

75th & Peoria Pad

SWC 75th Ave & Peoria, Phoenix, AZ 85345

PAD AVAILABLE
FOR SALE



PROPERTY SUMMARY

- Pad Available for Sale
- ±32,123 SF Lot Size
- 224 brand new luxury apartment units directly across the street
- Well established, densely populated West Valley area
- 2 miles east of the 101 Freeway, just NE of Grand Avenue
- Glendale Community College 2 miles east with over 25,000 students
- Excellent ingress/egress & visibility

TENANTS:



TRAFFIC COUNTS

N 75th Ave: 21,423 VPD

E Peoria Ave: 20,666 VPD

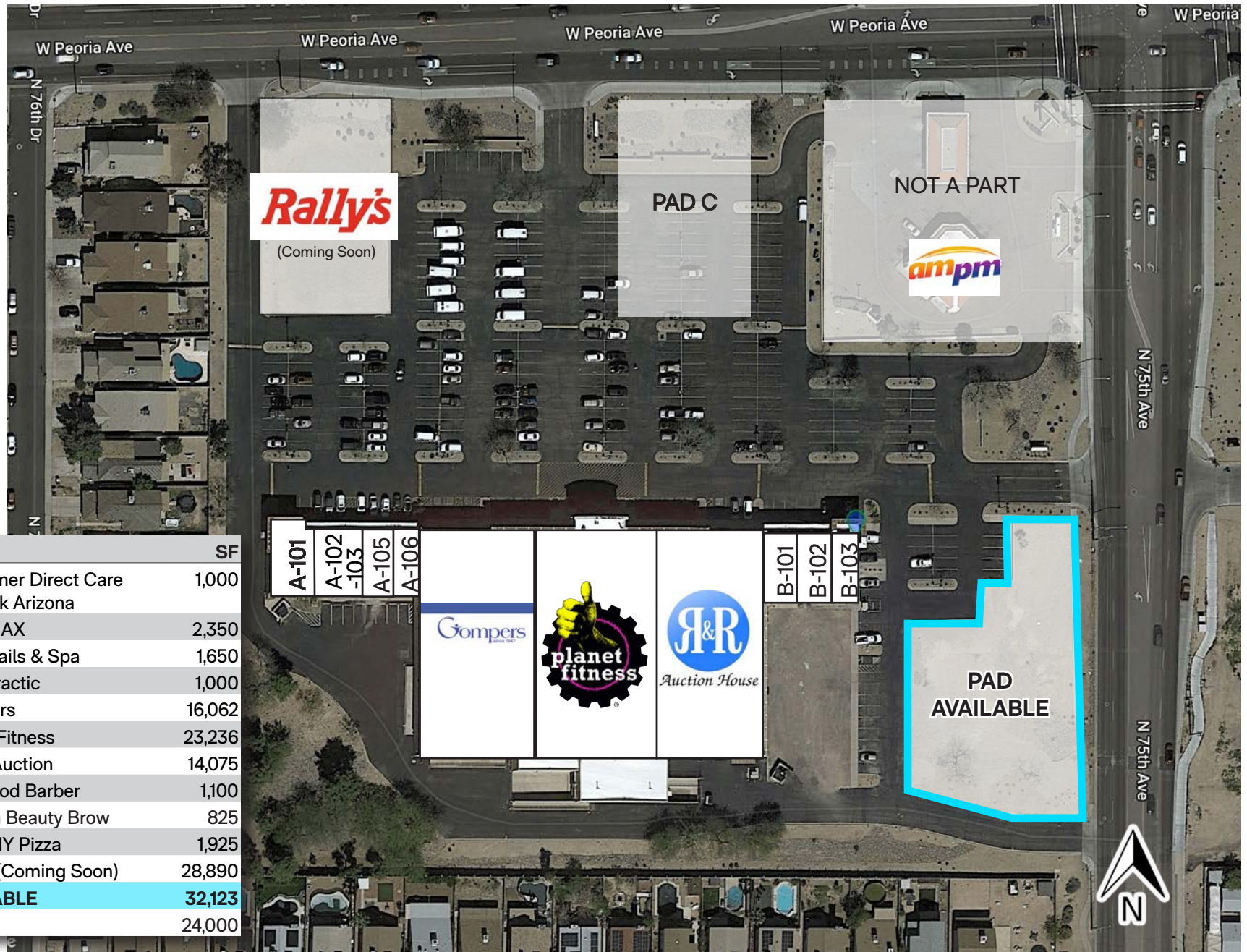
S 75th Ave: 14,393 VPD

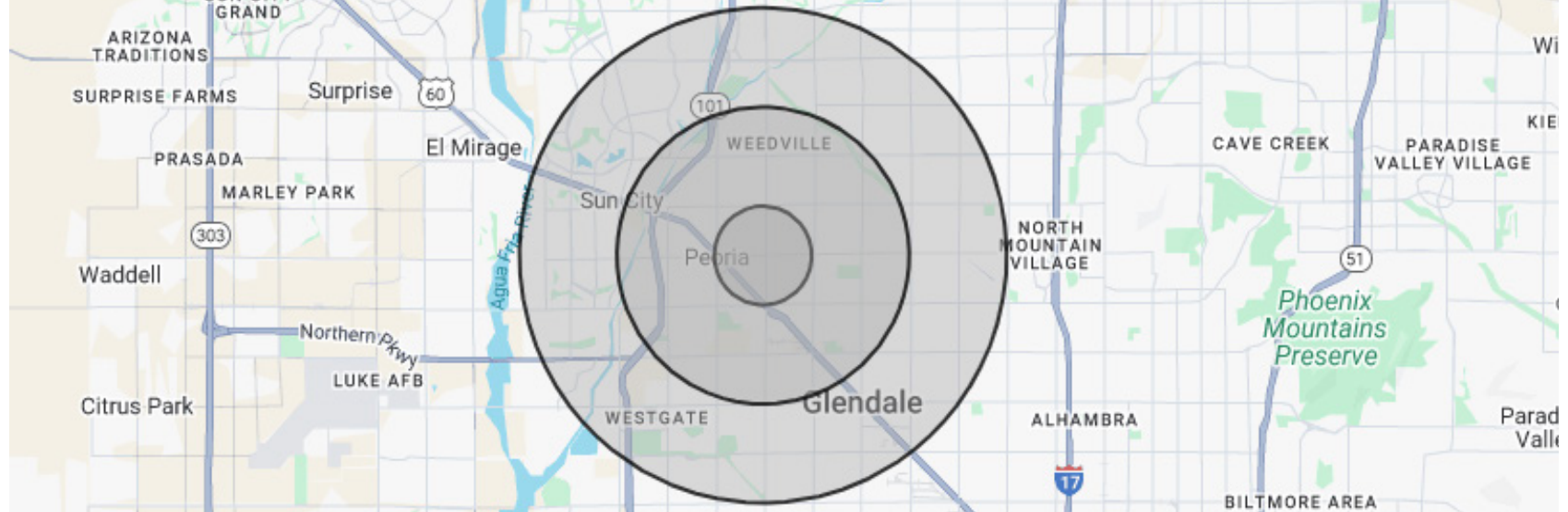
W Peoria Ave: 21,536 VPD



SITE PLAN

Suite	Tenant	SF
A-101	Consumer Direct Care Network Arizona	1,000
A-102/103	WaveMAX	2,350
A-105	Lux's Nails & Spa	1,650
A-106	Chiropractic	1,000
7565A	Gompers	16,062
7565B	Planet Fitness	23,236
7565C	R & R Auction	14,075
B-101	The Good Barber	1,100
B-102	Foreign Beauty Brow	825
B-103	Don's NY Pizza	1,925
PAD A	Rally's (Coming Soon)	28,890
PAD B	AVAILABLE	32,123
PAD C	--	24,000





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,651	141,963	396,692
Current Year	17,295	131,524	367,143
2020 Population	17,228	130,423	361,968
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020 - Current Year	0.1%	0.2%	0.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,289	50,540	147,446
Current Year	5,832	46,808	136,251
2020 Population	5,889	46,895	134,729
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020-Current Year	0.6%	0.5%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$76,180	\$82,314	\$76,740
Median Household Income	\$61,529	\$64,214	\$60,627

