

DESERT SKY ESPLANADE



AVAILABLE SHOP SPACE & DRIVE-THRU PADS



75TH AVE & MCDOWELL RD

Phoenix, AZ



property summary

AVAILABLE Drive-Thru Pad 1: $\pm 2,200$ SF / Drive-Thru Pad 2: $\pm 2,400$ SF
 $\pm 1,891$ SF / $\pm 3,200$ SF (coming available) / $\pm 4,500$ SF (coming available) / $\pm 8,800$ SF (coming available)

PROPERTY HIGHLIGHTS

- » Anchored by WalMart Supercenter and Lowe's
- » Located 1/4 mile North of I-10 Freeway with 196,845 vehicles per day.
- » High Hispanic Demographic with a 79.6% population in a 3 mile radius.
- » Desert Sky Esplanade is just directly south of the Desert Sky Mall.
- » Dense, well-established neighborhoods to the northeast and northwest.



TRAFFIC COUNT

75th Ave

N: $\pm 45,862$ VPD (NB/SB)

S: $\pm 49,930$ VPD (NB/SB)

Intrix / ADOT 2023

McDowell Rd

E: $\pm 27,719$ VPD (EB/WB)

W: $\pm 30,216$ VPD (EB/WB)

MAJOR RETAILERS IN CENTER

Walmart

ROSS
DRESS FOR LESS

five
BELOW

LOWE'S

WSS

Shoes. Style. Selection

goodwill

DOLLAR TREE

PET SMART

NWC

SHOP SPACE AVAILABLE & DRIVE-THRU PADS

75th Ave & McDowell Rd

PCA
PHOENIX COMMERCIAL ADVISORS

site plan



2020 N. 75TH Avenue

1	Desert School Credit Union
3	AT&T
4	Available - ±1,891 SF
7	USA Army/Marine Recruiting
8	Ice Cream
10	Five Below
11	Planned Parenthood
12	Leslie's Poolmart
13	Cricket
14	Aztec Pawn & Gold
16	Coming Available - ±8,800
20	WSS Shoes
25	Dollar Tree
35	Ross
40	Petsmart
45	Goodwill
100	Starbucks
102	Coming Available - ±3,200
106	Subway
108	Oportun
110	Wingstop
F-100	US Bank
F-102	Nationwide Vision
F-104	Nail Salon
F-106	State Farm Insurance
F-108	Vietnamese Restaurant
F-110	Thai Restaurant

F-112 Coming Available Jan 2027 - ±4,500

2270 N. 75th Avenue

101	Restaurant At Lease - ±4,000
104	Barber Shop
106	Hollywood Beauty
108	Smoke Away
110	Freeway Insurance
112	TitleMax



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75th Ave & McDowell Rd



aerial zoom



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75th Ave & McDowell Rd



aerial overview



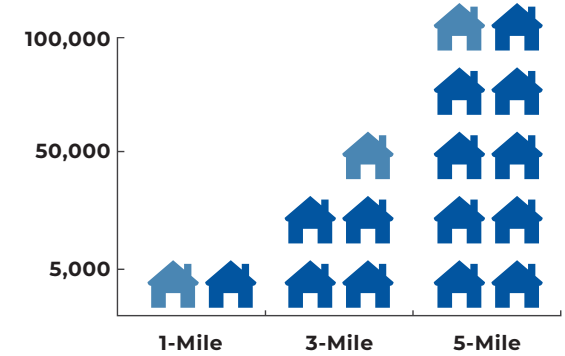
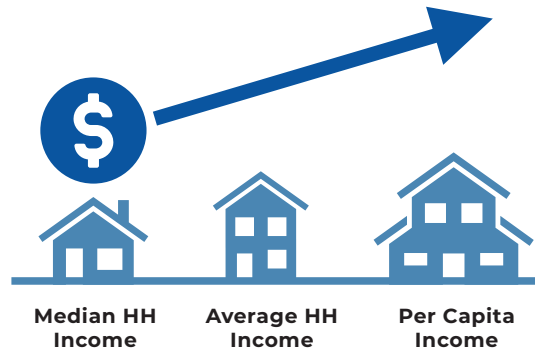
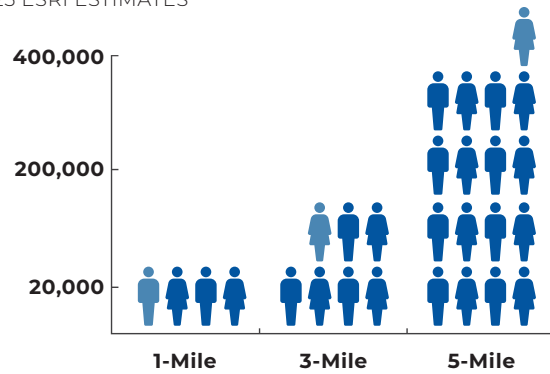
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75th Ave & McDowell Rd



