

**PRICE REDUCED TO \$600,000**

SEC

# DESERT FOOTHILLS PKWY & LIBERTY LN

PHOENIX AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS



# property summary

AVAILABLE	±40,683 SF (.93 AC)	PRICING	\$600,000
ZONING	Community District	APN	311-04-003

## TRAFFIC COUNTS

Desert Foothills Pkwy

Loop 202

**N** ±14,391 VPD (NB & SB)

**E** ±66,132 VPD (EB & WB)

**S** ±12,407 VPD (NB & SB)

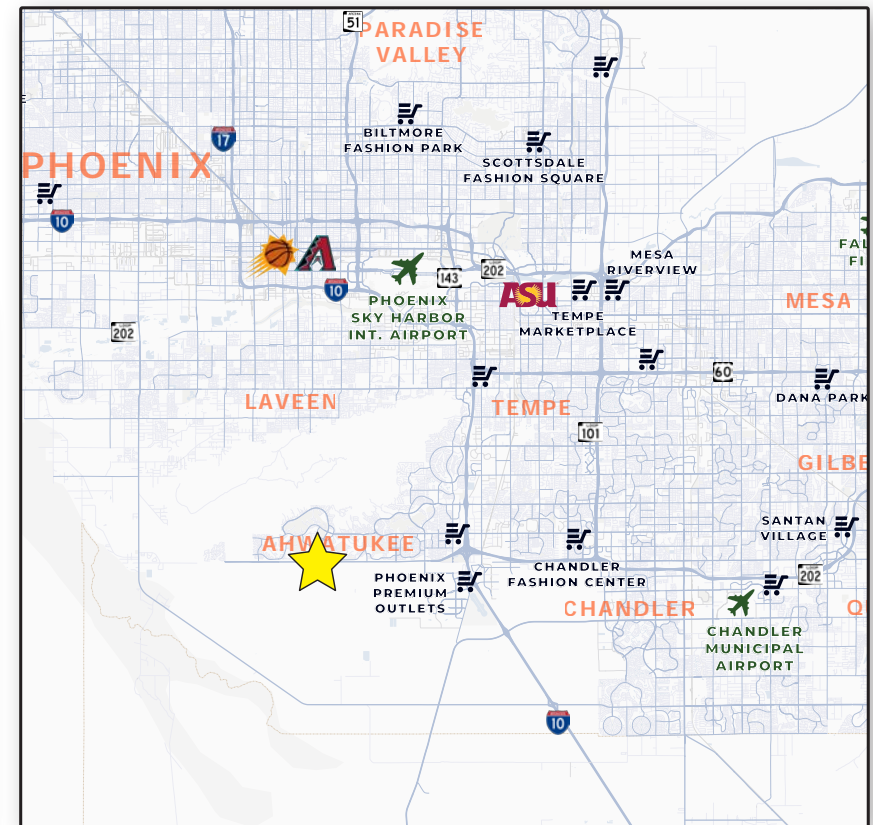
**W** ±67,909 VPD (EB & WB)

ADOT 2025



## LOCATION HIGHLIGHTS

- » Located in Ahwatukee, just north of L-202 Freeway
- » Fully Improved Parcel
- » Median Household Income within a 5-mile radius - \$120,581
- » Fronting 15,000 cars per day



