



**LENNAR**

**±524 Homes**

**LOOP 101**

**140,943 CPD**

**PRIME STORAGE**



**21,362 CPD**

**Future Residential**

**Southwest Church of Christ**

**INDIAN SCHOOL RD**

**INDIAN SCHOOL RD 26,701 CPD**

**ALGODÓN CENTER**

**±300 acre**

**N 91ST AVE**

**SUBJECT**

**Pendergast Elementary**

**BRAEWOOD PARK**

**ARIZONA**

# NEW DRIVE-THRU PAD AVAILABLE

SEC of Indian School Rd and 91st Ave  
Phoenix, Arizona

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# NEW DRIVE-THRU PAD AVAILABLE



◆ APPROXIMATELY 37,650 SF PAD

## Property Highlights

- Over 48,000 Cars Per Day at the Intersection
- LESS less than 1/2 mile East of the Loop 101 and
- 2 1/2 miles North of the I-10
- LOCATED on hard corner with great visibility
- Adjacent to a Francis and Sons Car Wash
- High growth area with multiple new developments in the submarket
- Population of over 148,000 within 3 miles
- STRONG visibility along on Indian School Rd

## Traffic Counts

Indian School Rd	26,701 CPD
91st Ave	21,362 CPD
<b>Total</b>	<b>48,063 CPD</b>

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	18,853	149,727	359,301
Estimated Households	5,074	44,268	106,300
Average Household Income	\$94,305	\$97,060	\$95,802
Daytime Population	1,591	27,293	72,055

Source: SitesUSA

## Nearby Tenants



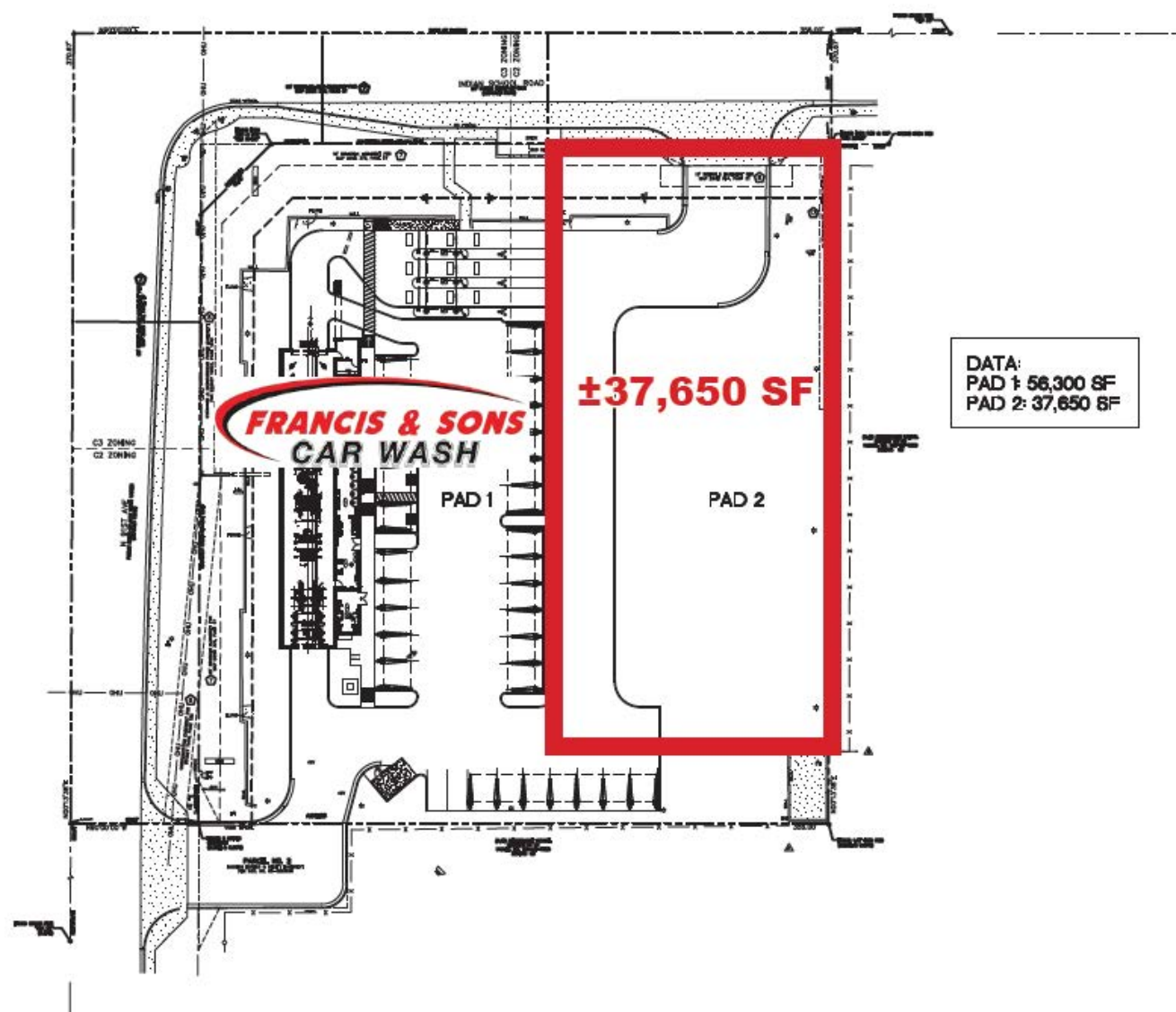
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# CONCEPTUAL SITE PLAN