demographics

2025 ESRI ESTIMATES

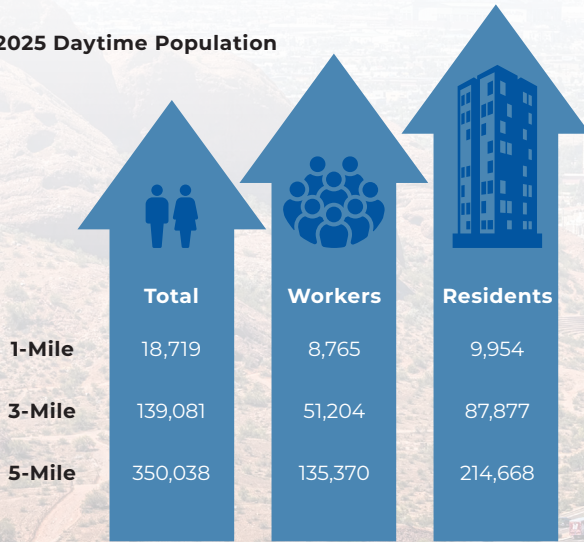


	1-Mile	3-Mile	5-Mile
2025 Total Population	16,929	161,814	400,252
2030 Total Population	17,306	163,691	412,831

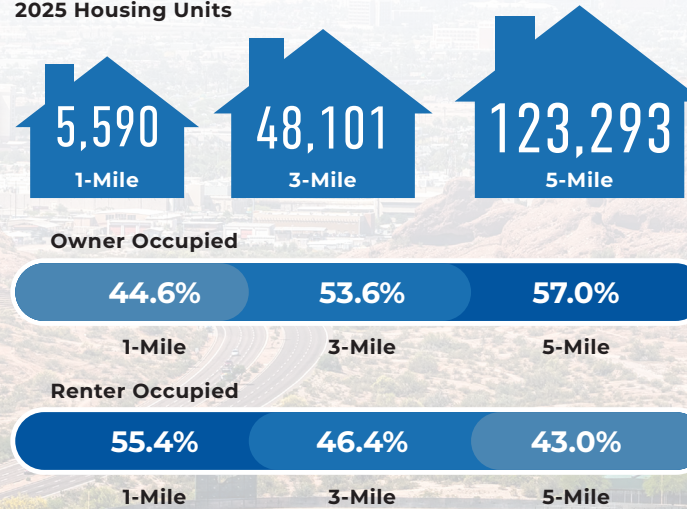
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$55,015	\$74,781	\$23,181
3-Mile	\$66,607	\$88,580	\$24,923
5-Mile	\$73,125	\$91,729	\$26,647

	1-Mile	3-Mile	5-Mile
2025 Households	5,248	45,447	116,029
2030 Households	5,458	46,624	121,313

2025 Daytime Population



2025 Housing Units



2025 Businesses



NWC

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