



# EMERALD CENTER

RETAIL / LIFESTYLE CENTER

JUNIOR BOX, SHOPS  
& RESTAURANTS

16.81 ACRES  
AVAILABLE

E  
NEC

I-10 &  
WARNER RD

TEMPE, AZ

PCA  
PHOENIX COMMERCIAL ADVISORS

# property summary

**AVAILABLE** ± 16.81 Acres  
Mixed-Use Development

**PRICING** Call for Rates

## LOCATION HIGHLIGHTS

- » Emerald Center is super regional with IKEA, Lifetime Fitness, Dick's Sporting Goods, Main Event, Guitar Center, and Total Wine, all driving traffic from a wide radius.
- » 1.1 million square feet of existing space.
- » Easy access off I-10.
- » Two 70' pylon signs, with over 6 million views per month.
- » High traffic counts with over 213,000 CPD on I-10 and over 34,000 CPD on Warner Road.
- » Solid demographics make up the trade area with an average income of over \$127,000 in a 3-mile radius and over 77,000 employees within a 3-mile radius.

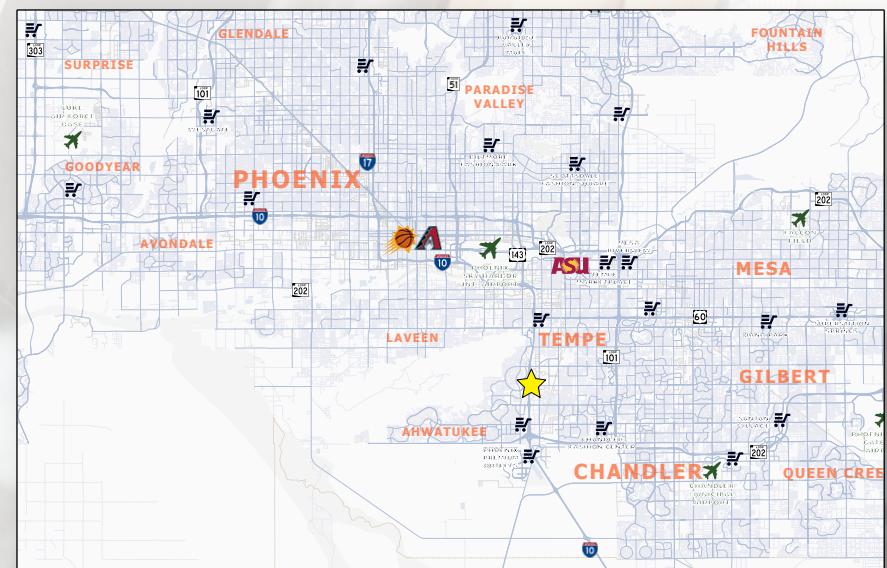
## EMERALD CENTER INCLUDES:



