

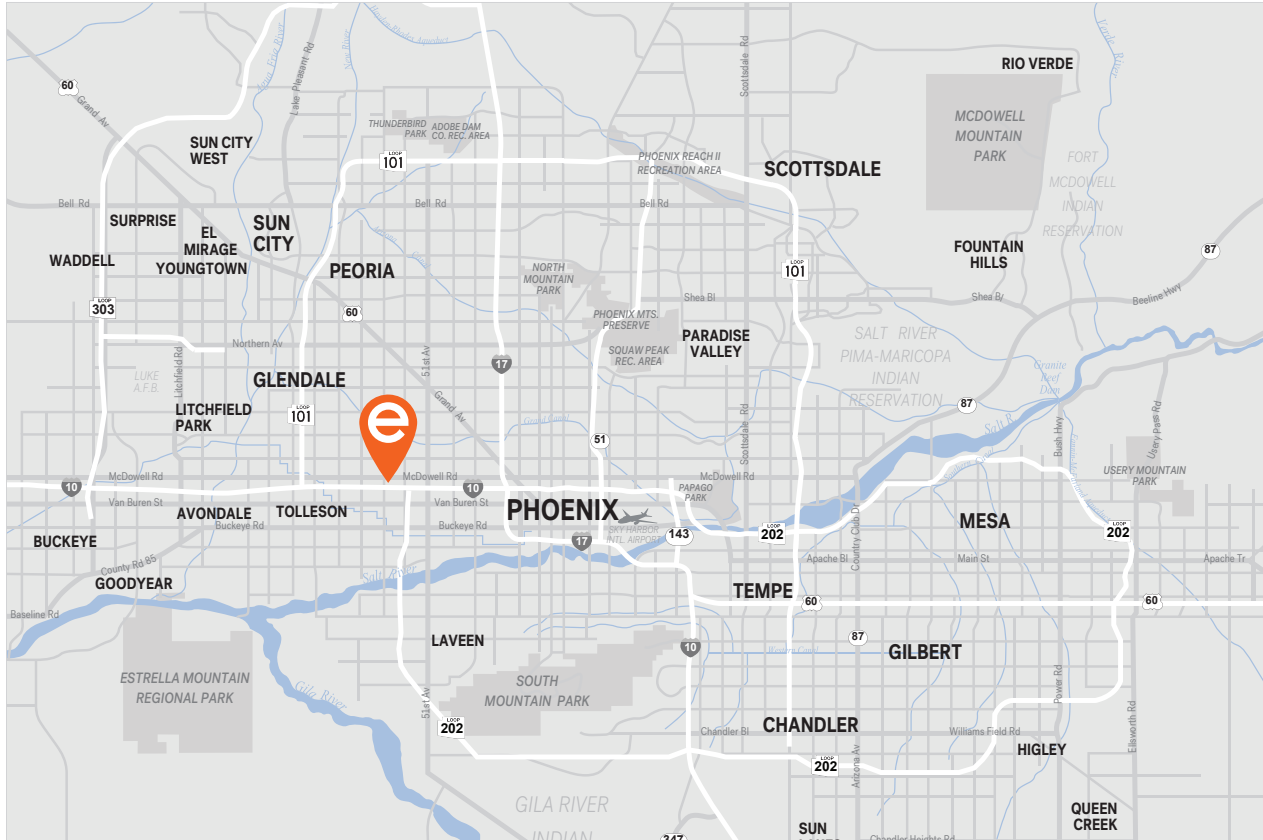


Interstate 10 & 67th Ave Pads

NEC Interstate 10 & 67th Avenue, Phoenix, AZ 85035

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LOCATION

NEC Interstate 10 & 67th Avenue
Phoenix, AZ 85035



SIZE

±1.07 ac (Land) - Lot B
±3,500 sf (Building) - Lot B
±.88 ac (Land) - Lot C
±1,700 sf (Building) - Lot C



ZONING

C2 - Commercial (City of Phoenix)



TRAFFIC COUNTS

283,888 CPD **34,995 CPD**

Interstate 10

67th Ave



2024 DEMOGRAPHIC SNAPSHOT

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| TOTAL POPULATION | 25,573 | 159,439 | 382,119 |
| DAYTIME POPULATION | 20,655 | 135,679 | 348,088 |
| MED HH INCOME | \$52,619 | \$56,970 | \$58,541 |

AREA RETAILERS

Dutch Bros, Ono Hawaiian BBQ, Chevron,
QuikTrip, Starbucks, Cobblestone Auto Spa,
Circle K, Church's Chicken, Raceway Car Wash,

PROPERTY INFORMATION

- PAD available for Ground Lease or Build To Suit
- ±35,000 cars per day on PM side of 67th Ave
- Freeway exposure to over ±280K cars per day
- Secondary access point to the property from McDowell Rd!
- Close proximity to Retail, business, and Industrial parks

