

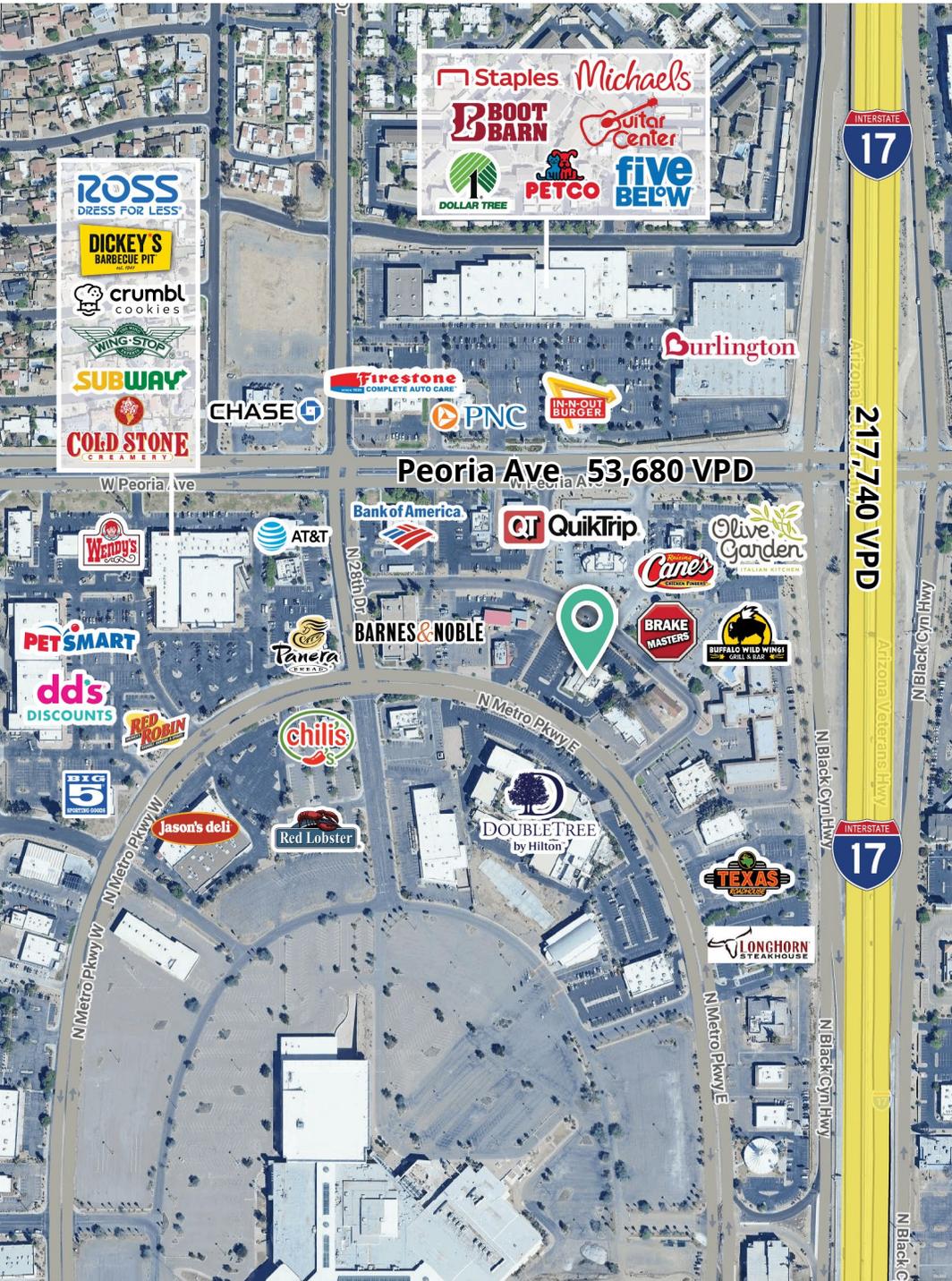
2nd Generation Restaurant

27th Drive & N Metro Parkway E



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

**AVISON
YOUNG**



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.