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LOOP 101

LOOP 101

# ALGODÓN CENTER

±300 acre  
Corporate Campus

# LENNAR

±524 Homes

PRIME STORAGE

QT  
QuikTrip

N 91ST AVE

INDIAN SCHOOL RD

21,362 CPD

N 91ST AVE

FRANCIS & SONS  
CAR WASH

±37,650 SF

26,701 CPD

DENTAL DEPT

Pendergast  
School District

**SITE**

Future  
Residential

INDIAN SCHOOL RD

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**Luke Air Force Base**

**Glendale Municipal Airport**

Tanger Outlets  
OshKosh 89cosh  
carter's

Cabela's  
**WESTGATE**  
Tanger Outlets

StoneHaven  
by Pulte Homes

**SAFeway**

LOOP 101

LOOP 303

McDowell Rd & Pebble Creek Pkwy  
**Bashas' PETCO**  
**TJ-maxx** **OLD NAVY**  
**Conn's SPORT CHALET**  
**STAPLES** **WinCo FOODS**

McDowell Rd & Litchfield Rd  
**TARGET**  
**Pier 1 Imports** **Michaels**  
**BARNES & NOBLE** **ROSS**

McDowell Rd & Dysart Rd  
**LOWE'S** **KOHL'S**  
**JO-ANN** **SPROUTS**  
**Walmart** **fruity's**  
**LA FITNESS** **OfficeMax** **PETSMART**

McDowell Rd & 99th Ave  
**COSTCO** **Harborside** **Home Depot**  
**PETCO** **SPORTS AUTHORITY**  
**BEY** **Center Center** **ROSS**  
**BED BATH & BEYOND** **OLD NAVY**

**DESERT SKY MALL**  
**Sears** **Dillard's** **TARGET** **ROSS**  
**FOOD CITY** **FALLAS** **LA FITNESS** **Durlington**

LOOP 101

INTERSTATE 10

Van Buren St & Dysart Rd  
**FOOD CITY** **HARBOR FREIGHT**

**Avondale Municipal Complex**

**CAMPING WORLD**  
of Avondale

INTERSTATE 10

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# DEMOGRAPHICS



## 2023 POPULATION

1 MILE: 18,853  
3 MILES: 149,727  
5 MILES: 359,301



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$94,305  
3 MILES: \$127,663  
5 MILES: \$117,220



## POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 1.2%  
3 MILES: 2.1%  
5 MILES: 1.7%



## TOTAL BUSINESSES

1 MILE: 259  
3 MILES: 3,019  
5 MILES: 7,544



## 2023 TOTAL HOUSEHOLDS

1 MILE: 5,074  
3 MILES: 44,268  
5 MILES: 106,300



## NUMBER OF EMPLOYEES

1 MILE: 1,591  
3 MILES: 27,293  
5 MILES: 72,055



## MEDIAN HOME VALUE

1 MILE: \$304,044  
3 MILES: \$315,903  
5 MILES: \$311,732

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