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# Property overview

Drive-thru PAD for ground lease  
N/NEC 44th St & Washington St

## Features



Drive-thru PAD buildable  
to 2,325 sf, C-2 zoning



0.5-mile from Gateway Community  
College with over 4,500 students



Adjacent to Phoenix Sky Harbor  
International Airport with easy access  
to the Loop 202, Hwy 143, & Hwy 60



Located within a major employment  
corridor

## Phoenix Sky Harbor Airport

Dubbed America's Friendliest Airport, it is the main airport for the Greater Phoenix area. Sky Harbor serves more than 120 domestic and international destinations. It served nearly 39 million passengers in 2021 and has a total economic impact of more than \$38 billion per year.

### A day at Phoenix Sky Harbor

**1,200** Takeoffs and landings

**5,308** Cars rented

**1,000** Takeoffs More than 1,000 tons of  
cargo per day and landings

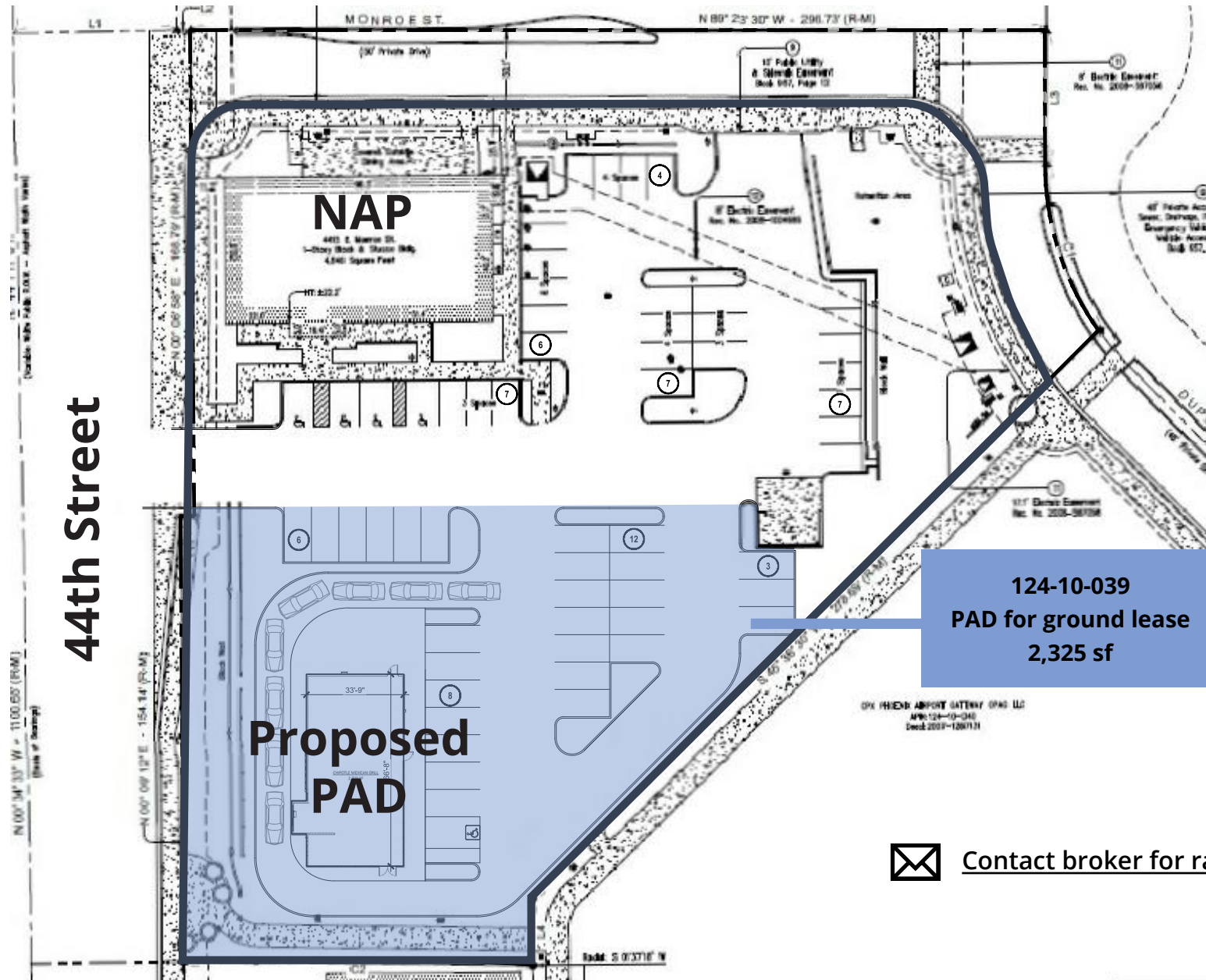
**125,000** Passengers





# Site plan & availability

Drive-thru PAD for ground lease  
N/NEC 44th St & Washington St






# Trade area


Drive-thru PAD for ground lease  
N/NEC 44th St & Washington St








# Demographics

	1-mile	3-miles	5-miles
Population	<b>10,054</b>	<b>99,590</b>	<b>329,614</b>


	1-mile	3-miles	5-miles
Median age	<b>27.2</b>	<b>31.8</b>	<b>33.2</b>

	1-mile	3-miles	5-miles
Daytime employment	<b>19,809</b>	<b>117,097</b>	<b>356,519</b>

	1-mile	3-miles	5-miles
Avg. HH income	<b>\$61,744</b>	<b>\$69,567</b>	<b>\$83,683</b>

	1-mile	3-miles	5-miles
HH units	<b>4,538</b>	<b>43,697</b>	<b>154,633</b>

## Traffic counts

	44th Street	<b>±22,113 cpd</b>
	Washington Street	<b>±20,488 cpd</b>

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