

Goodbye  
Metro Center...  
Hello



the  
**metropolitan**

SWC of I-17 Fwy & Peoria Ave  
Phoenix, AZ



*Conceptual Rendering*

**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

**EMMA BARRECA**  
Cell: 610.469.4000  
emma@dpcrc.com

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

**MARTI WEINSTEIN**  
Cell: 224.612.2332  
marti@dpcrc.com



**OVERALL  
SITE  
PLAN**



# RETAIL SITE PLAN







# A New Boutique Retail Destination

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.





# property summary

**LOCATION:** SWC of I-17 Fwy & Peoria Ave  
Phoenix, AZ

**GROSS ACRES:** 13.6 Acres

**AVAILABLE:** 119,400 SF



Lightrail Monument Entrance



Walmart Connection

## LOCATION HIGHLIGHTS

- ▶ The Only Transit Oriented Master Plan Community in Phoenix with Light Rail and express bus transit system bringing consumers to The Loop
- ▶ Conveniently adjacent to Walmart, as well as local and national chain restaurants, Ross, PetSmart, and Castles N Coasters, an iconic family theme park
- ▶ Other demand drivers include the I-17 freeway employment corridor, The Rose Mofford Sports Complex and nearby hotels
- ▶ 7 mile radius void of regional destination retail
- ▶ The only major new construction retail in the core valley, with frontage and access to I-17 Freeway with over 325,000 vehicles per day
- ▶ An estimated 3,000 residents will live in walking distance to The Loop within The Metropolitan
- ▶ Three billboard licenses on the frontage road, capturing an excess of 120M annual impressions
- ▶ The programmed Park Plaza and Amphitheater create an additional traffic demand driver for retailers
- ▶ Parking structure provided by the City and the Master Developer



Amphitheater



Lightrail

## A New Boutique Retail Destination



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.



# The Metropolitan Village Overview

**Public Safety Solutions**, powered by Motorola with AI-enabled systems, integrated with command center located at the Village

**The Loop**, containing 119,400 SF of Boutique Retail

### Three Residential Communities:

**Terra** - 8.6 acres of entry level townhomes - 185 units

**Luna** - 17.3 acres of mid-level townhomes - 418 units

**Brava** - 17 acres of upper-level townhomes - 357 units

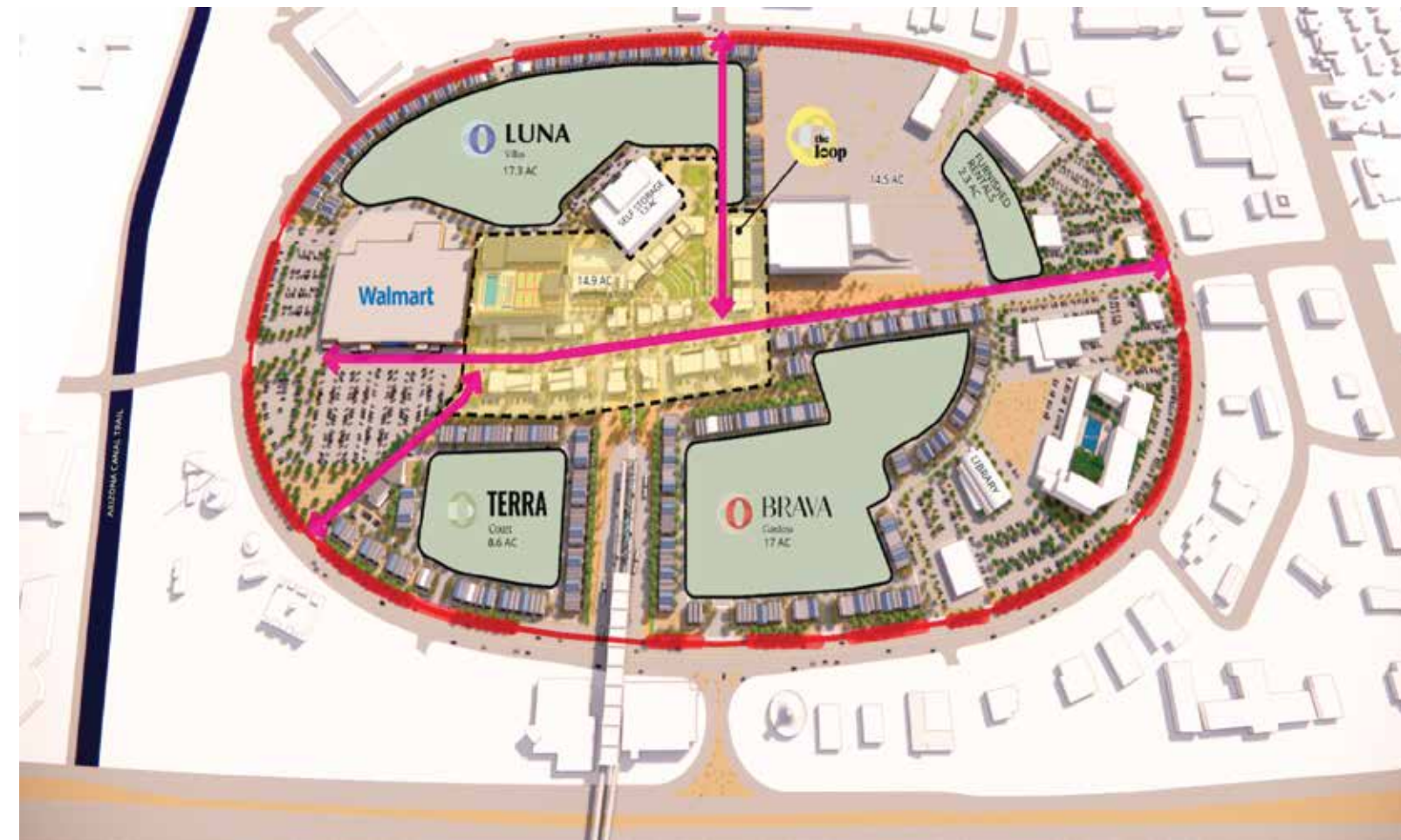
**Light Rail Station**, completed and opened in January of 2024, with stops at Downtown Phoenix, Sky Harbor Airport and ASU

