

Available for Lease at METRO PARKWAY

9446 N. Metro Parkway
Phoenix, AZ 85051



Arizona Canal

± 64,193 SF
Available

N 31st Ave

FOR LEASE

N Metro Pkwy



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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.

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demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	17,112	183,371	458,361
PROJECTED POPULATION (2029)	17,463	183,014	459,170
AVERAGE HOUSEHOLD INCOME	\$77,615	\$87,359	\$97,393
DAYTIME POPULATION	16,534	102,727	256,704
MEDIAN AGE	32.3	34.3	34.9
TOTAL BUSINESSES	1,080	6,337	16,340



traffic counts: **Peoria Avenue | 47,754 VPD • I-17 | 192,740 VPD**

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property highlights

- ± 64,193 SF on 6.06 acres of land
- 18' clear height from bottom of roof deck/16' clear height from bottom of joist
- Grey shell condition
- Part of larger Metrocenter redevelopment
- 336 parking spaces
- Option to demise

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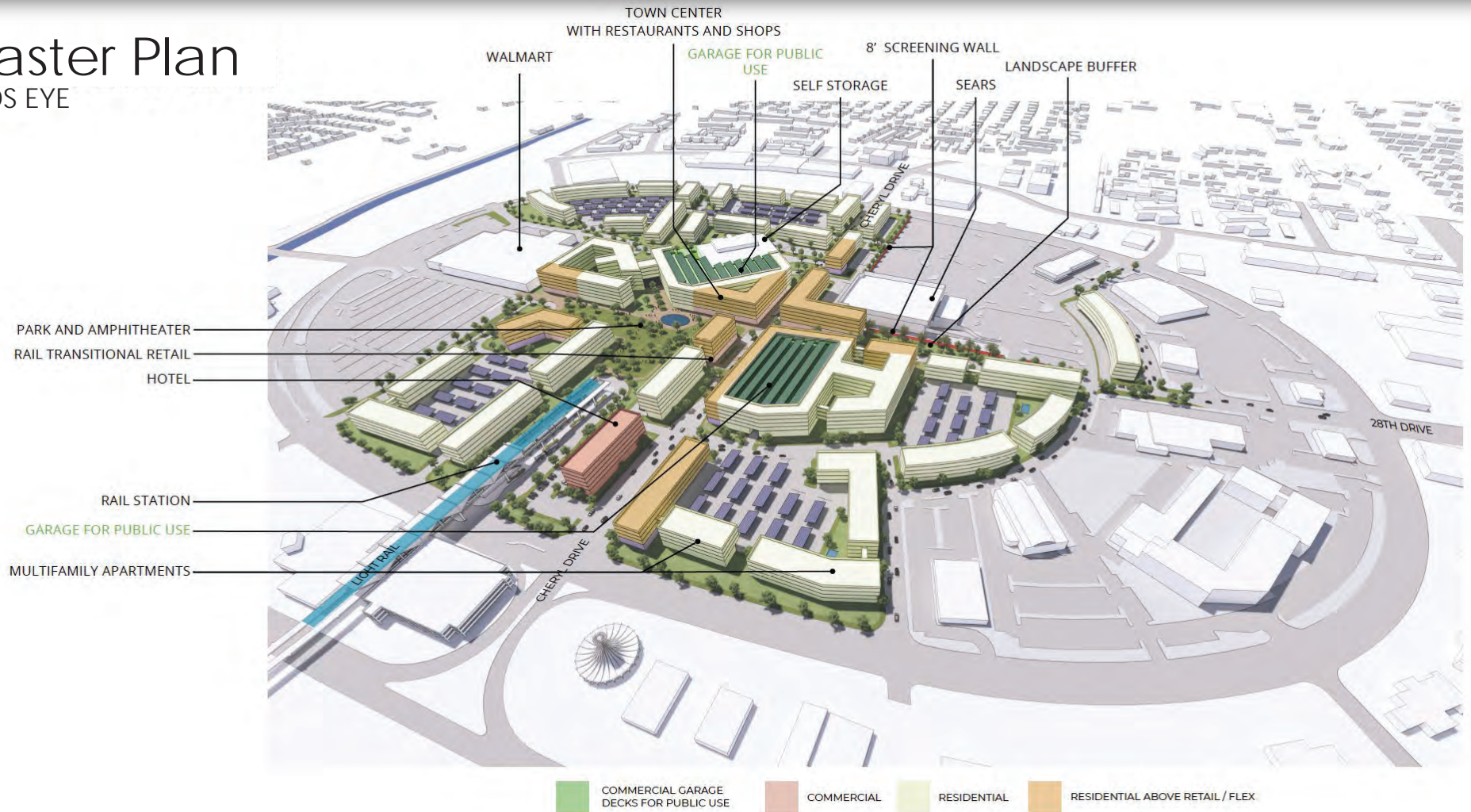
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PLANNED REDEVELOPMENT

Master Plan BIRDS EYE



Planned Amenities

- Focal Points

- The first elevated light rail station platform connecting the site directly to downtown Phoenix, public artworks will be installed along the light rail extension, and the route will include improved landscaping with approximately 200 new trees.
- Beautiful classic theater, and yet modern and fresh inside with food and beverage, family entertainment, and comfortable spacious seats.

- Transitional retail adjacent to the rail for food and beverage

- Amphitheater with ample green space for recreational use and gathering space.
- Vibrant town square with shops and restaurants, creating a sense of place.
- Shaded pathways to Walmart Super Store from the Light Rail Station.
- Service retail of approximately 86,000 square feet.

- Transit-oriented land use planning enhancing connectivity through thoughtful design, including pedestrian and bicycle pathways, as well as curated roadways.

- Network of small open spaces and parks seamlessly integrating lush landscaping with the surrounding uses, creating gathering spaces and enhancing the community.
- Residential amenity centers, including pools, business centers, fitness centers and social centers.
- Hotel consisting of 150 rooms.

REDEVELOPMENT RENDERINGS

PLAZA VIEW



SHOPPING STREET VIEW



AERIAL VIEW



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