

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.dpcre.com

EMMA BARRECA
Cell: 610.469.4000
emma@dpcre.com

MARTI WEINSTEIN
Cell: 224.612.2332
marti@dpcre.com



119,400 SF of Leasable Retail Space Available at The Loop

SWC I-17 Fwy & Peoria Ave Phoenix, AZ





DEVELOPMENT SUMMARY	
COMMUNITIES	UNITS
TERRA	185
LUNA	418
BRAVA	357
LEVANTE	350
TOTAL	1310





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



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



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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

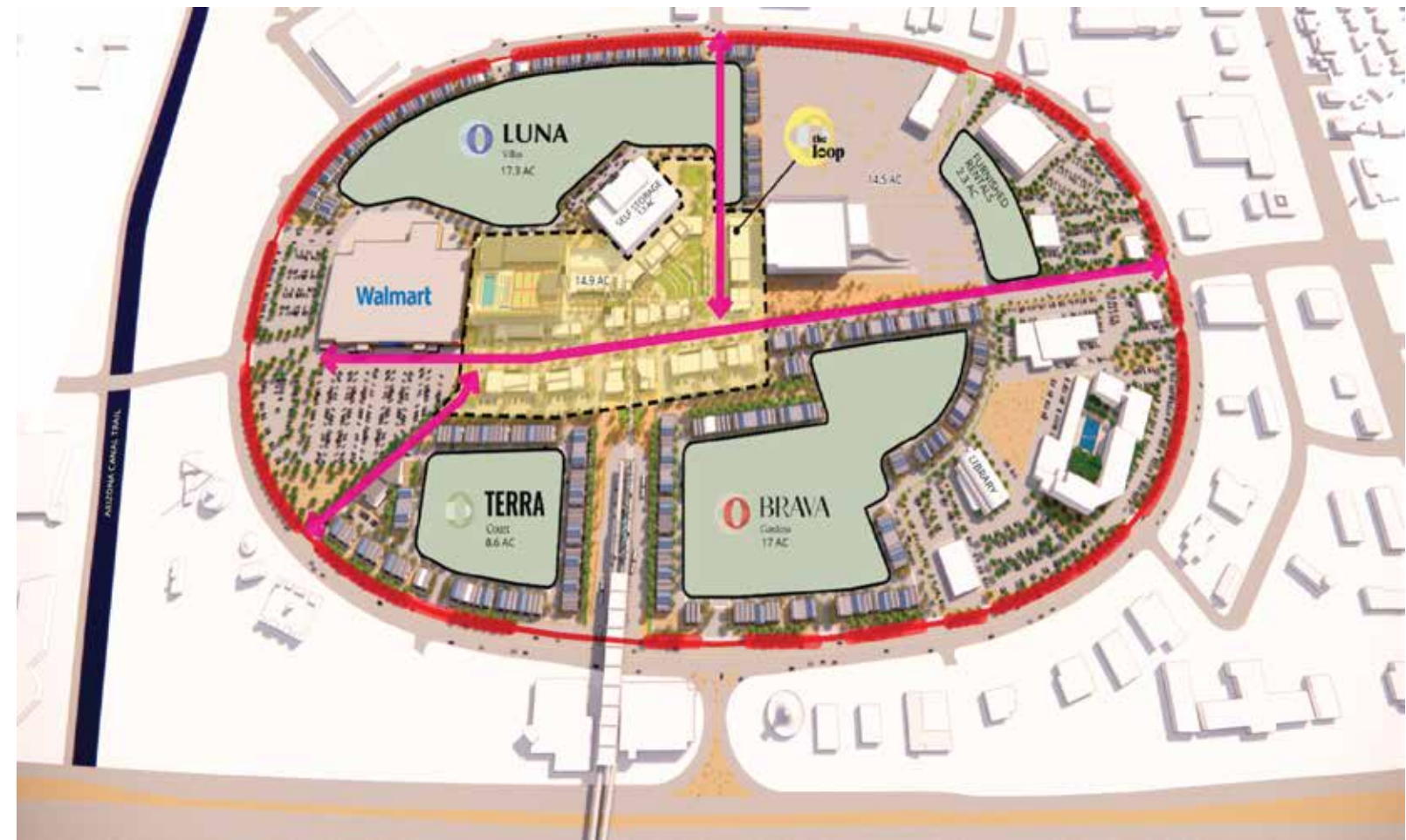
Light Rail Station, completed and opened in January of 2024, with stops at Downtown Phoenix, Sky Harbor Airport and ASU

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*

MASTER PLAN

VILLAGE CORE

RETAIL DENSITY INFORMATION

RESIDENTIAL - B1 (260 UNITS)

B1 - 11,300 SF
B10 - 3,700 SF
B15 - 6,000 SF
B16 - 5,500 SF

RESIDENTIAL - B2 (90 UNITS)

