



# conceptual site plan

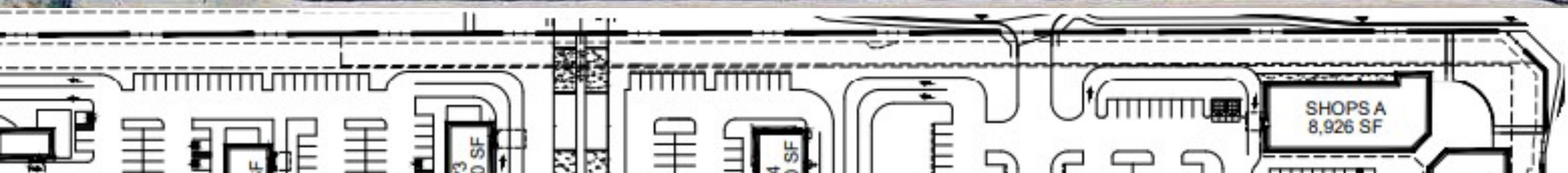


**Available for  
Sale, GL or BTS!**



**S 59th Ave**


**W Dobbins Rd**





# property highlights & demographics

- Shops, PADs and Anchors available for purchase, GL or BTS
- Adjacent to the South Mountain Loop 202 Freeway with a full-diamond interchange on Dobbins Rd and nearly 50,000 VPD
- Major Retail, Medical, Multifamily and Industrial projects slated for the corridor
- Located near strong retail including Sam's Club, Sprouts Farmers Market, EoS Fitness, T.J. Maxx, Michael's, ALDI, Harkins Theater, and numerous shops & restaurants like In N Out, Chick-Fil-A, and Raising Cane's
- Over 200,000 employees within 10 miles
- Over 600 feet of freeway frontage

	1 Mile	3 Mile	5 Mile
 <b>POPULATION 2024</b>	4,504	52,042	106,524
<b>POPULATION 2029</b>	6,237	57,654	116,334

	1 Mile	3 Mile	5 Mile
 <b>DAYTIME POPULATION</b>	1,397	17,165	39,458
<b>DAYTIME EMPLOYEES</b>	402	4,680	14,181

	1 Mile	3 Mile	5 Mile
 <b>HOUSEHOLDS 2024</b>	1,308	14,667	29,741
<b>HOUSEHOLDS 2029</b>	1,825	16,426	32,765

	1 Mile	3 Mile	5 Mile
 <b>HH INCOME 2024</b>	\$148,392	\$140,719	\$128,383
<b>HH INCOME 2029</b>	\$155,617	\$149,827	\$136,483

# macro aerial



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

7339 E McDonald Drive  
 Scottsdale, AZ 85250  
 (O) 480.947.8800  
 (F) 480.947.8830  
 www.dpcrc.com

**AUSTIN PAYNE**  
 Direct: 480.322.4264  
 austin.payne@dpcrc.com

**BRANDON VASQUEZ**  
 Direct: 480.620.4738  
 brandon.vasquez@dpcrc.com

**MATT PERGOLA**  
 Direct: 602.579.7655  
 mattp@dpcrc.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.