

NEW EOS-ANCHORED RETAIL DEVELOPMENT COMING SOON!

SWC Loop 101 & Indian School Road (2 Miles S of Cardinals Stadium) | PHOENIX, ARIZONA



**± 24.49-ACRE
COMMERCIAL RETAIL
DEVELOPMENT
(22.30 NET ACRES)**

DEMOGRAPHICS 2025

Source: Sites USA

ESTIMATED POPULATION

14,159	125,993	349,129
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$102,141	\$104,501	\$103,538
1 MI	3 MI	5 MI

MEDIAN HH INCOME

\$86,079	\$85,865	\$85,384
1 MI	3 MI	5 MI

TRAFFIC COUNTS

W Indian School Rd (W)	34,731 VPD
W Indian School Rd (E)	32,425 VPD
99th Avenue (N)	14,523 VPD
99th Avenue (S)	13,439 VPD
AZ State Route 101 (Agua Fria Freeway)	140,415 VPD

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

7339 E. McDonald Dr
Scottsdale, AZ 85250
480.947.8800
www.dpcr.com

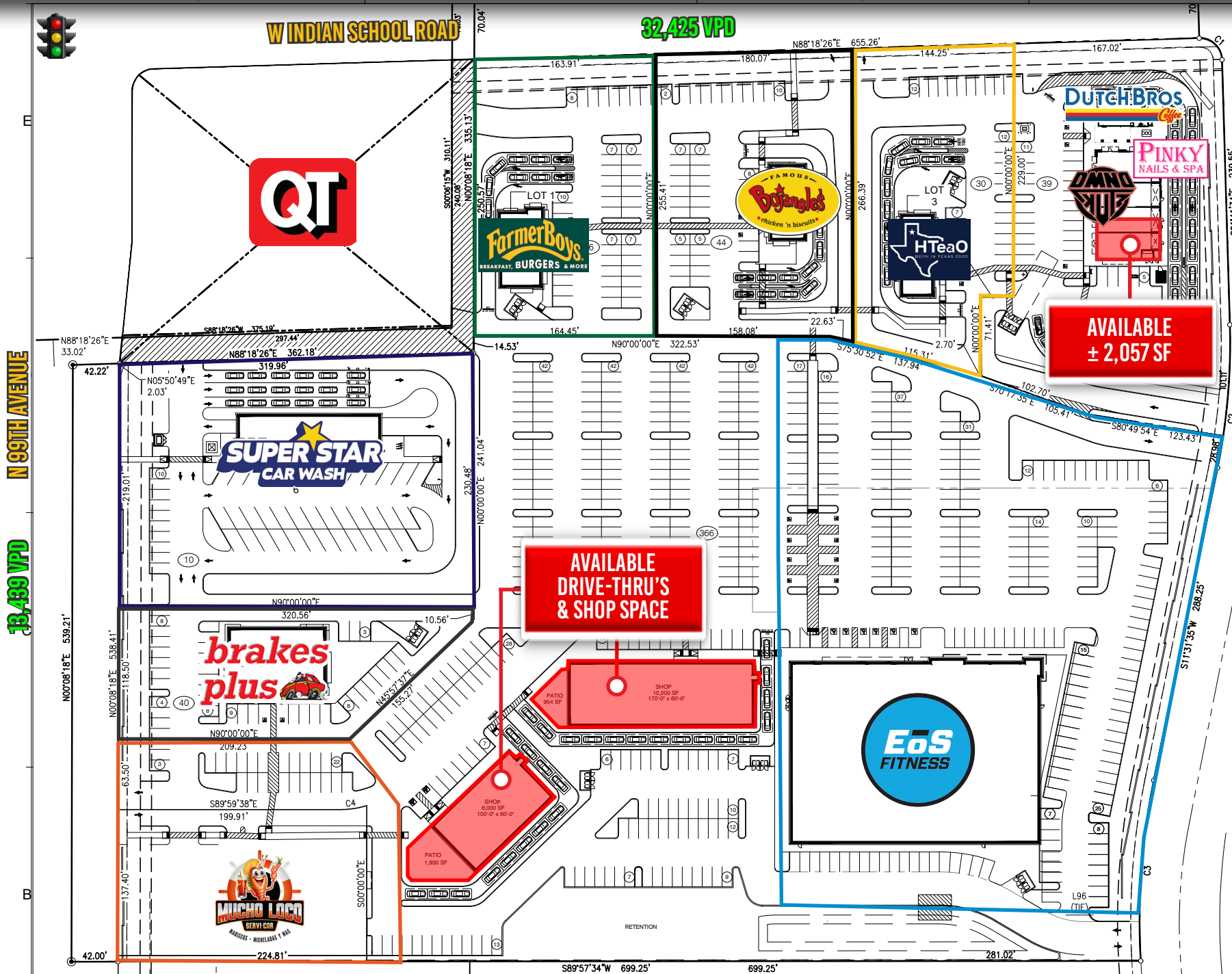
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PROPOSED SITE PLAN

