

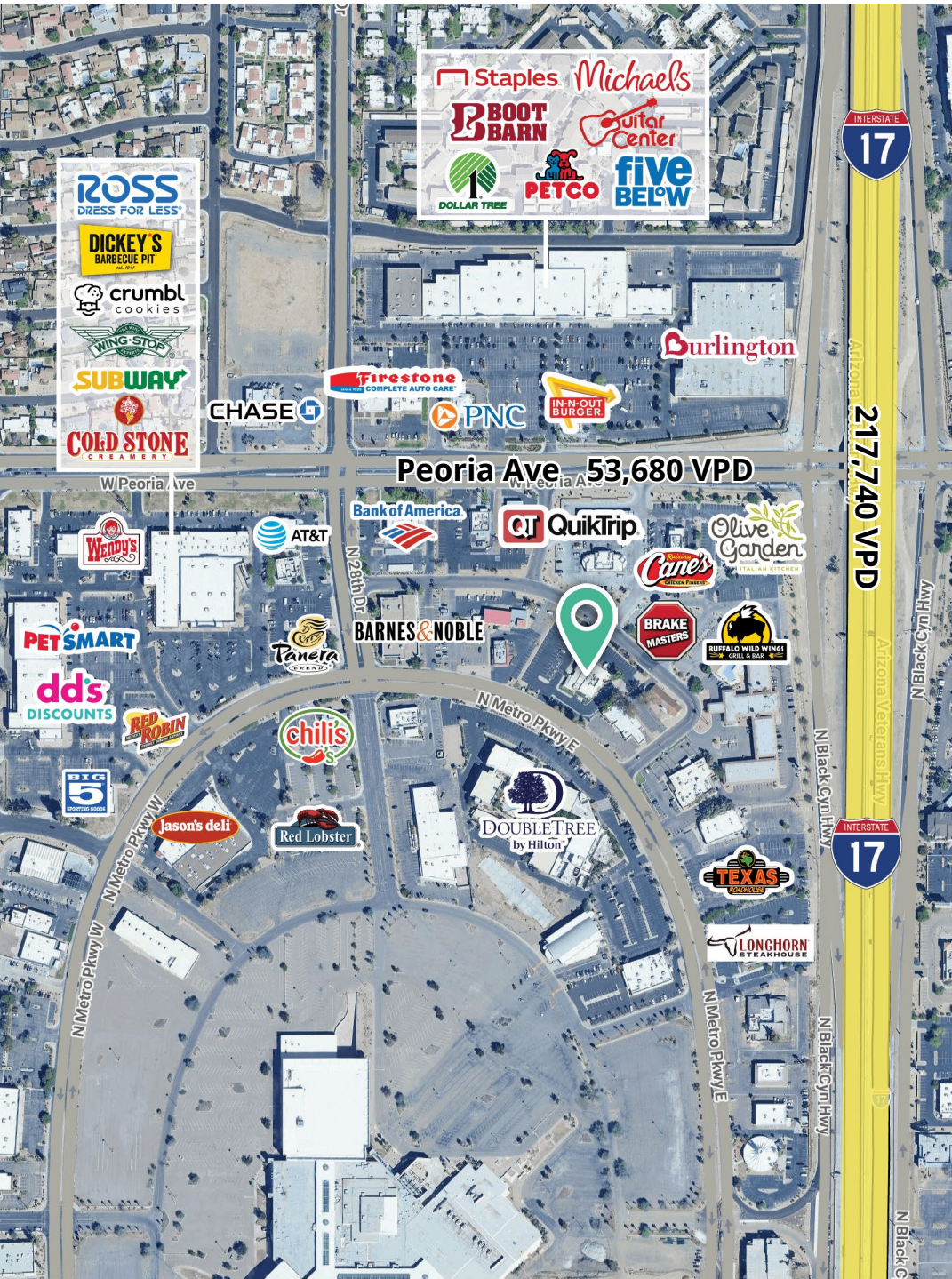
# 2nd Generation Restaurant

27th Drive & N Metro Parkway E



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# Property Highlights

A **9,230 SF** second-generation restaurant space is available within **The Metropolitan**, the transformative \$850M, 64-acre mixed-use redevelopment replacing the former Metrocenter Mall. This high-visibility location offers excellent access, strong traffic flow, and a premier position in Northwest Phoenix's newest walkable district. The Metropolitan will feature modern apartments, townhomes, retail, restaurants, entertainment, and a central park plaza—creating a vibrant, next-generation live-work-play community.

