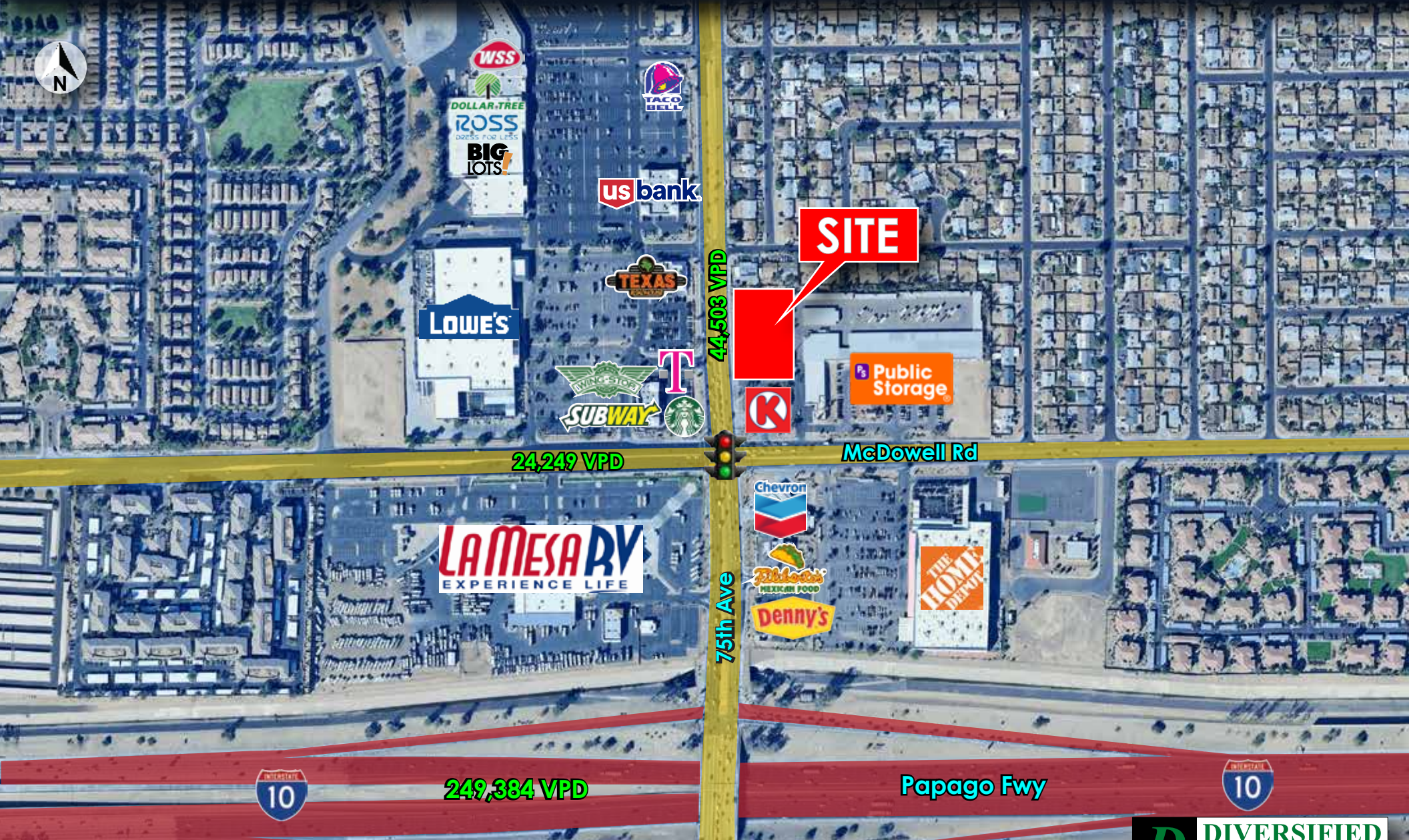


# PAD AVAILABLE for GROUND LEASE OR BTS

N/NEC 75th Ave & McDowell Rd | Phoenix, AZ



**DELANEY McGROARTY** | Cell: (909) 524-9669 | [delaney.mcgroarty@dpcr.com](mailto:delaney.mcgroarty@dpcr.com)

**JACK RODRIGUES** | Cell: (408) 763-9085 | [jack.rodriguez@dpcr.com](mailto:jack.rodriguez@dpcr.com)



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



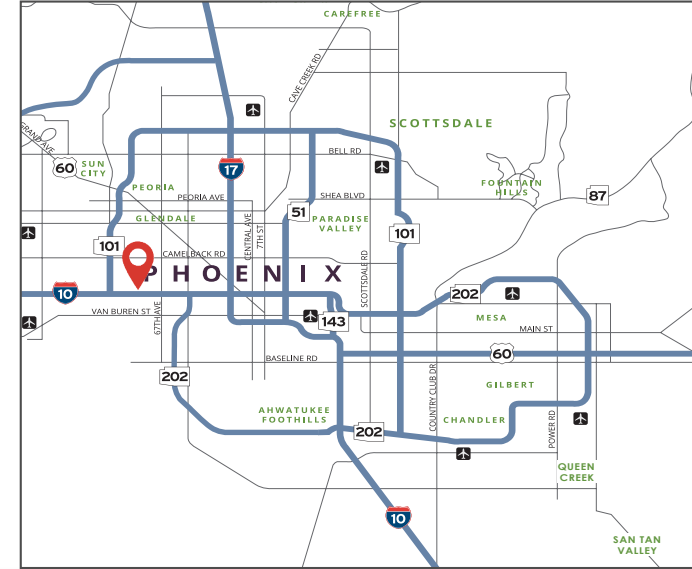
# PAD AVAILABLE for GROUND LEASE OR BTS

N/NEC 75th Ave & McDowell Rd | Phoenix, AZ

## demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
<b>POPULATION (2024)</b>	18,039	162,679	383,182
<b>PROJECTED POPULATION (2029)</b>	18,967	167,845	397,794
<b>AVERAGE HOUSEHOLD INCOME</b>	\$82,055	\$88,019	\$96,157
<b>DAYTIME POPULATION</b>	12,702	76,368	189,651
<b>MEDIAN AGE</b>	28.0	28.3	29.3
<b>TOTAL BUSINESSES</b>	503	2,822	8,295



traffic counts: 75th Ave | 44,503 VPD • McDowell Rd | 24,249 VPD • I-10 | 249,384 VPD

