



## PAD for ground lease in Walmart-anchored center



Located in a dominant grocery-anchored center



Captive submarket in growing trade area



Strong national retail co-tenancy at this destination shopping center in the southwest valley



Located near Loop-202 and I-10 freeways

### For further information

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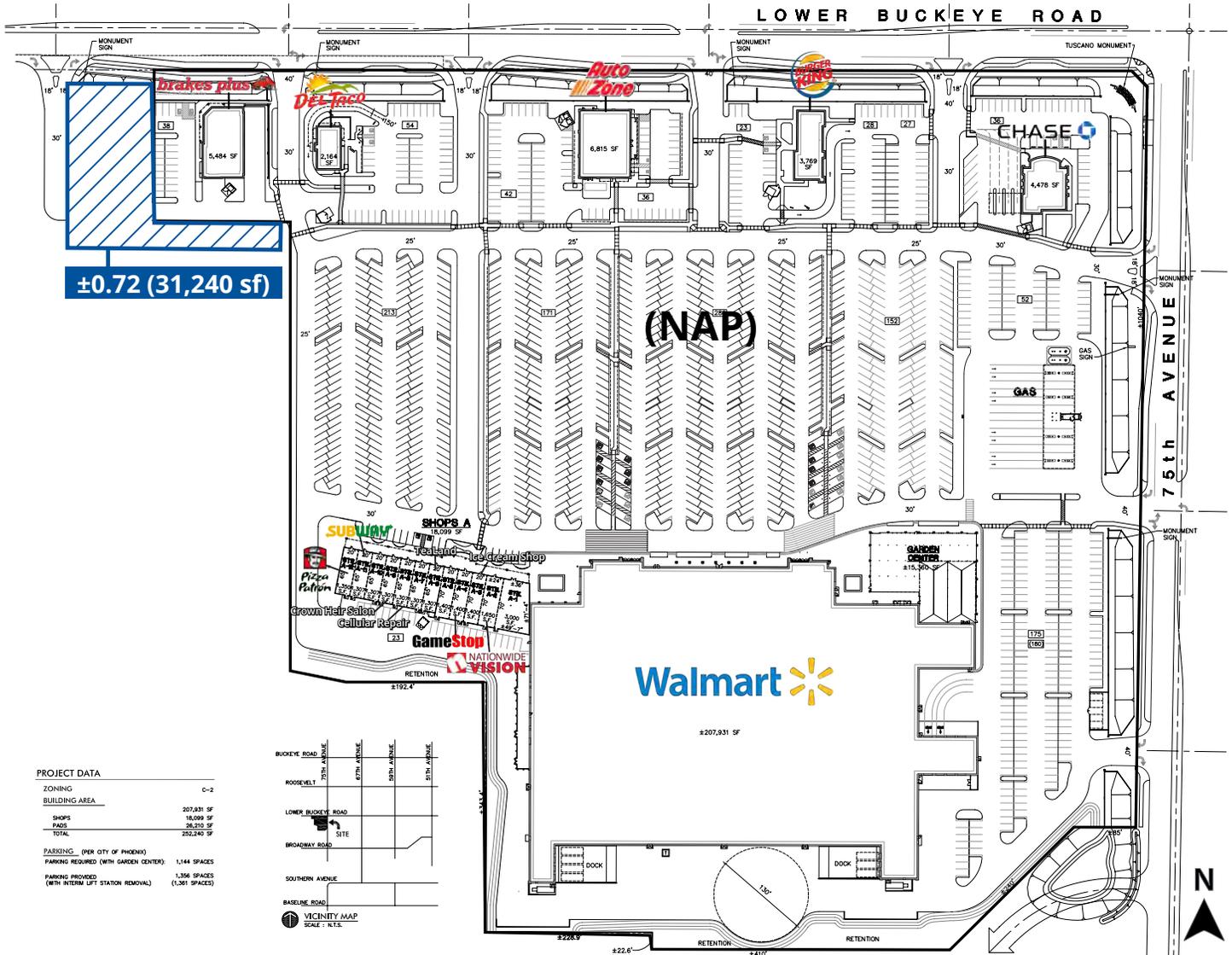
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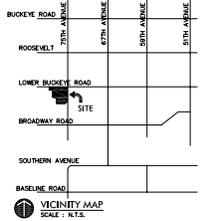
# Site plan

## PAD for ground lease SWC 75th Ave & Lower Buckeye Rd



**PROJECT DATA**

ZONING	C-1
BUILDING AREA	
SHOPS	207,931 SF
PADS	18,099 SF
TOTAL	226,030 SF
PARKING (PER CITY OF PHOENIX)	
PARKING REQUIRED (WITH GARDEN CENTER)	1,144 SPACES
PARKING PROVIDED (WITH INTERIM LEFT STATION REMOVAL)	1,356 SPACES (1,361 SPACES)