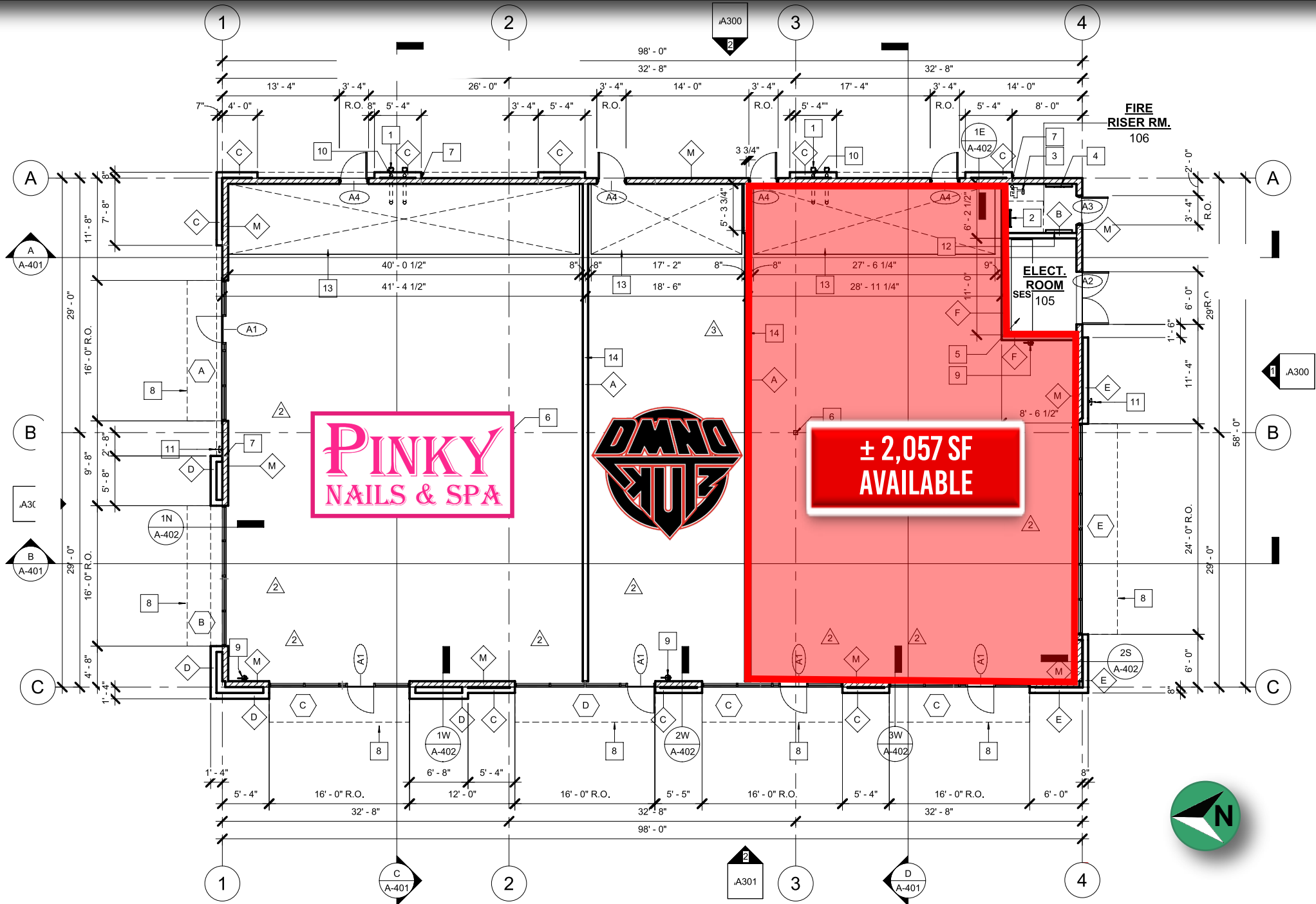
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SHOPS BUILDING 3

