

NEW DEVELOPMENT

Shops and PADs Available for Sale, Lease or BTS

NEC

W. JOMAX RD
& N. 163RD AVE



MATT PERGOLA

AUSTIN PAYNE

BRANDON VASQUEZ

7339 East McDonald Dr.
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

Cell: (602) 579-7655
mattp@dpcrc.com

Cell: (480) 322-4264

austin.payne@dpcrc.com

Cell: (480) 620-4738

brandon.vasquez@dpcrc.com

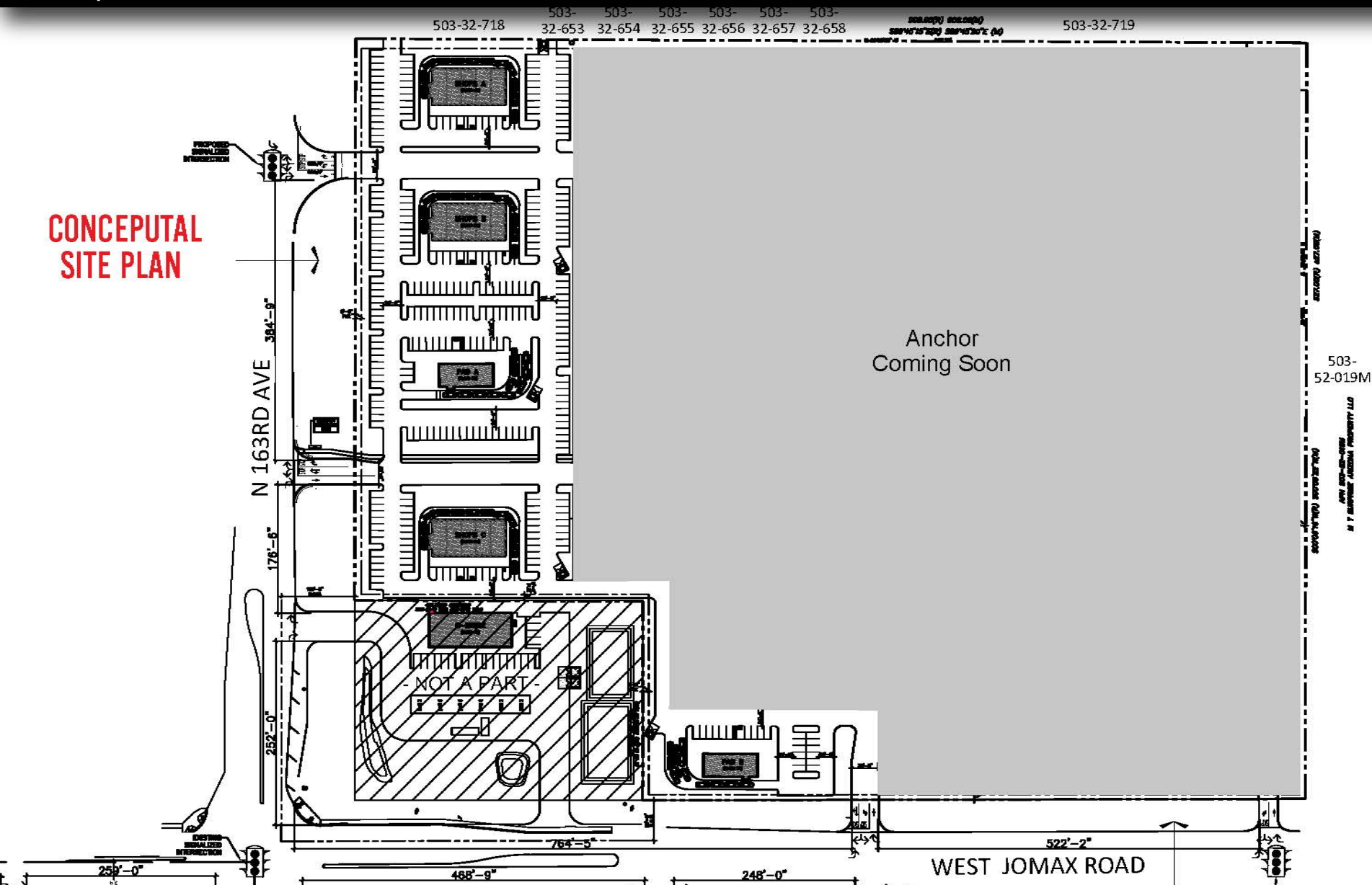
NEW DEVELOPMENT

Shops and PADs Available for Sale, Lease or BTS

NEC

W. JOMAX RD
& N. 163RD AVE

CONCEPTUAL
SITE PLAN



MATT PERGOLA

Cell: (602) 579-7655

mattp@dpcrc.com

AUSTIN PAYNE

Cell: (480) 322-4264

austin.payne@dpcrc.com

BRANDON VASQUEZ

Cell: (480) 620-4738

brandon.vasquez@dpcrc.com

7339 East McDonald Dr.

Scottsdale, AZ 85250

(O) 480.947.8800

www.dpcrc.com

**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

NEW DEVELOPMENT

Shops and PADs Available for Sale, Lease or BTS

NEC

W. JOMAX RD
& N. 163RD AVE



MATT PERGOLA

AUSTIN PAYNE

BRANDON VASQUEZ

7339 East McDonald Dr.
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

Cell: (602) 579-7655
mattp@dpcrc.com

Cell: (480) 322-4264
austin.payne@dpcrc.com

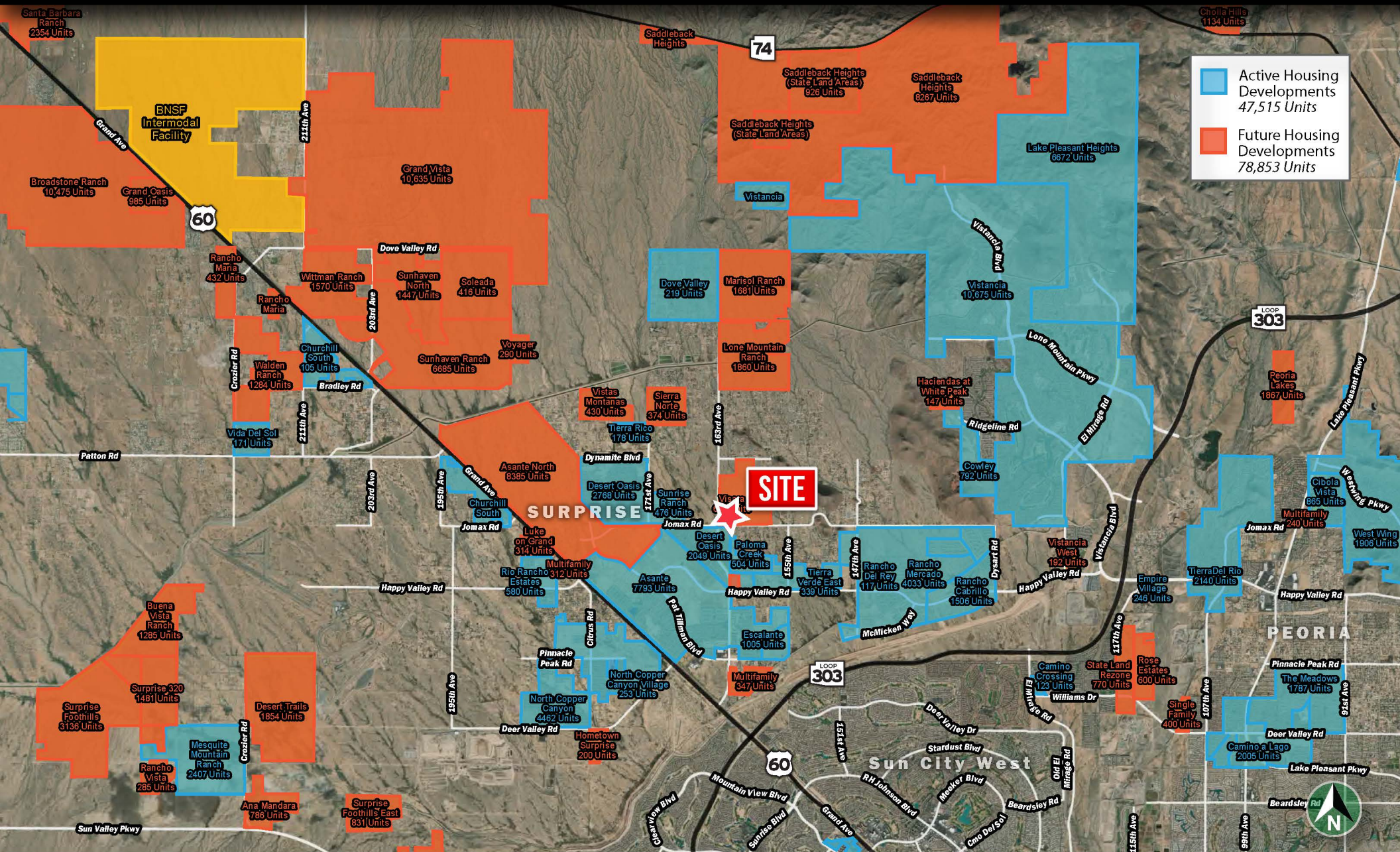
Cell: (480) 620-4738
brandon.vasquez@dpcrc.com

NEW DEVELOPMENT

Shops and PADs Available for Sale, Lease or BTS

NEC

**W. JOMAX RD
& N. 163RD AVE**



