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information

James DeCremer
D 480 423 7958 | C 602 909 0957
james.decremer@avisonyoung.com

2720 E Camelback Road
Suite 150
Phoenix, AZ 85016
www.avisonyoung.com

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

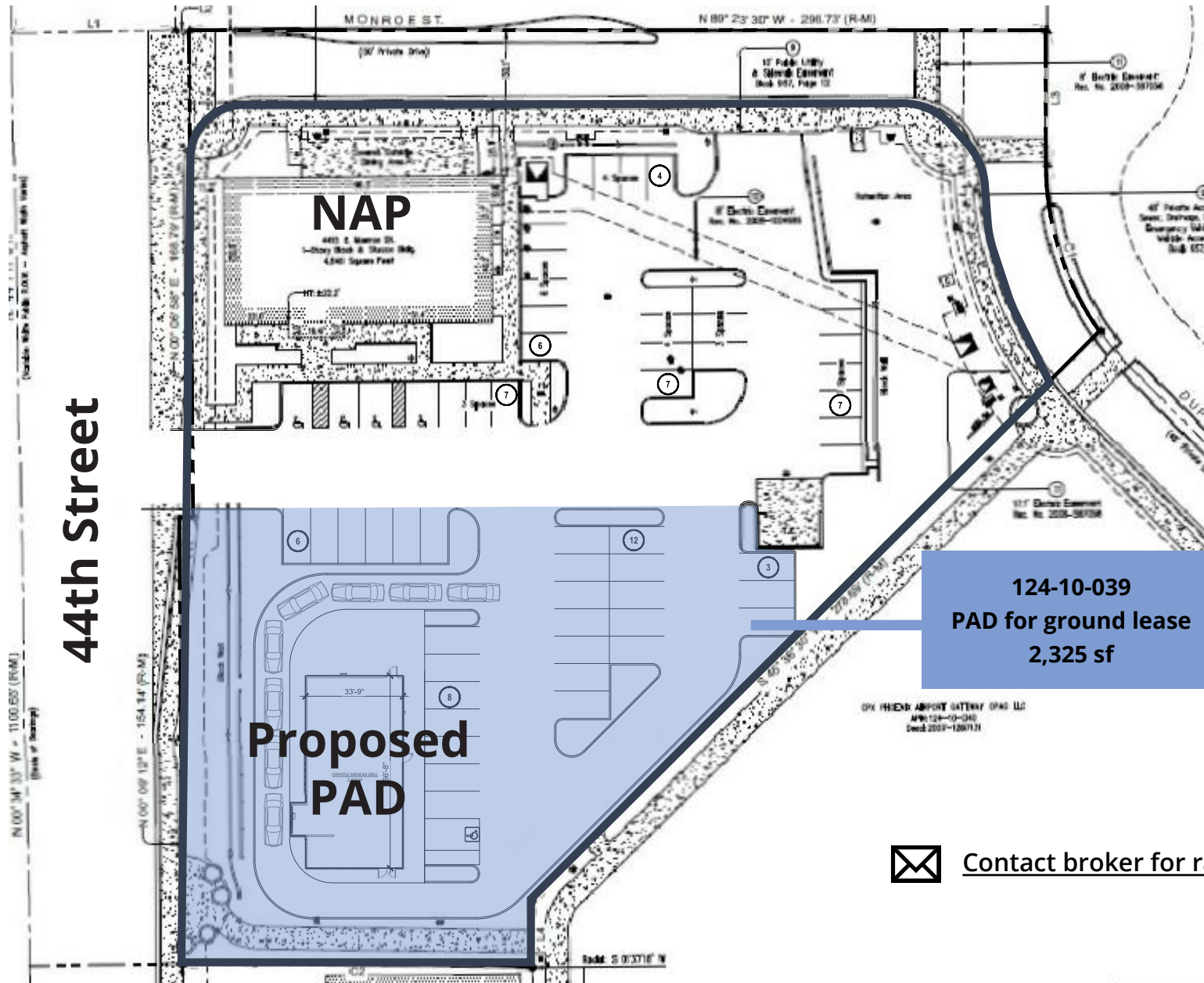
1,000 Takeoffs More than 1,000 tons of cargo per day and landings


125,000 Passengers



Site plan & availability

Drive-thru PAD for ground lease
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 Contact broker for rates


Trade area


Drive-thru PAD for ground lease
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Demographics

	1-mile	3-miles	5-miles
Population	7,315	99,590	329,614


	1-mile	3-miles	5-miles
Median age	27.2	31.8	33.2

	1-mile	3-miles	5-miles
Daytime employment	19,809	117,097	356,519

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

	1-mile	3-miles	5-miles
HH units	4,538	43,697	154,633

Traffic counts

	44th Street	±22,113 vpd
	Washington Street	±20,488 vpd