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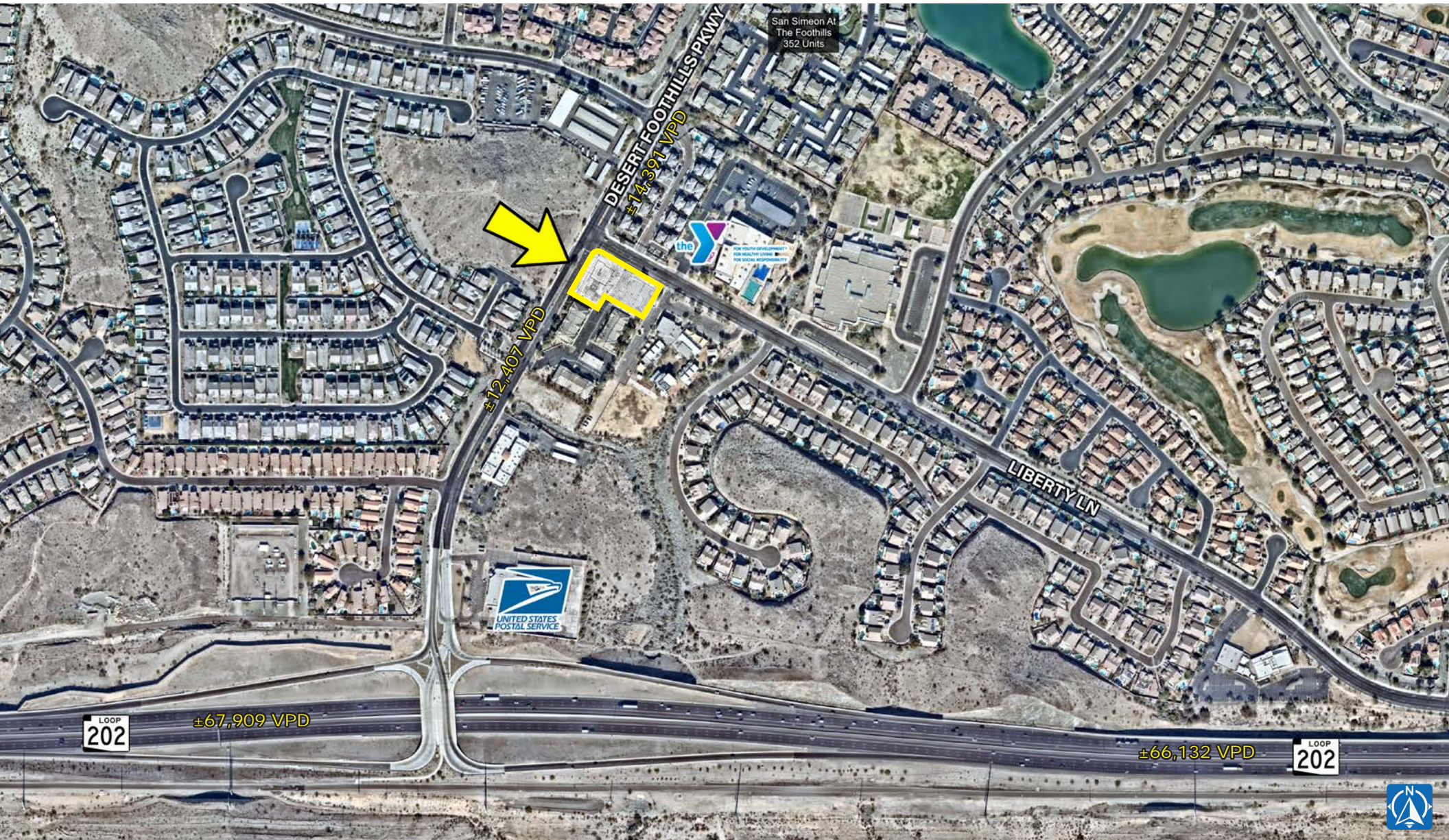
**±0.93 AC PAD | PRICE REDUCED TO \$600,000**

