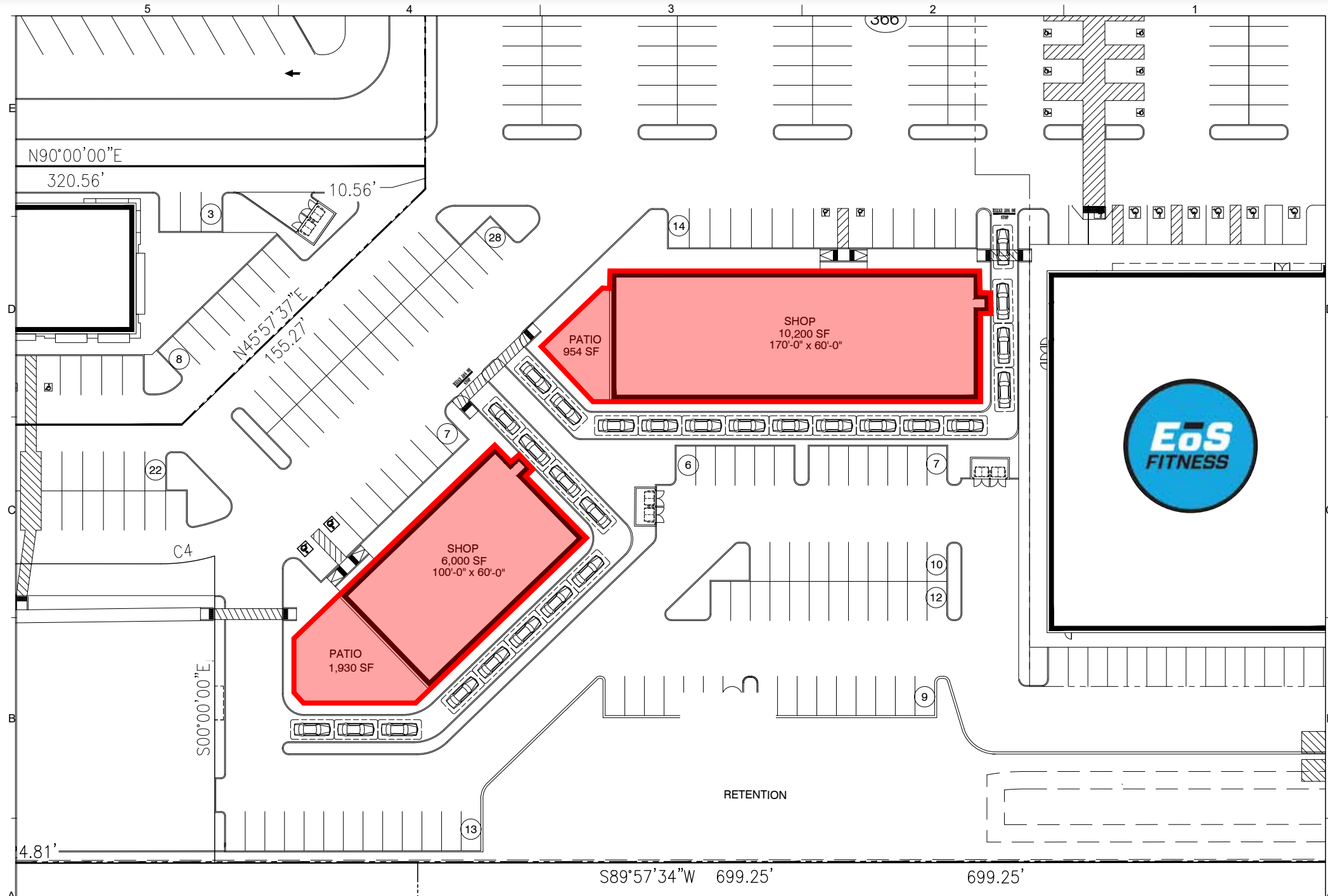
SHOPS BUILDING 3 ±2,057 SF ENDCAP AVAILABLE

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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
- ± 48,000 Daytime Population within 3 Miles
- Approximately 46,000 VPD at intersection

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±7,202 New Housing Units Planned or Under Construction within 1.5 Miles