MATT PERGOLA

AUSTIN PAYNE

BRANDON VASQUEZ

7339 East McDonald Dr.
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

Cell: (602) 579-7655
mattp@dpcr.com

Cell: (480) 322-4264
austin.payne@dpcr.com

Cell: (480) 620-4738
brandon.vasquez@dpcr.com

NEW DEVELOPMENT

NEC**W. JOMAX RD
& N. 163RD AVE**

Shops and PADs Available for Sale, Lease or BTS

demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	3,392	20,623	59,857
HOUSEHOLDS	1,173	7,512	27,876
AVERAGE HOUSEHOLD INCOME	\$195,055	\$131,613	\$114,134
DAYTIME POPULATION	791	6,877	37,167
MEDIAN AGE	36.7	37.9	55.0
TOTAL BUSINESSES	32	184	621



traffic counts:

W. Jomax Rd | 8,592 VPD



N. 163rd Ave | 13,507 VPD

MATT PERGOLA

Cell: (602) 579-7655
mattp@dpcrc.com

AUSTIN PAYNE

Cell: (480) 322-4264
austin.payne@dpcrc.com

BRANDON VASQUEZ

Cell: (480) 620-4738
brandon.vasquez@dpcrc.com



Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

property highlights

- **Prime Hard Corner:** 163rd Ave & Jomax Rd -- high visibility at the heart of Asante
- **Rapid Rooftop Growth:** Thousands of new homes delivering within 3 miles
- **Strong Demographics:** High-income, family-oriented community with retail demand
- **Location:** Less than 3 miles north of the U.S. 60 and Loop 303 Freeway

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.