B2 - 9,800 SF
B3 - 7,400 SF

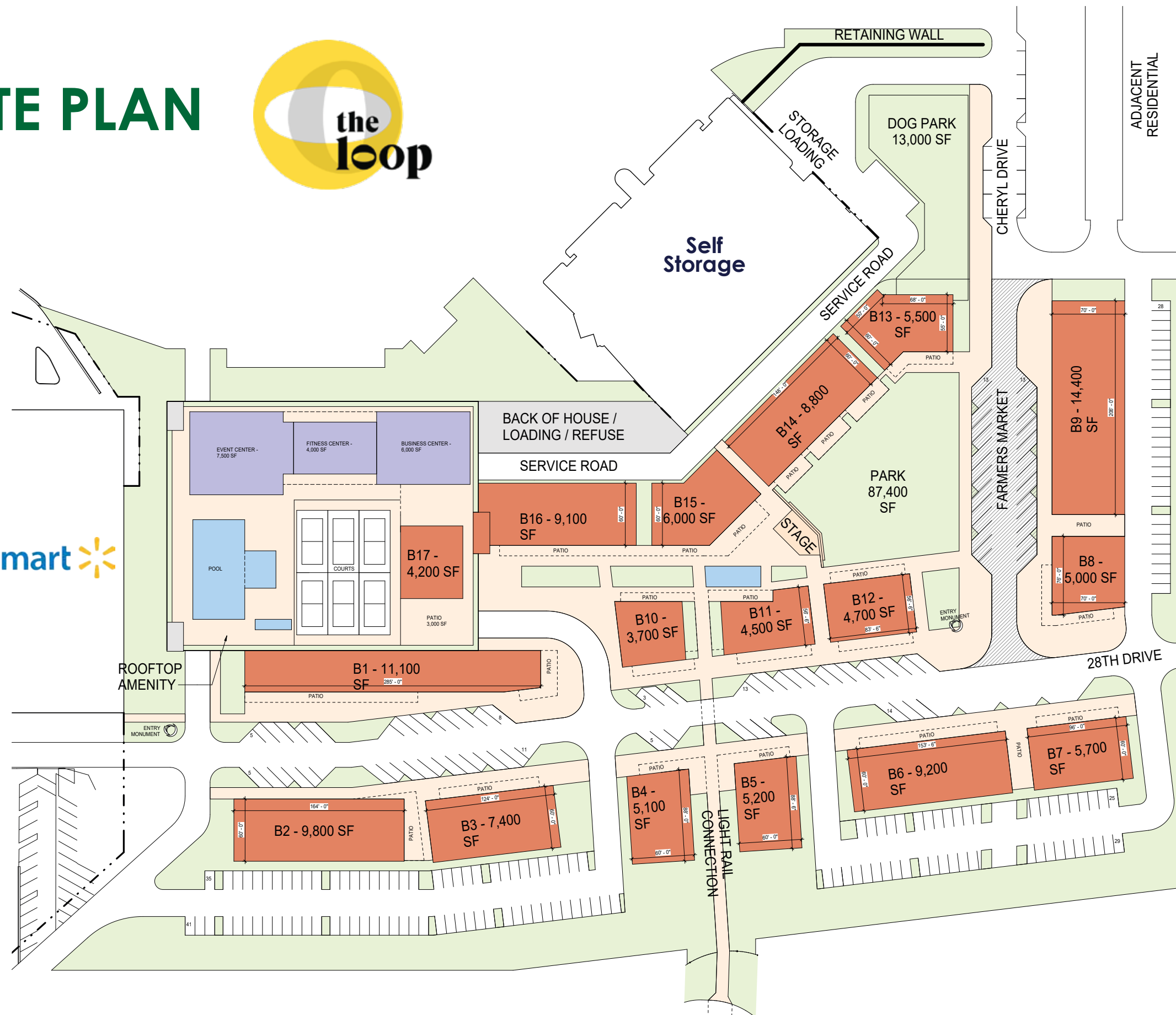
STAND ALONE RETAIL

B4 - 5,100 SF
B5 - 5,200 SF
B6 - 9,200 SF
B7 - 5,700 SF
B8 - 5,000 SF
B9 - 14,400 SF
B11 - 4,500 SF
B12 - 4,700 SF
B13 - 5,500 SF
B14 - 8,800 SF
B17 - 4,200 SF