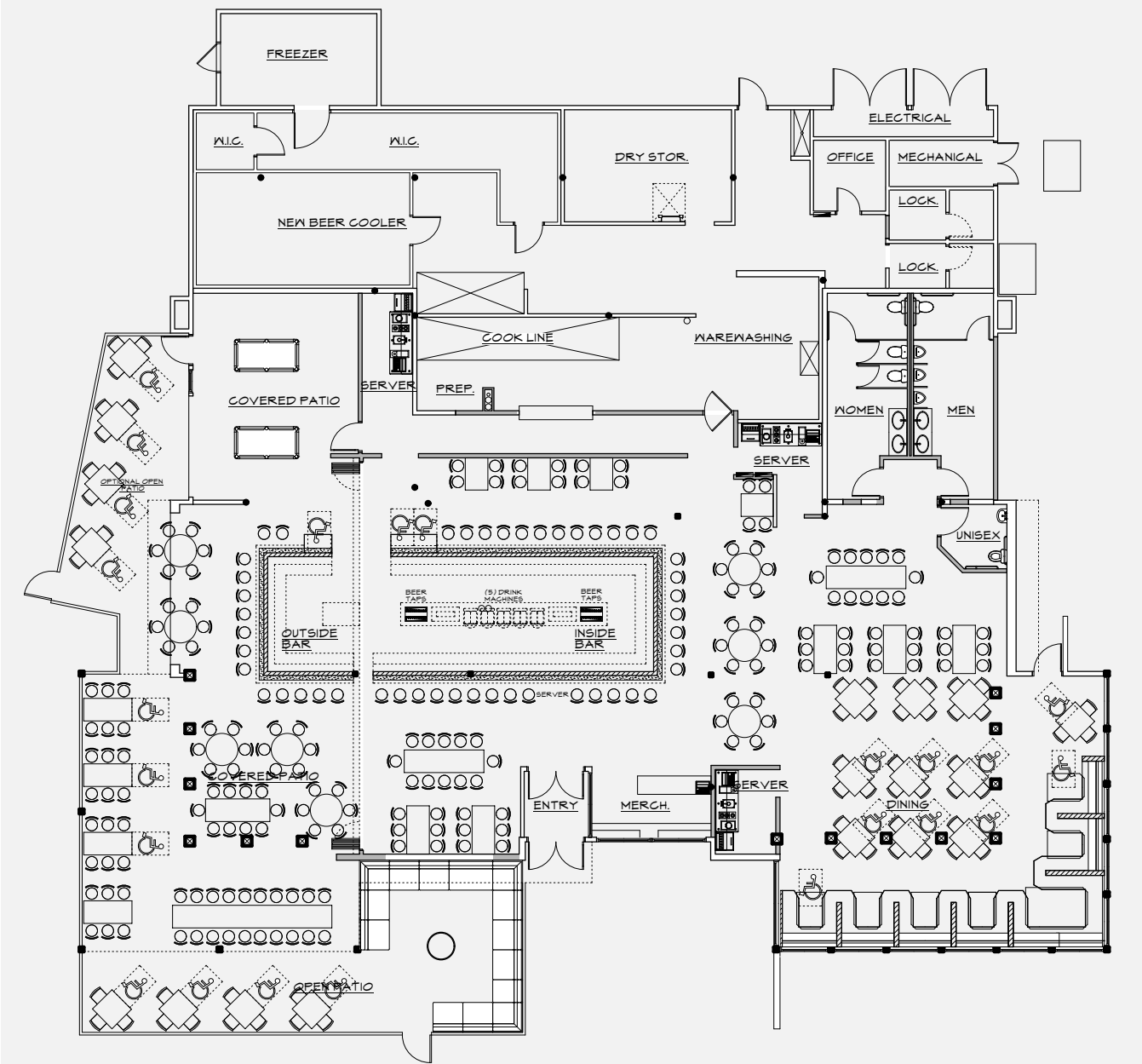
- Strong visibility with easy ingress/egress
- Convenient access to the I-17 freeway
- New Valley Metro Light Rail Station now open
- The redevelopment includes 64 acres of retail and office space, creating opportunities for professional services, local shops, and small businesses.