**Bus Portal Station**, located at grade-level of Light Rail Station with express service to TSMC Employment Corridor and nearby Universities

**A World of Amenities**, including a Rooftop Amenity Super Center for Residents

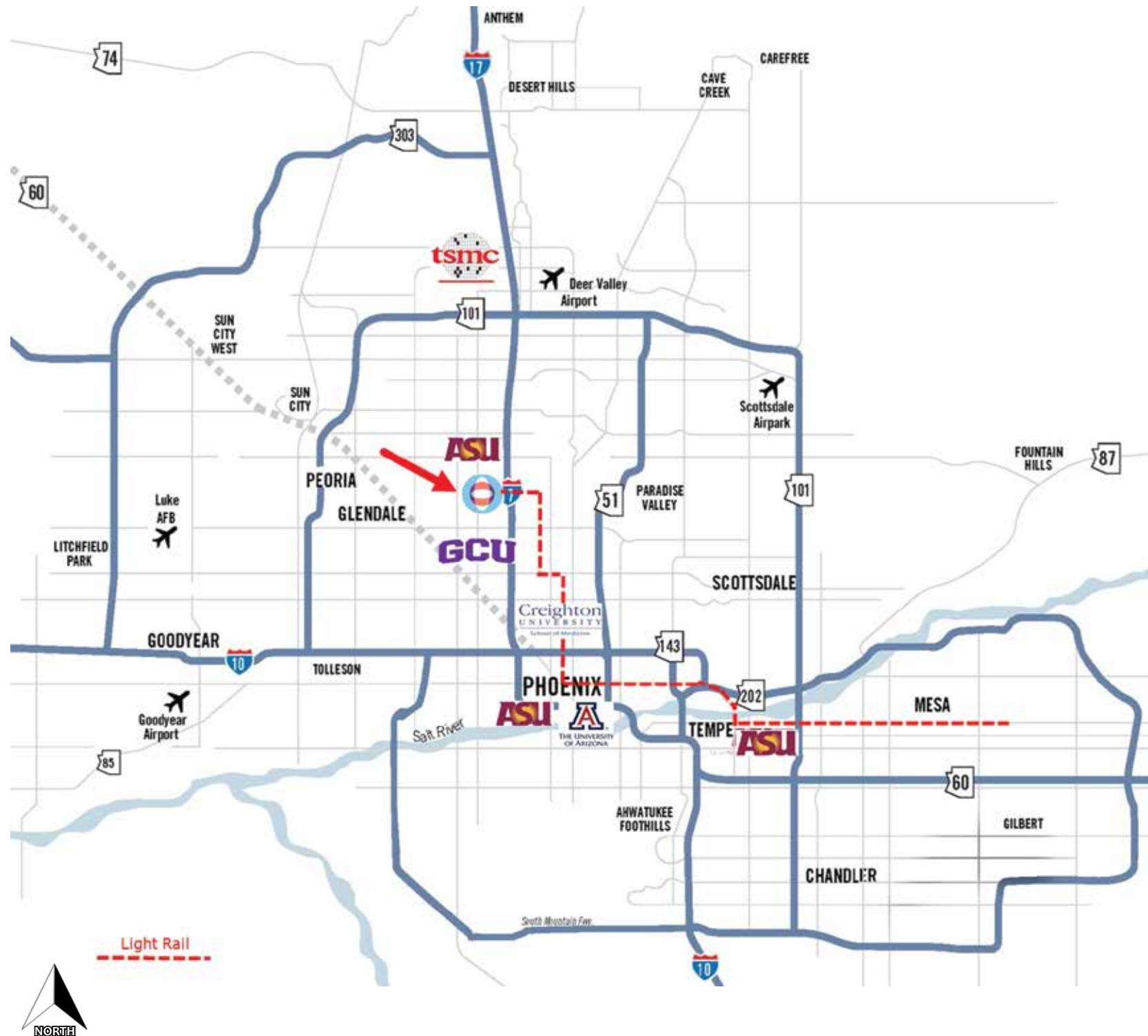
**Walkability**, to everything you need when you come home - Light Rail, grocers, bars, restaurants, dog park and family entertainment