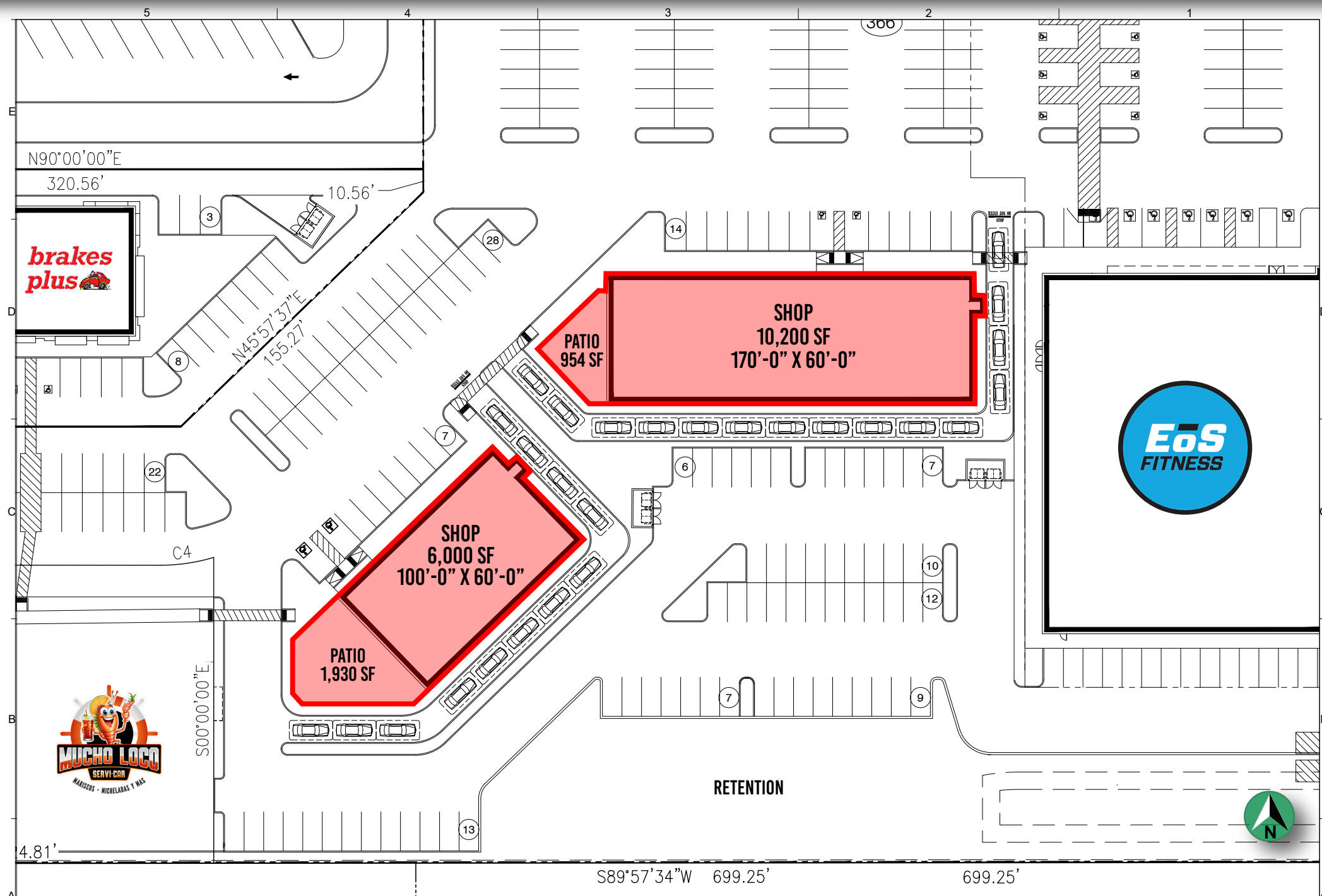
±2,057 SF ENDCAP AVAILABLE

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DRIVE THRU'S & SHOP SPACE AVAILABLE FOR LEASE

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HIGHLIGHTS

- New ± 24.49 acre EOS-anchored retail development
- 1/2 Mile west of AZ State Route 101; 2 Miles north of I-10
- 3 Top Tapestries: Up & Coming Families, Soccer Moms, Bright Young Professionals
- 1 Mile east of Westview HS; largest in Tolleson school district
- ± 48,000 Daytime Population within 3 Miles
- Approximately 46,000 VPD at intersection