## Multiple New Residential Communities

- Terra Court - Approx. 144 townhomes located near the new Light Rail
- Luna Villas - Approx. 314 townhomes
- Brava - Planned 290 premium townhomes
- Levante Apartments - A 350 unit multifamily community

# Space plan

2nd gen. restaurant available  
27th Drive & N Metro Parkway E





# Trade area


2nd gen. restaurant available  
27th Drive & N Metro Parkway E





# Demographics

	1-mile	3-miles	5-miles
Population	<b>14,898</b>	<b>163,891</b>	<b>436,997</b>


	1-mile	3-miles	5-miles
Median age	<b>33.5</b>	<b>34.7</b>	<b>35.7</b>

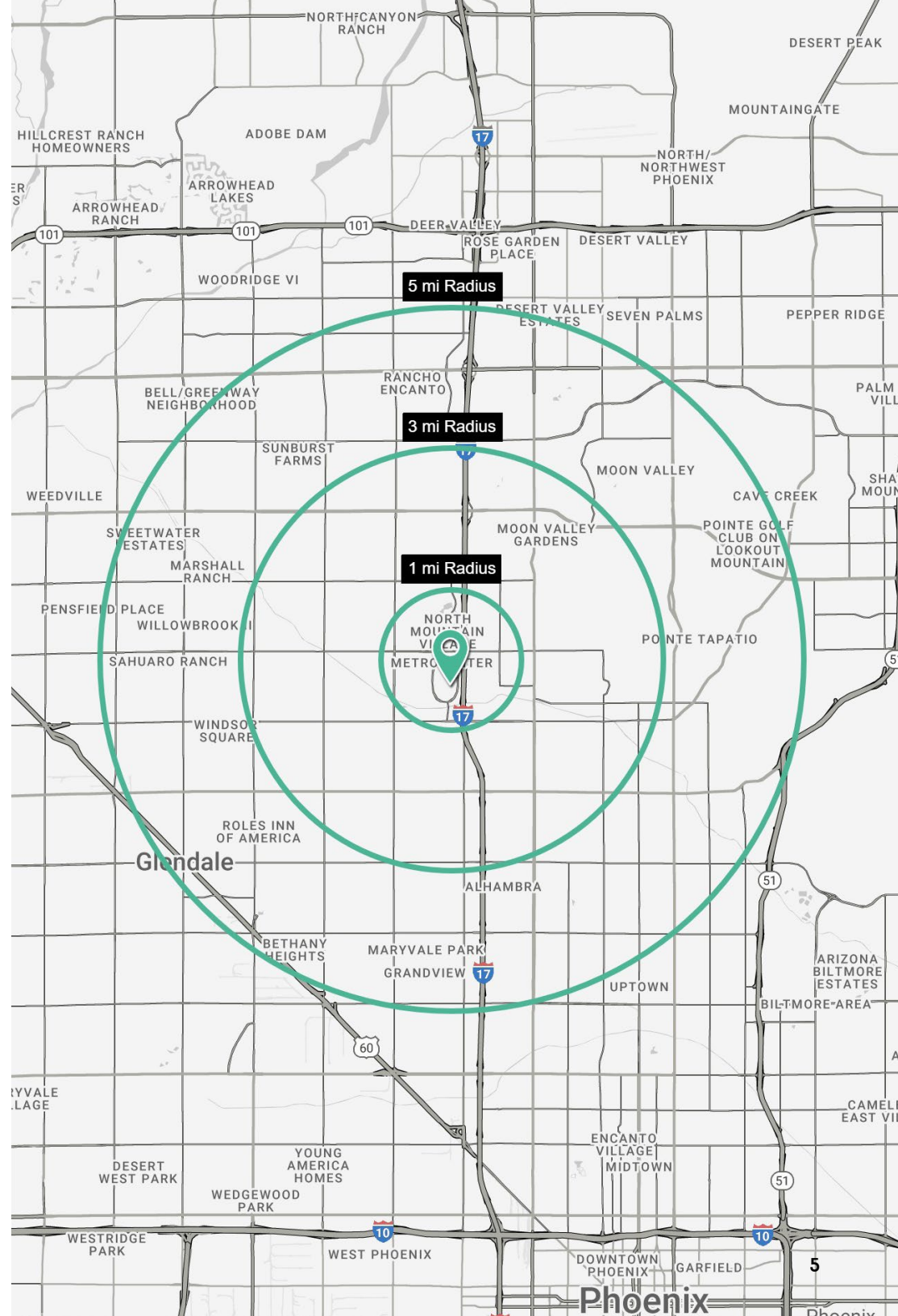
	1-mile	3-miles	5-miles
Daytime employment	<b>16,700</b>	<b>51,172</b>	<b>125,172</b>

	1-mile	3-miles	5-miles
Avg. HH income	<b>\$68,929</b>	<b>\$92,364</b>	<b>\$99,007</b>

	1-mile	3-miles	5-miles
HH units	<b>7,442</b>	<b>67,888</b>	<b>182,238</b>

## Traffic counts

	I-17 freeway	<b>±217,740 vpd</b>
	Peoria Avenue	<b>±53,680 vpd</b>



# Join us!

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