**Track at The Loop**, a protected and landscaped Pedestrian and Bicycle Pathway around the Village



*A New Kind of Urban Residential and Retail Village*

# Where Opportunities Converge and Communities Thrive



\$100B under construction for High-Tech Chip Manufacturing - TSMC & Intel

Arizona State University - #1 Student Enrollment / #1 in Innovation / #1 Engineering Enrollment

Maricopa County #1 in population increase over the past decade (20% increase since 2010) with over 775,000 new residents

#2 in New Housing Permits in the country over the past 50 years

Phoenix is the 5th largest city in the country

#1 in Growth Manufacturing (automotive, biomanufacturing, energy production & digitalization)

\$88,900 median household income, 10% higher than Los Angeles with an income of \$79,701

830,000 projected new residents over the next decade



# demographics 2024



## TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$524.68 M	\$5.96 M	\$16.32 B
Total Non-Retail	\$260.91 M	\$2.94 B	\$8.12 B
Total Retail	\$263.78 M	\$3.02 B	\$8.2 B
Entertainment	\$30.72 M	\$349.93 M	\$949.66 M
Food & Beverages (Away from Home)	\$23.4 M	\$266.57 M	\$725.6 M

## TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$6,878	\$7,854	\$8,088
Total Non-Retail	\$3,420	\$3,878	\$4,023
Total Retail	\$3,458	\$3,976	\$4,066
Entertainment	\$403	\$461	\$471
Food & Beverages (Away from Home)	\$307	\$351	\$360

