



THE INTERCHANGE

20637 N 27th Ave | Phoenix, AZ 85027



101

±102,222 VPD*



±133,894 VPD*

RETAIL PAD

RETAIL SHOPS

27TH AVENUE - ±22,693 VPD*

HOTEL

DRIVE THRU PAD

ROSE GARDEN LN

*Source: ADOT

±17,500 SF
OF RETAIL AVAILABLE

BUILDING A: RETAIL PAD: ±700 SF
BUILDING B: RETAIL W/ DRIVE THRU: ±12,600 SF
PHASE 2: RETAIL W/ DRIVE THRU: ±1,500 SF



PROJECT HIGHLIGHTS



Right off I-17 & Loop 101,
traveled by over ±102,000 VPD



Less than a mile from HonorHealth
Deer Valley Medical Center



Proximity to strong labor force



Corporate neighbors include
PetSmart HQ, Discover Card,
Wells Fargo, Safeway Regional HQ,
American Express, Best Western
Data Center, and others



PROJECT FEATURES

TOTAL RETAIL:
±17,500 SF

TOTAL RETAIL PARKING:
152 Spaces

**BUILDING A:
RETAIL PAD:**
±4,800 SF

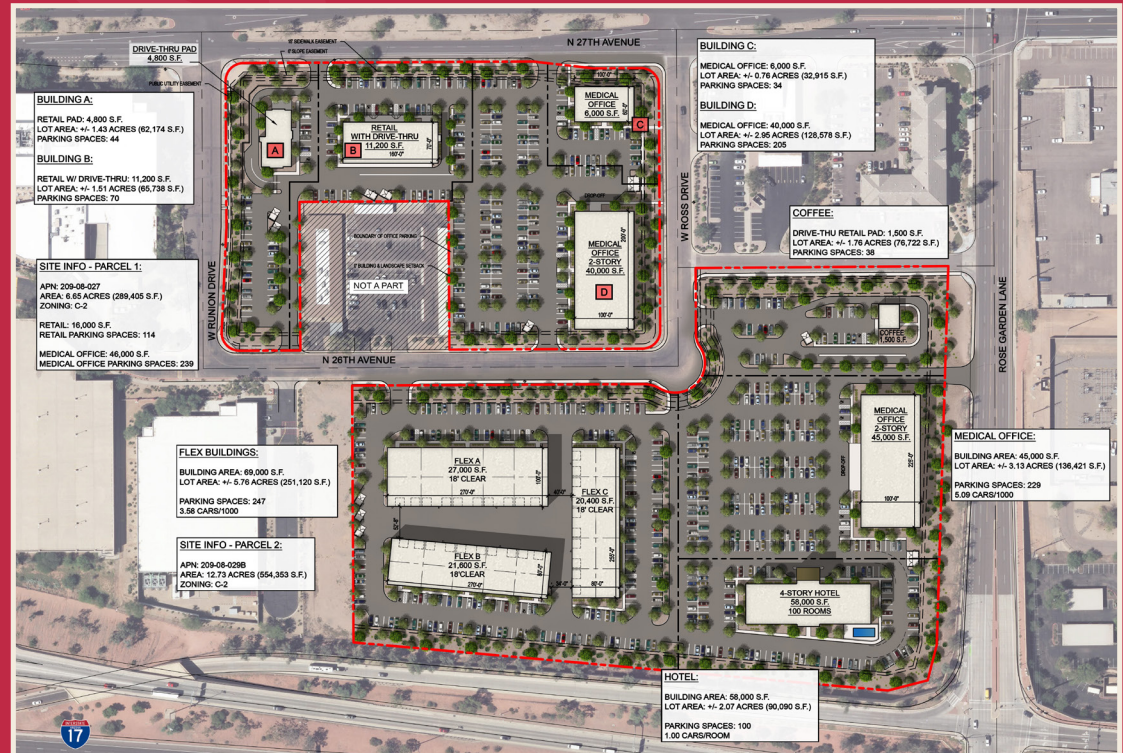
**BUILDING B:
RETAIL W/
DRIVE THRU:**
±11,200 SF

**PHASE 2:
RETAIL W/
DRIVE THRU:**
±11,200 SF

PARCEL:
209-08-027

LOT SIZE:
±289,805 sq ft.
±6.65 acres

ZONING:
C-2



Deer Valley Towne Center

PETSMART
Headquarters

COSTCO
WHOLESALE

HONORHEALTH
Deer Valley
Medical Center

Safeway/Albertsons
Headquarters



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DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES	10 MILES
2024 Population - Current Year Est.	15,345	99,834	265,566	967,822
2029 Population - Five Year Projection	15,655	101,684	269,442	982,894
2020-2024 Annual Population Growth Rate	0.33%	0.48%	0.45%	0.43%
2024-2029 Annual Population Growth Rate	0.40%	0.37%	0.29%	0.31%
2024 Households - Current Year Est.	6,871	40,141	105,683	379,462
2029 Households - Five Year Projection	7,122	41,562	108,811	391,301
2024 Average Household Income	\$94,037	\$98,639	\$112,437	\$115,015
2029 Average Household Income	\$107,830	\$115,761	\$131,327	\$134,461
2024 Daytime Population	35,548	132,339	258,669	889,485



FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

**Cypress
Development
Partners**

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