## TRAFFIC COUNTS

**N** ±213,535 VPD (NB & SB)   **E** ±34,278 VPD (EB & WB)  
**S** ±179,627 VPD (NB & SB)   **W** ±27,069 VPD (EB & WB)

ADOT 2022-2023



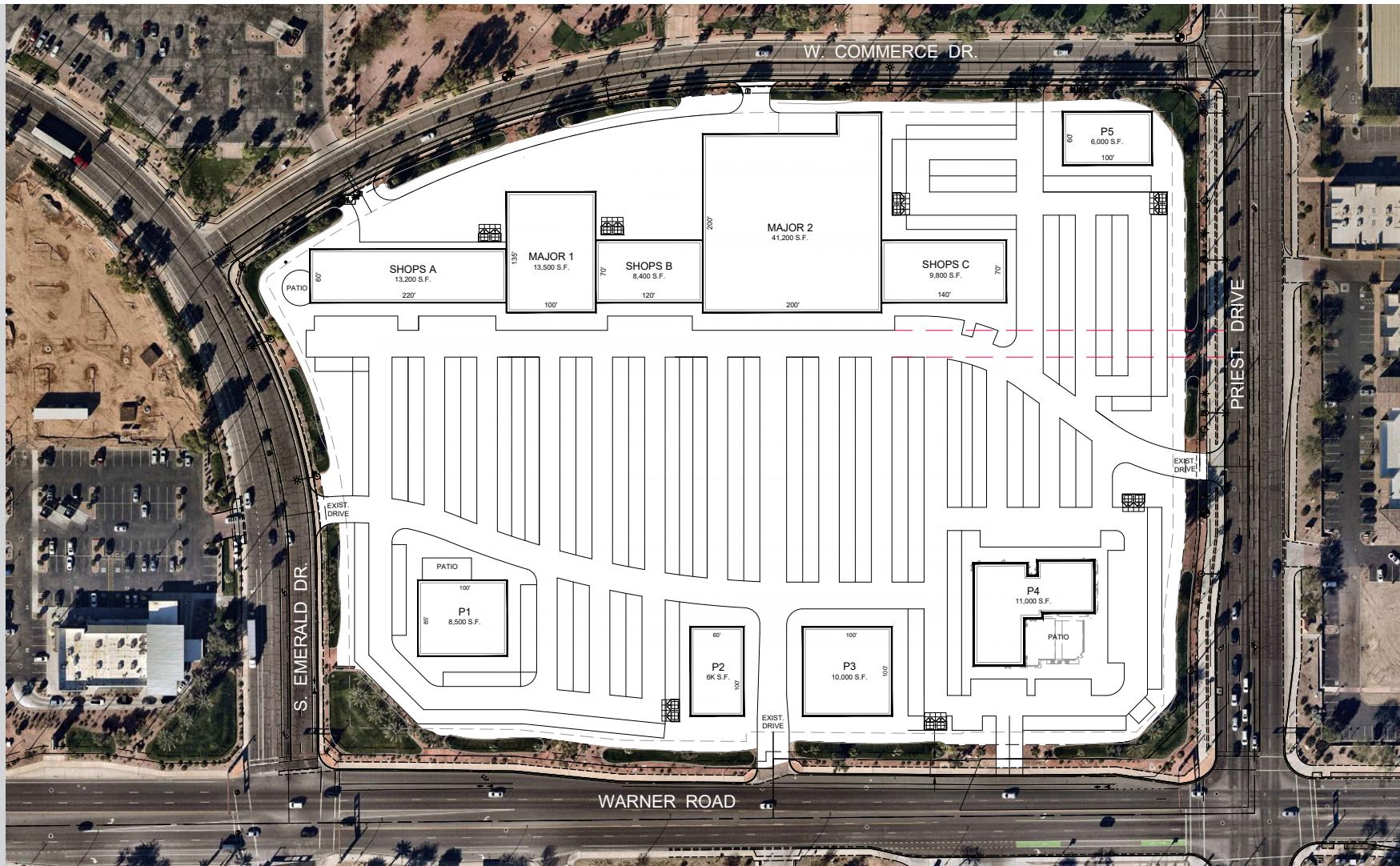
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# proposed site plan



