

South Mountain Crossing

35th Avenue & Southern Avenue
Phoenix, Arizona



Lighted intersection at the busy 35th and Southern Avenue intersection

One of the fastest growing areas of the Phoenix MSA - once agriculture and now a thriving community; Total Population of 9,049 in 2000 and 66,702 in 2020. Total Number of Households was 2,552 in 2000 and 20,514 in 2020

Less than 10 miles from Phoenix Sky Harbor International Airport; Additionally, the New Loop 202 Freeway extension is located 2.5 miles to the west

Significant activity at the center: Sky Zone building out, McDonald's breaking ground and Valleywise Health under construction

NATIONAL TENANT LINE-UP
Goodwill, SkyZone

SHADOW TENANTS
Planet Fitness, McDonalds, Sherwin Williams, Filiberto's, US Bank



For Additional Info

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 **LAMARCOMPANIES**
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SITE PLAN



Tenant Roster

SUITE	TENANT	AREA
152	Goodwill	31,200 SF
150	South Mountain Jiu Jitsu	11,003 SF
150	Kid's Empire	14,000 SF
150-A	Sky Zone	24,000 SF
142-144	La Hacienda Banquet Hall	6,000 SF
148-150	Hanai Coffee Wine & Bar	3,279 SF

Pad A (Under Contract)

1.8 Acres

Future Retail Available (Under Contract)

+/- 42,000 SF

TOTAL GLA

89,482 SF

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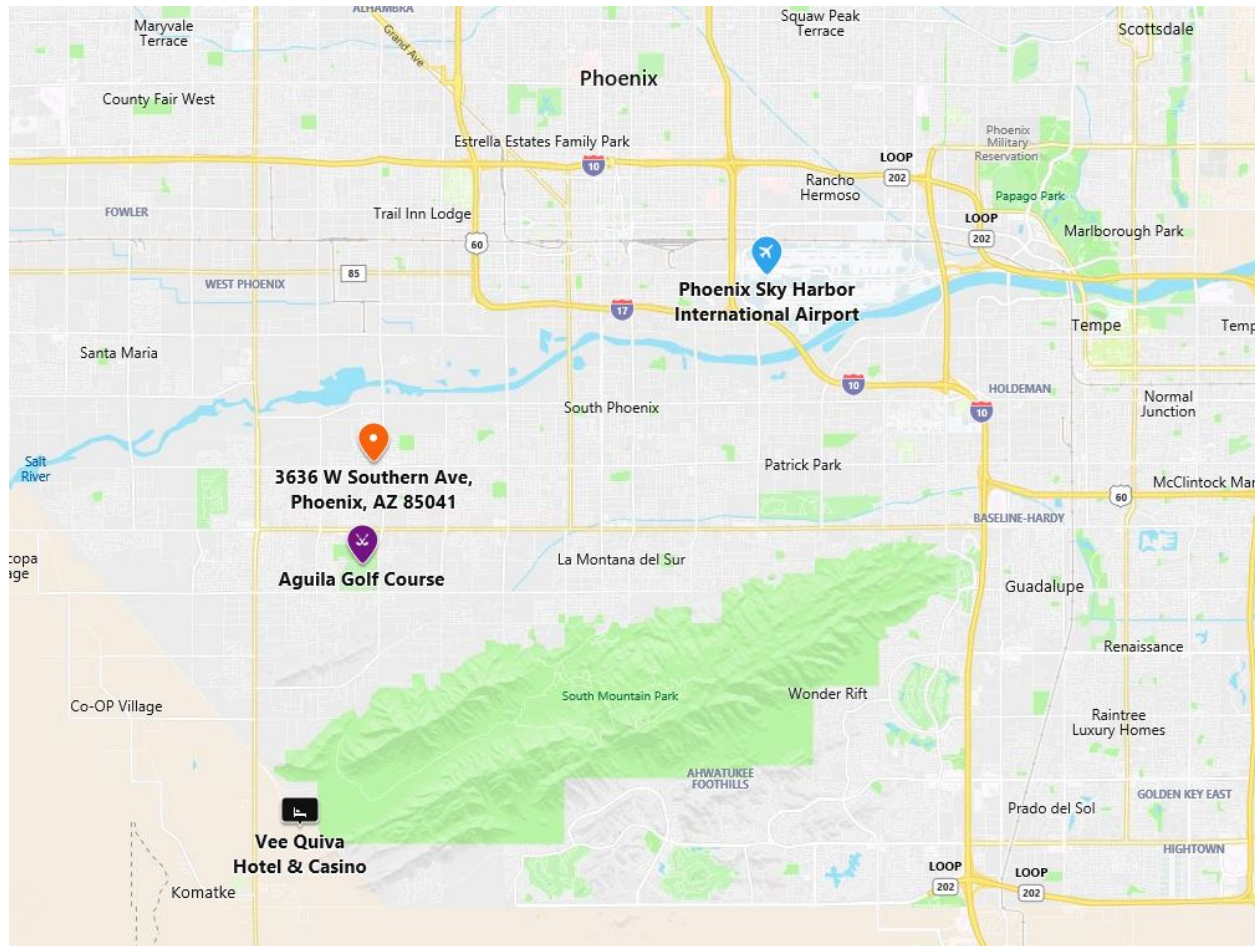
* Landlord can recapture space.

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Map



2 miles from the Aguilas Golf Course, rated as one of the top municipal golf courses by Golf Digest Magazine

Less than 8 miles from the Vee Quiva Casino, an upscale hotel and casino which overlooks South Mountain

Located in the popular Laveen Village area of Southwest Phoenix, where the Gila and Salt Rivers converge - very popular for the locals and tourists

Demographics	3 Mile	5 Mile	10 Mile
Population	78,499	207,169	992,190
Households	22,154	57,717	316,924
Avg HH Income	\$86,497	\$71,083	\$71,922

Traffic Counts

35th Ave – Approx 19,155 MPSI

Southern Ave – Approx 21,944 MPSI

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RESIDENTIAL GROWTH