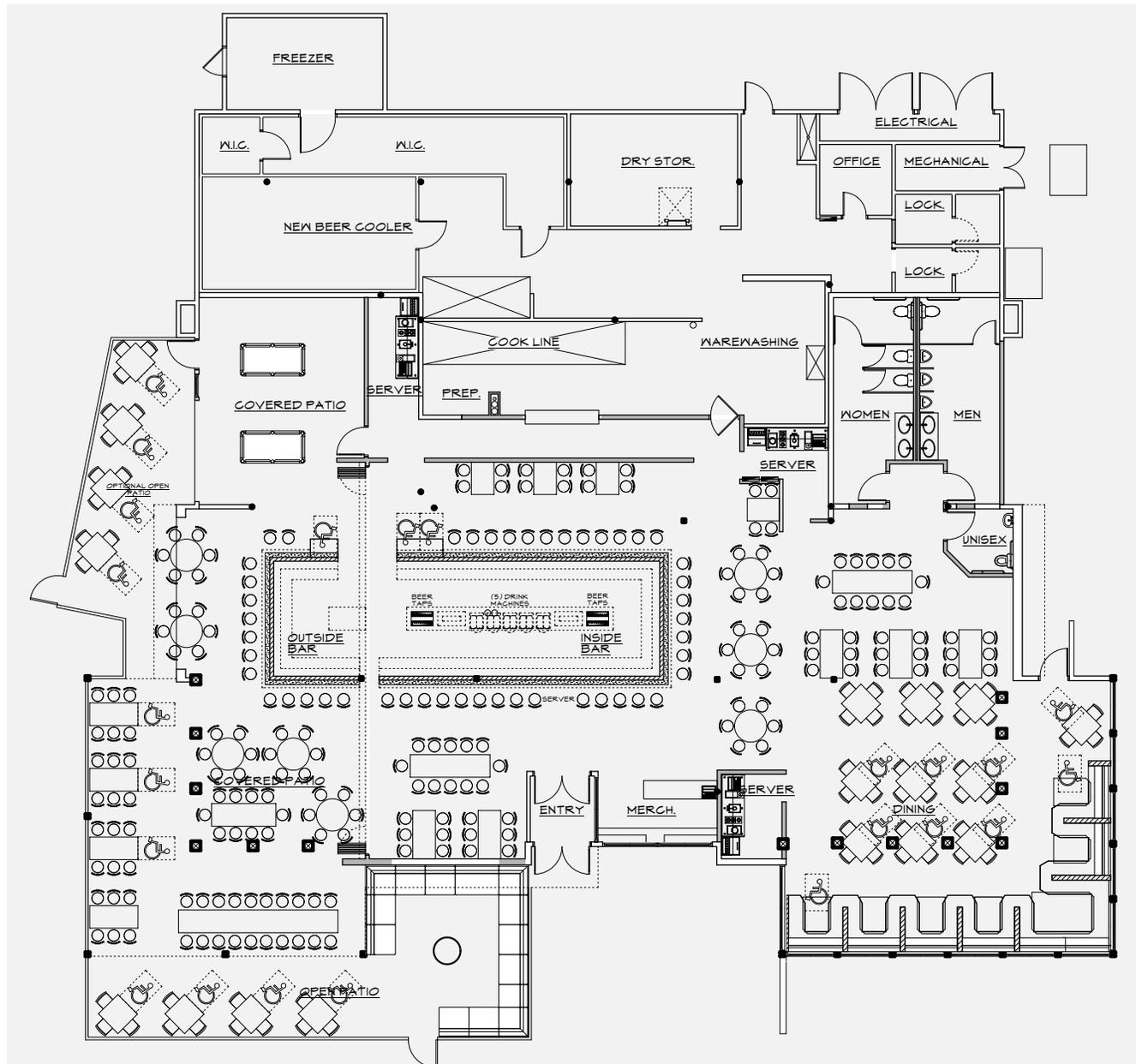
- Strong visibility with easy ingress/egress
- Convenient access to the I-17 freeway
- New Valley Metro Light Rail Station now open
- The redevelopment includes 64 acres of retail and office space, creating opportunities for professional services, local shops, and small businesses.

