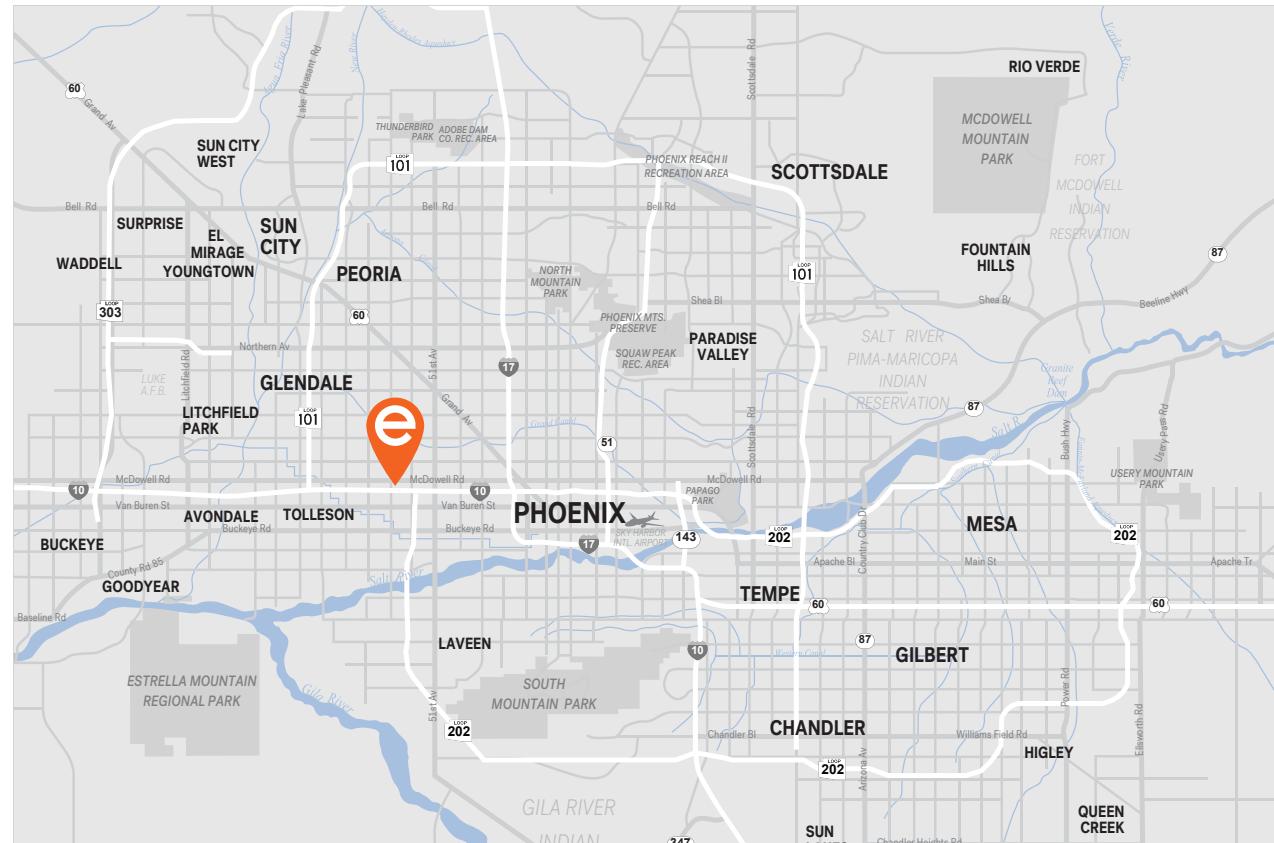


# Interstate 10 & 67th Ave Pads

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

Anthony Ruiz | Senior Associate   Michael Clark | Senior Vice President  
 aruiz@edge-re.com | 602.774.3636x8   mclark@edge-re.com | 602.774.3636x6

Southwest Edge  
 2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016  
 602.774.3636 | edge-re.com



### 2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	25,573	159,439	382,119
<b>DAYTIME POPULATION</b>	20,655	135,679	348,088
<b>MED HH INCOME</b>	\$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,

### 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



### 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