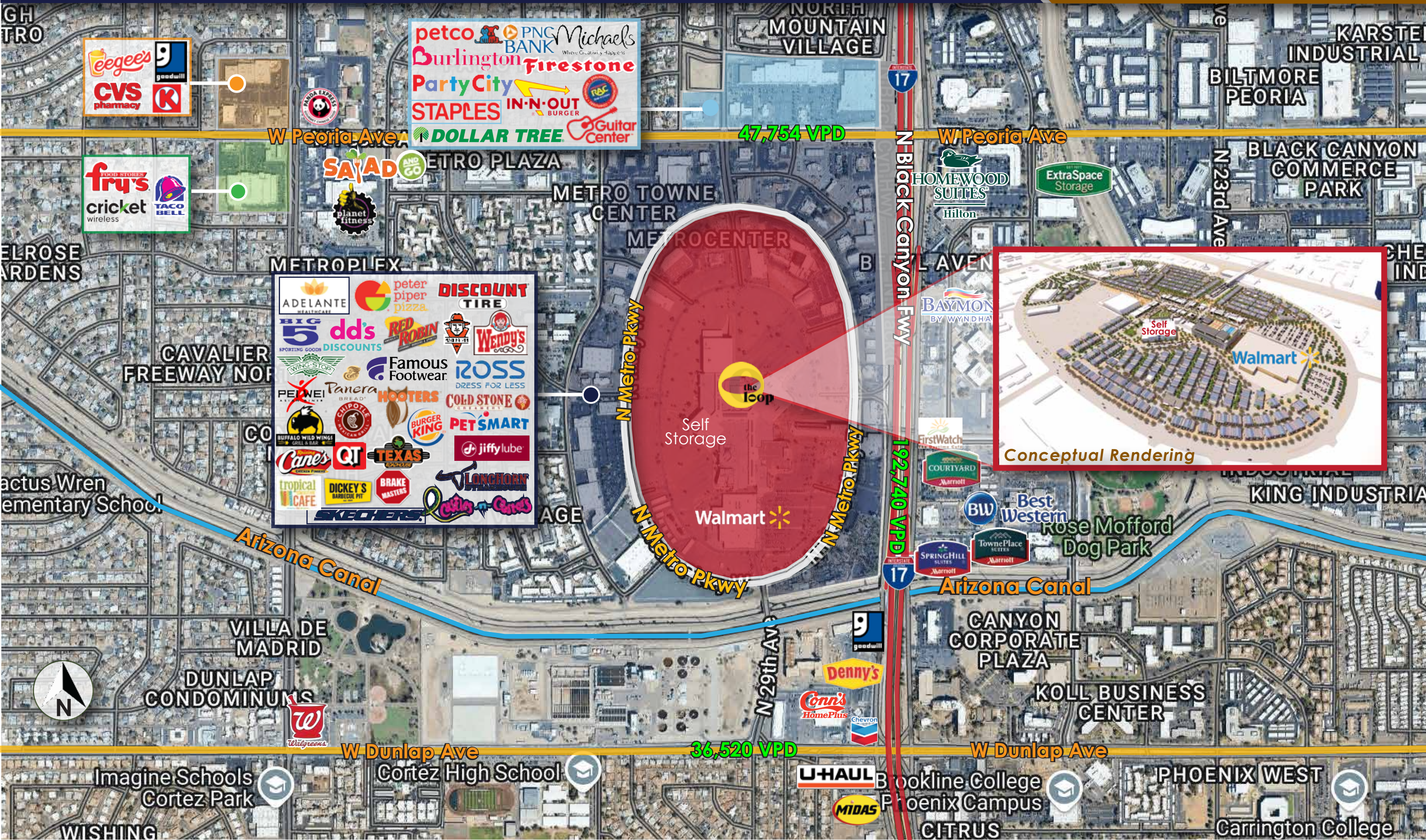
## DEMOGRAPHICS 2024

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	14,204	167,998	443,147
PROJECTED POPULATION (2029)	14,839	165,851	438,376
AVG HH INCOME	\$70,013	\$87,511	\$96,341
DAYTIME POPULATION	14,928	94,730	245,925
MEDIAN AGE	34.2	34.6	35.5
TOTAL BUSINESSES	1,081	6,005	15,729

Source: Sites USA

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.





petco PNC BANK Michaels  
Burlington Firestone  
Party City IN-N-OUT BURGER  
STAPLES DOLLAR TREE Guitar Center

ADELANTE HEALTHCARE peter piper pizza DISCOUNT TIRE  
BIG 5 dd's RED ROBIN Wendy's  
SPORTING GOODS DISCOUNTS Famous Footwear ROSS DRESS FOR LESS  
WING STOP Panera HOOTERS COLD STONE  
PEI WEI! CHIPOTLE MEXICAN GRILL BURGER KING PET SMART  
Buffalo Wild Wings Cane's QT TEXAS jiffy lube  
TROPICAL CAFE DICKEY'S BARBECUE PIT BRAKE MASTERS  
SKECHERS Longhorn



47,754 VPD

192,740 VPD

36,520 VPD





**Retail Development By:**



**EMMA**

**BARRECA**

(c) 610.469.4000  
emma@dpcrc.com

**AUSTIN**

**PAYNE**

(c) 480.322.4264  
austin.payne@dpcrc.com

**MARTI**

**WEINSTEIN**

(c) 224.612.2332  
marti@dpcrc.com

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