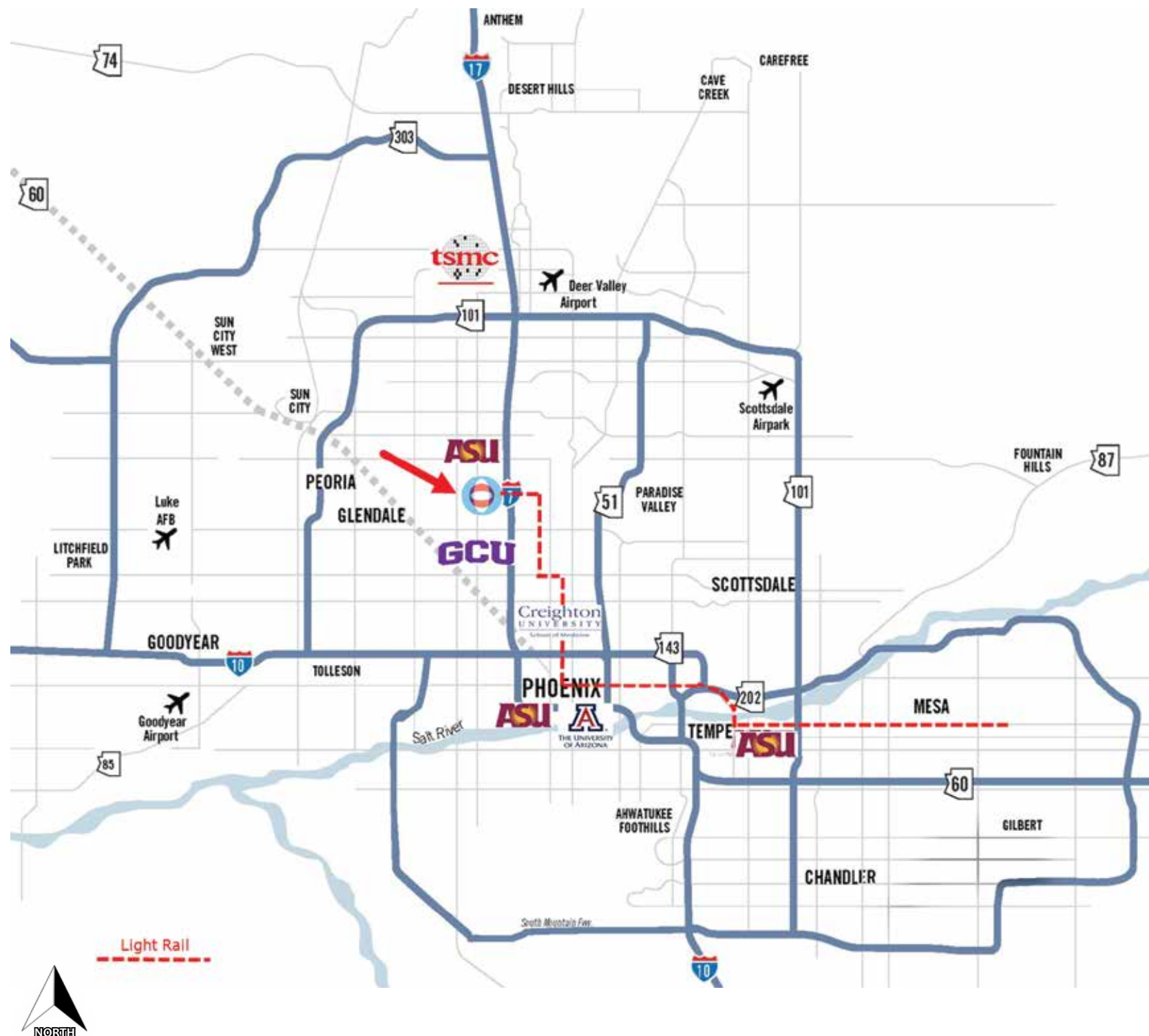
TOTAL: 116,000 SF



RETAIL SITE PLAN



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 2025



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$537.56 M	\$5.98 M	\$16.55 B
Total Non-Retail	\$266.94 M	\$2.96 B	\$8.25 B
Total Retail	\$270.61 M	\$3.02 B	\$8.3 B
Entertainment	\$31.46 M	\$350.46 M	\$961.88 M
Food & Beverages (Away from Home)	\$23.97 M	\$267.23 M	\$735.37 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$6,957	\$7,951	\$8,171
Total Non-Retail	\$3,455	\$3,933	\$4,071
Total Retail	\$3,502	\$4,018	\$4,099
Entertainment	\$407	\$466	\$475
Food & Beverages (Away from Home)	\$310	\$355	\$363

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	14,580	166,866	446,145
PROJECTED POPULATION (2030)	14,694	161,020	431,850
AVG HH INCOME	\$71,952	\$90,547	\$98,115
DAYTIME POPULATION	17,749	98,060	252,108
MEDIAN AGE	34.2	34.6	35.6
TOTAL BUSINESSES	1,255	6,278	16,243

Source: Sites USA



Retail Development By:



**EMMA
BARRECA**
(c) 610.469.4000
emma@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