### Contact:

#### DELANEY McGROARTY

Cell: (909) 524-9669

delaney.mcgroarty@dpcrc.com

#### JACK RODRIGUES

Cell: (408) 763-9085

jack.rodriguez@dpcrc.com



7339 E. McDonald Dr  
Scottsdale, AZ 85250  
O: 480.947.8800  
www.dpcrc.com

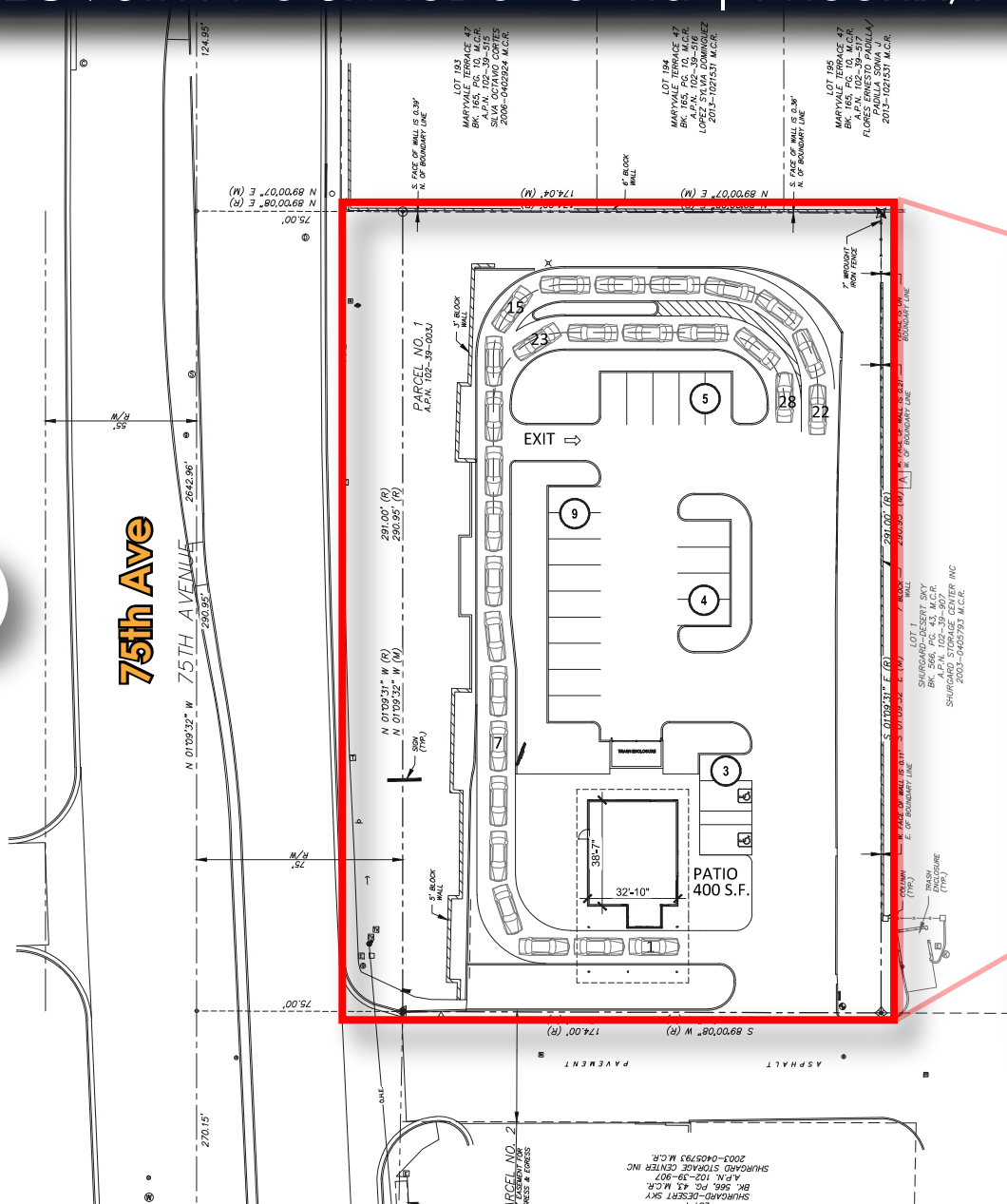
## property highlights

- ± 1.16 Acre PAD that has been bladed & ready for development.
- Accessible from both 75th Ave & McDowell Rd
- C-2 Zoning, City of Phoenix
- Neighboring tenants include Starbucks, Chevron, Home Depot, Lowe's, Ross, Big Lots, Public Storage & more!
- Great visibility from 75th Ave which sees ± 44,503 VPD
- Limited development opportunity in this retail corridor!

# PAD AVAILABLE for GROUND LEASE OR BTS

N/NEC 75th Ave & McDowell Rd | Phoenix, AZ

## Conceptual Site Plan



**DELANEY MCGROARTY** | Cell: (909) 524-9669 | [delaney.mcgroarty@dpcr.com](mailto:delaney.mcgroarty@dpcr.com)

**JACK RODRIGUES** | Cell: (408) 763-9085 | [jack.rodriguez@dpcr.com](mailto:jack.rodriguez@dpcr.com)

7339 E. McDonald Drive  
Scottsdale, AZ 85250  
O: 480.947.8800  
[www.dpcr.com](http://www.dpcr.com)

**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



# PAD AVAILABLE for GROUND LEASE OR BTS

## N/NEC 75th Ave & McDowell Rd | Phoenix, AZ



**DELANEY MCGROARTY** | Cell: (909) 524-9669 | [delaney.mcgroarty@dpcre.com](mailto:delaney.mcgroarty@dpcre.com)  
**JACK RODRIGUES** | Cell: (408) 763-9085 | [jack.rodriguez@dpcre.com](mailto:jack.rodriguez@dpcre.com)



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

7339 E. McDonald Drive | Scottsdale, AZ 85250  
O: 480.947.8800 | [www.dpcre.com](http://www.dpcre.com)