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# aerial



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# wide aerial

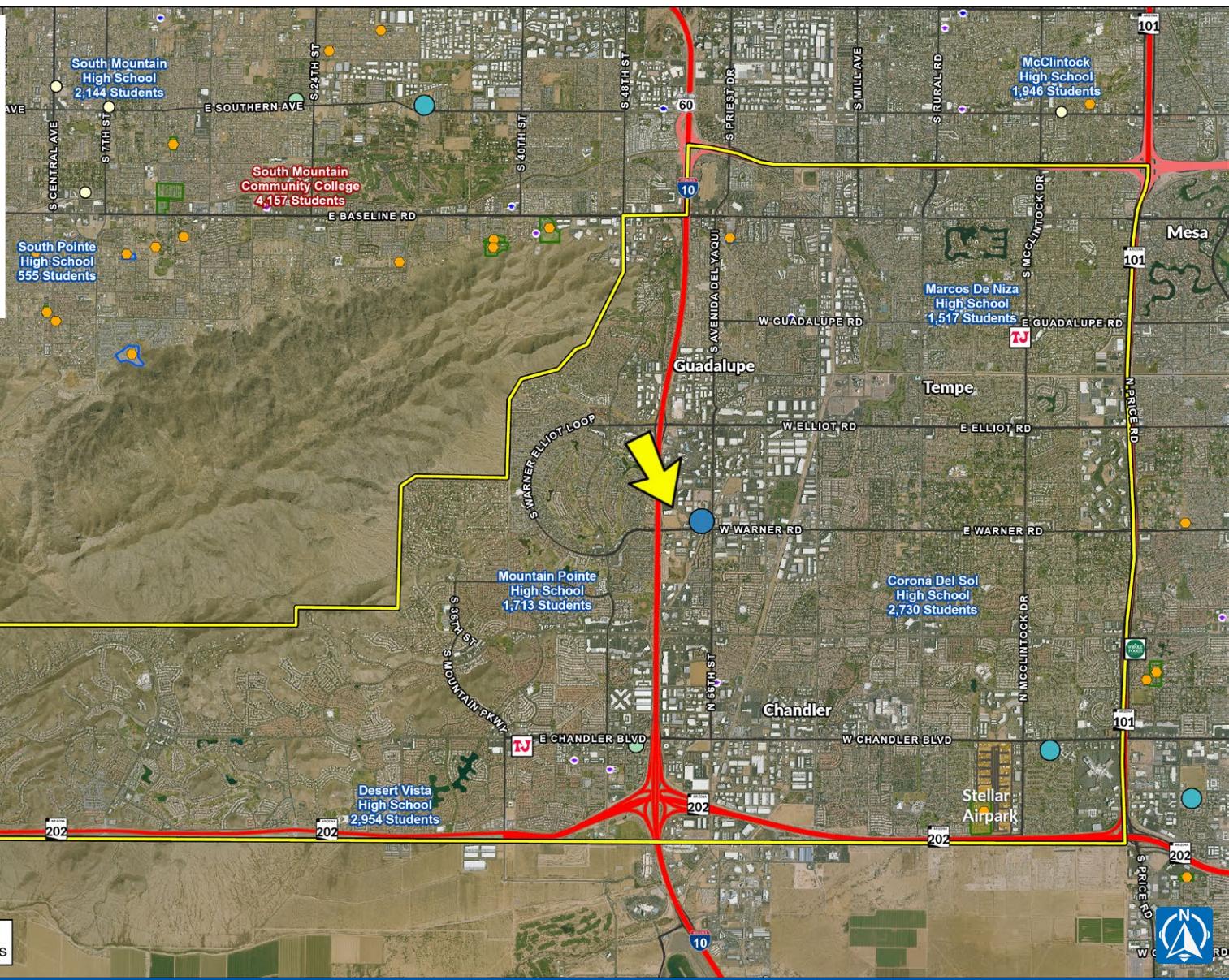
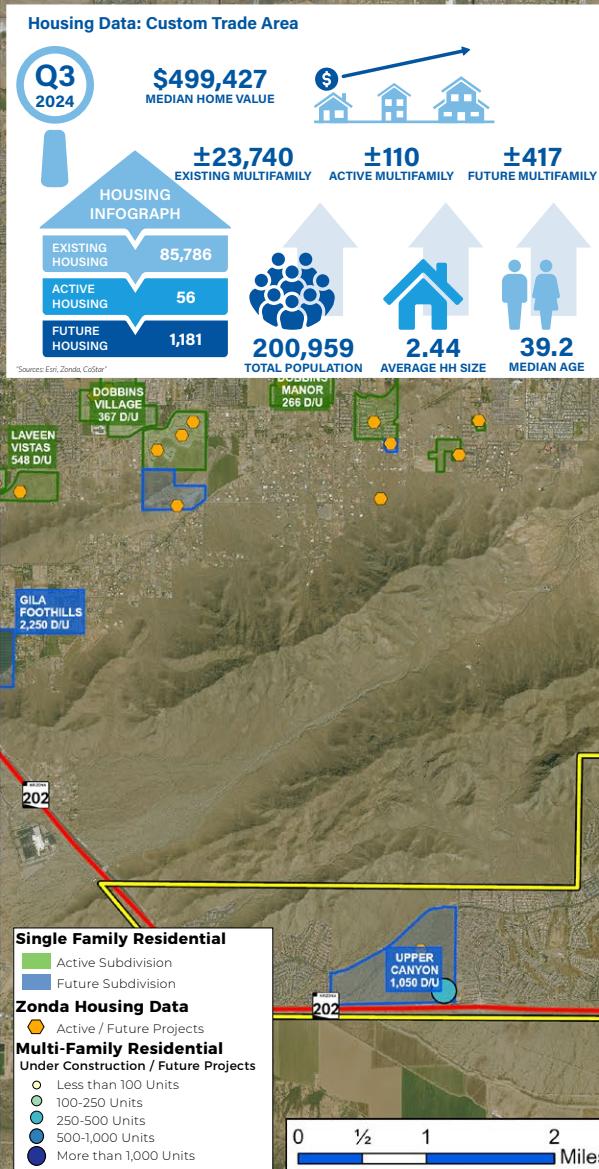


