



WESTERN  
RETAIL ADVISORS

RETAIL PROPERTY FOR SALE

# FREESTANDING FREEWAY VISIBLE BIG BOX ASSET

5050 E Ray Rd Phoenix, AZ 85044



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## LOCATION DESCRIPTION

FREWAY -VISIBLE REGIONAL TRADE AREA

## PROPERTY HIGHLIGHTS

- Located in the Ahwatukee submarket of Phoenix, AZ
- Over 12m annual visits to Foothills Park Place and Ahwatukee Foothills Towne Center power centers at the intersection.
- In-Fill Location with High Barriers to Entry
- The subject property is located in an in-fill location of the Ahwatukee submarket of the Greater Phoenix Metropolitan area.
- The JC Penney's box is strategically located on the hard corner of the Interstate 10 and Ray Road with nearly 230,000 cars per day.
- Average Household Incomes in a Three-Mile Radius are over \$133,000.
- Daytime population of 214,000 in a Five-Mile radius of the asset.



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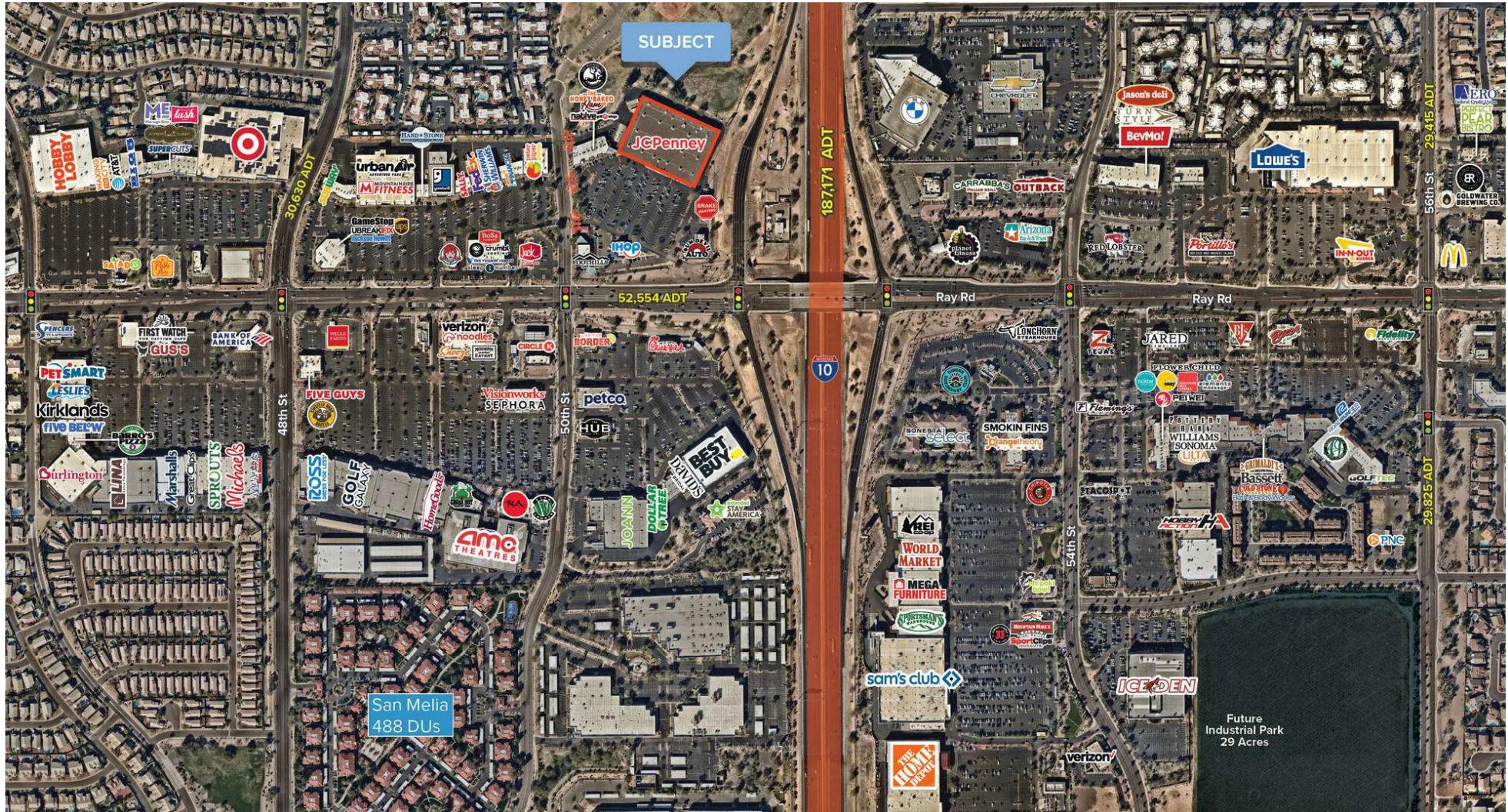
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