

# SWC OF 75TH AVE AND PEORIA AVE

N 75TH AVENUE, PHOENIX, ARIZONA 85345

PAD AVAILABLE FOR  
SALE, LEASE, OR BTS



**PAD B  
AVAILABLE  
32,123 SF**



## PROPERTY SUMMARY

- PAD Available for Sale, Lease, or BTS
- 224 brand new luxury apartment units directly across the street
- Well established, densely populated West Valley area
- 2 miles east of the 101 Freeway, just NE of Grand Avenue
- Glendale Community College 2 miles east with over 25,000 students
- Excellent ingress/egress & visibility

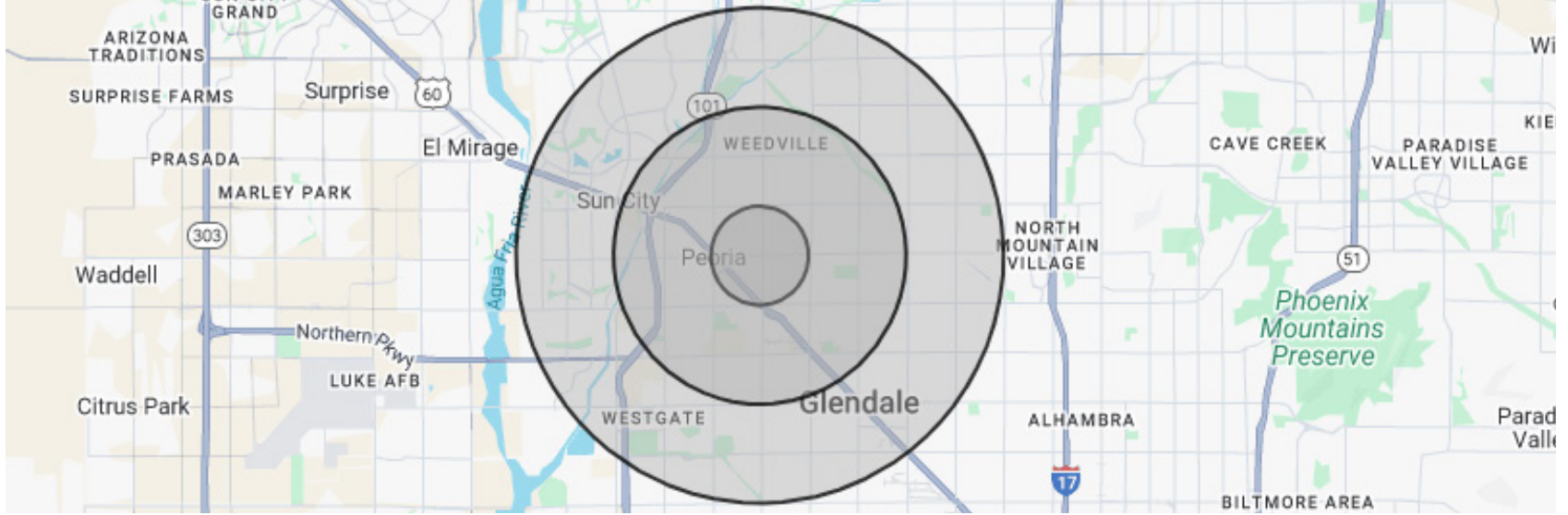
## TRAFFIC COUNTS

**N** 75th Ave: 21,423 VPD      **E** Peoria Ave: 20,666 VPD  
**S** 75th Ave: 14,393 VPD      **W** Peoria Ave: 21,536 VPD



# SITE PLAN





## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,651	141,963	396,692
Current Year	17,295	131,524	367,143
2020 Population	17,228	130,423	361,968
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020 - Current Year	0.1%	0.2%	0.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,289	50,540	147,446
Current Year	5,832	46,808	136,251
2020 Population	5,889	46,895	134,729
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020-Current Year	0.6%	0.5%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$76,180	\$82,314	\$76,740
Median Household Income	\$61,529	\$64,214	\$60,627