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## I-10 & WARNER RD



# housing aerial trade area



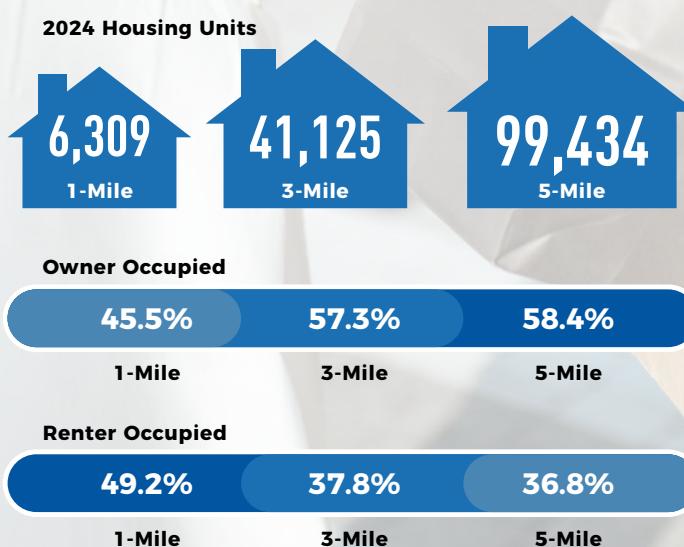
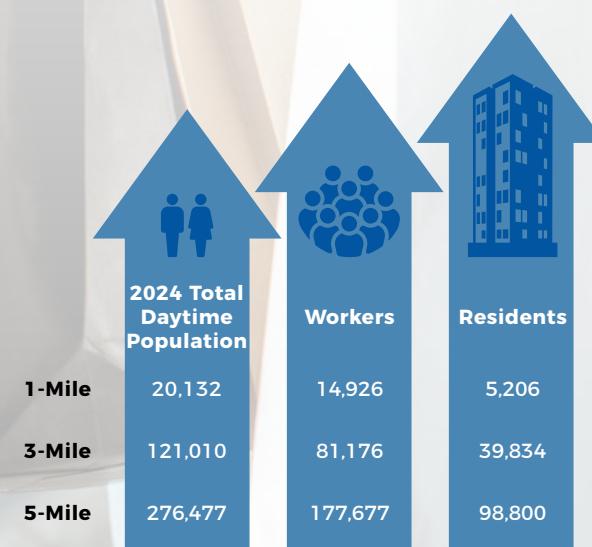
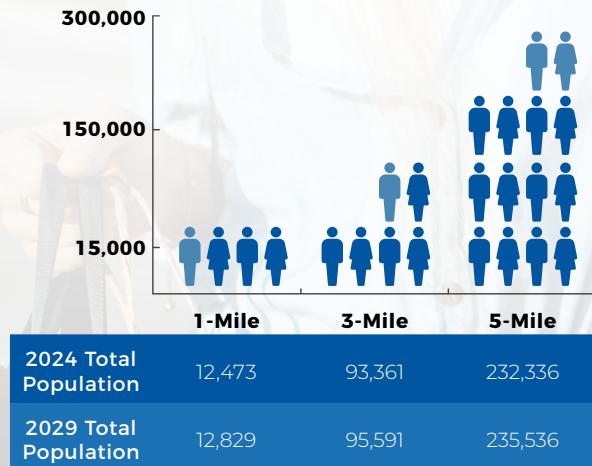
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## I-10 & WARNER RD



# demographics

2024 ESRI



E  
NEC

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## LISTING BROKER:

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