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



Demographics

	1-mile	3-miles	5-miles
Population	14,898	163,891	436,997

	1-mile	3-miles	5-miles
Median age	33.5	34.7	35.7

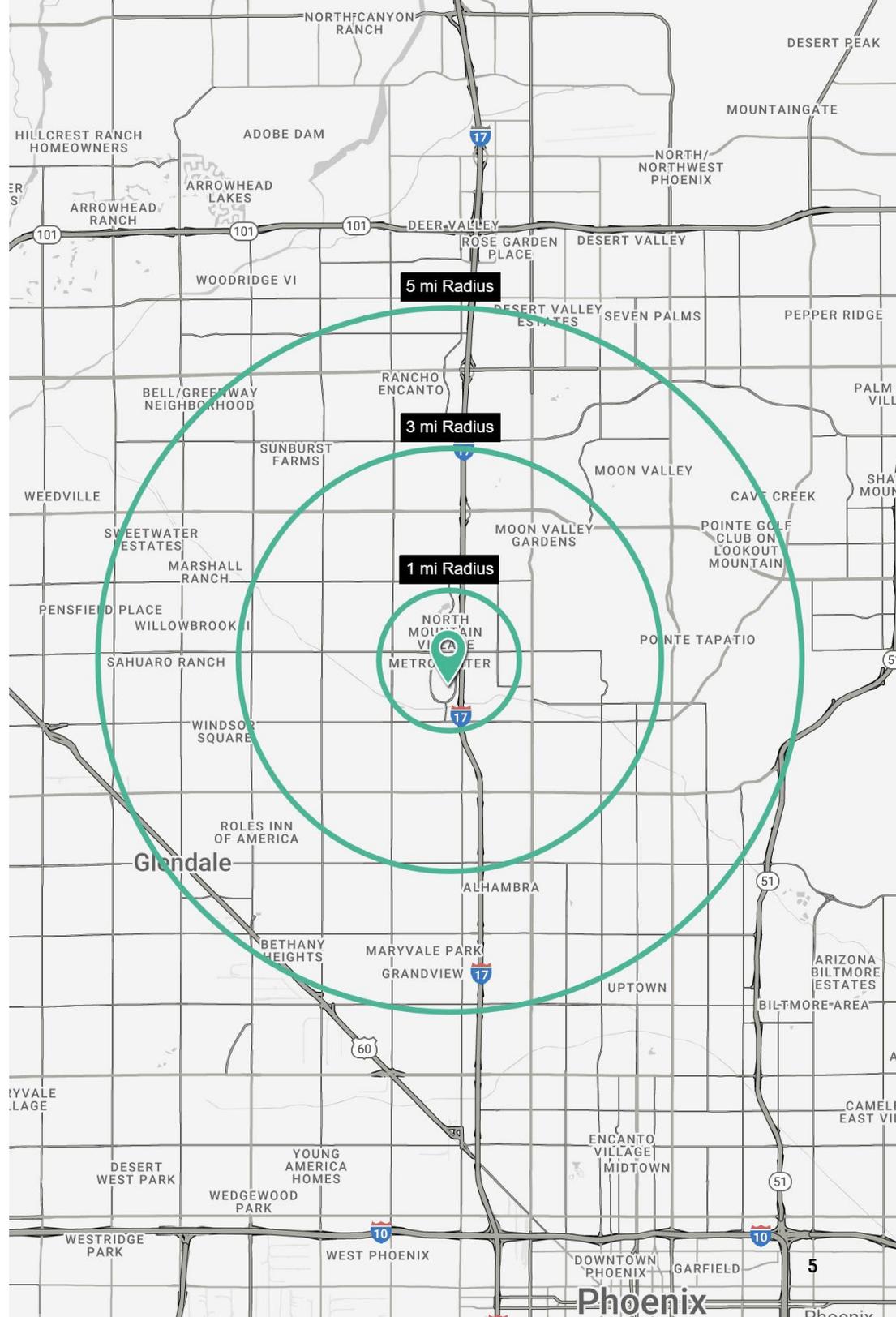
	1-mile	3-miles	5-miles
Daytime employment	16,700	51,172	125,172

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

	1-mile	3-miles	5-miles
HH units	7,442	67,888	182,238

Traffic counts

	I-17 freeway	±217,740 vpd
	Peoria Avenue	±53,680 vpd



Join us!

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



Visit us online
avisonyoung.com

© 2026 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

**AVISON
YOUNG**