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# aerial zoom



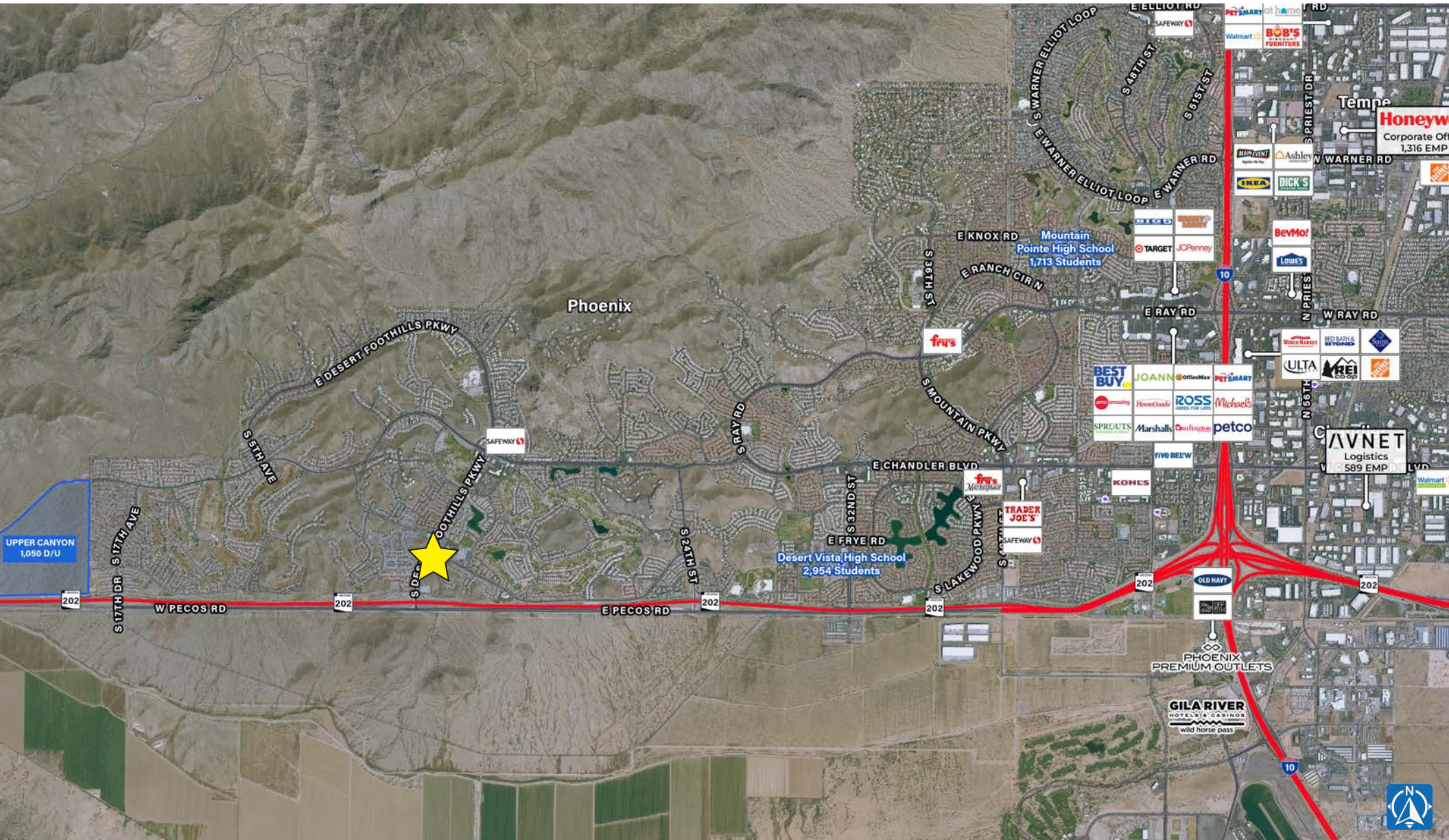
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# aerial wide



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# demographics

2025 ESRI

## 2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	4,857	2,103	2,754
3 MILE	18,791	6,550	12,241
5 MILE	58,472	25,417	33,055

## 2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$155,766	\$195,479	\$75,463
3 MILE	\$163,669	\$206,381	\$77,245
5 MILE	\$131,779	\$171,633	\$64,167

## 2025 HOUSING UNITS



2,692

1 MILE

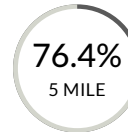
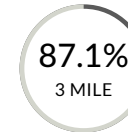
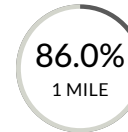
11,090

3 MILE

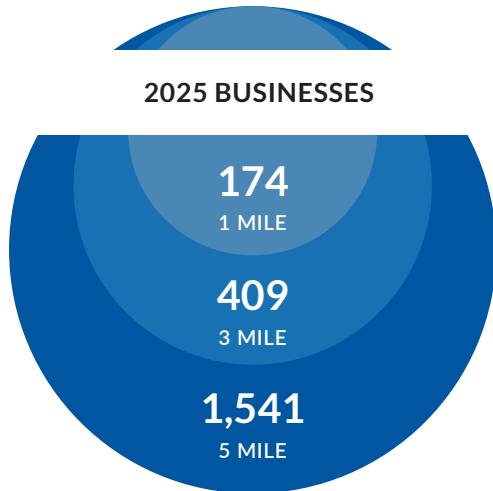
29,777

5 MILE

### OWNER OCCUPIED



## 2025 BUSINESSES



1 MILE      3 MILE      5 MILE

2025 POPULATION

6,395      28,329      75,971

2030 POPULATION

6,669      28,340      77,163



1 MILE      3 MILE      5 MILE

2025 HOUSEHOLDS

2,507      10,640      28,436

2030 HOUSEHOLDS

2,640      10,770      29,141

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Exclusively listed by

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