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# Location

PAD for ground lease  
SWC 75th Ave & Lower Buckeye Rd



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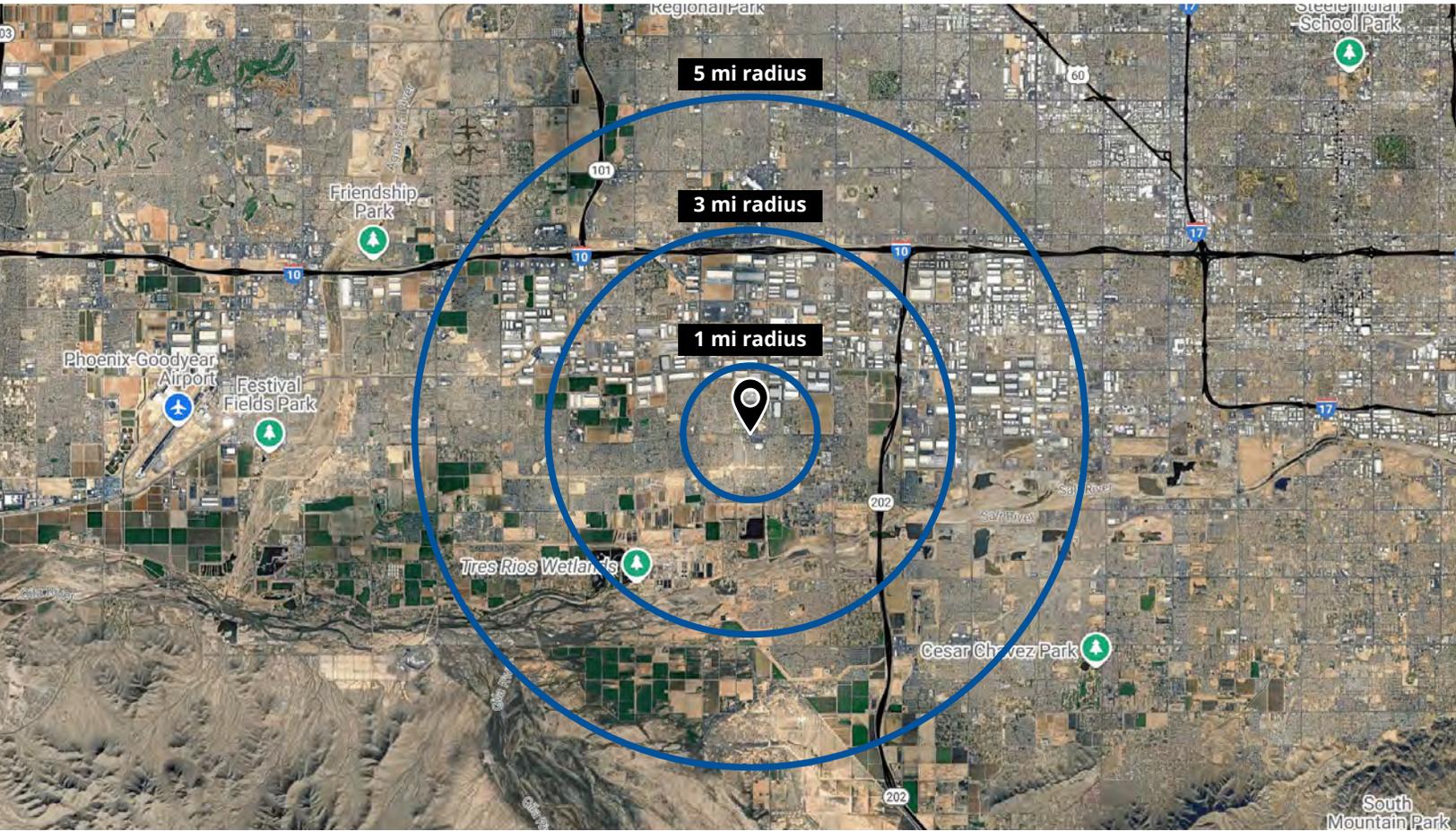
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# Demographics

**PAD for ground lease**  
SWC 75th Ave & Lower Buckeye Rd



	1-mile	3-miles	5-miles
Population	14,115	73,510	262,683
Median age	30.1	29.5	29.4
Daytime employment	1,277	22,931	66,679
Avg. HH income	\$114,728	\$107,410	\$102,472
HH units	4,168	22,174	80,813

## Traffic counts

75th Avenue	±56,864 vpd
Lower Buckeye Road	±66,024 vpd

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