



±141,305 VPD

LOOP  
101

±23,517 VPD

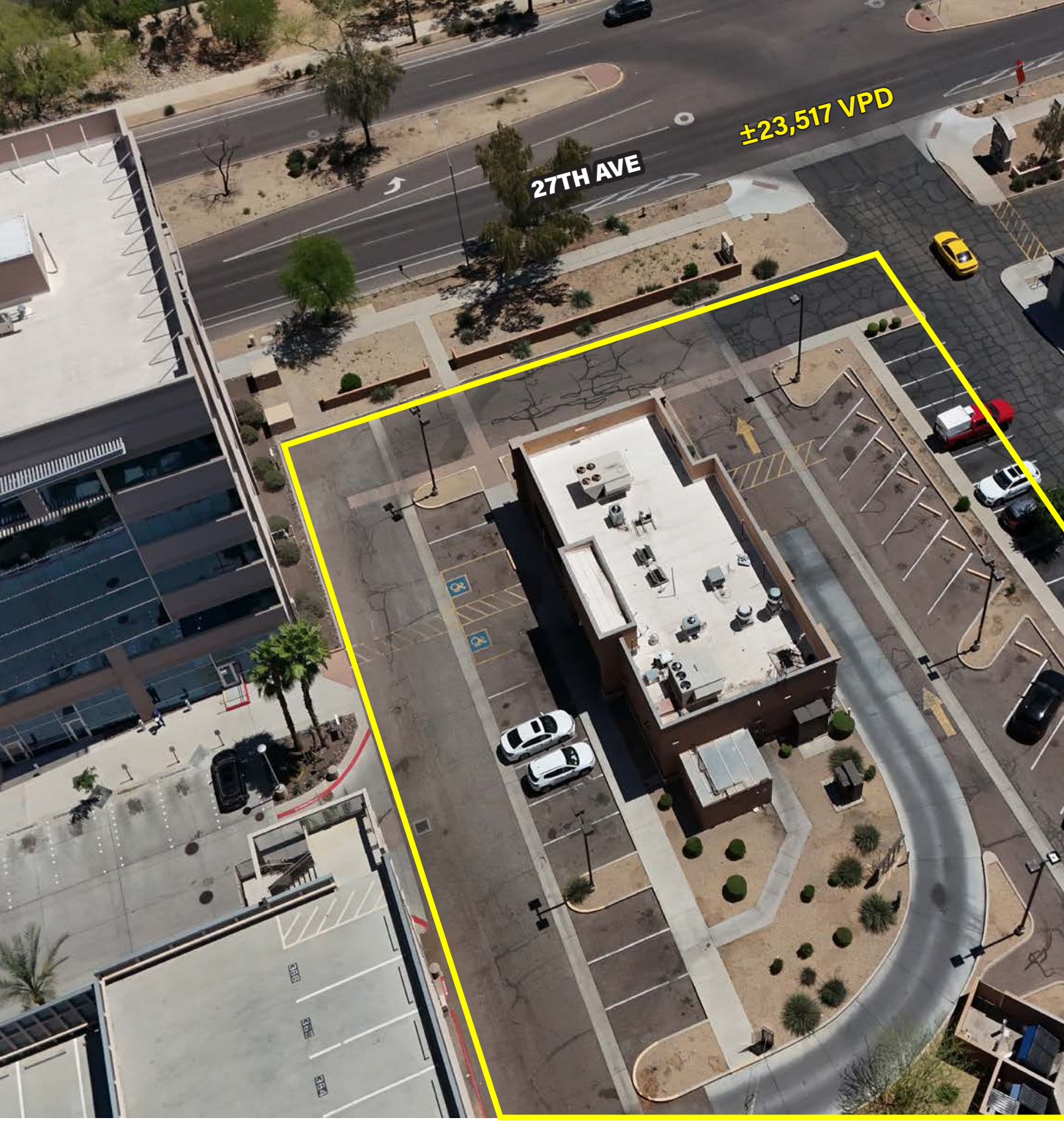
27TH AVE

# FREESTANDING DRIVE-THRU RESTAURANT AVAILABLE



**LOOP 101 &  
27TH AVENUE**  
PHOENIX, AZ





**LOT SIZE:** 42,863 SF

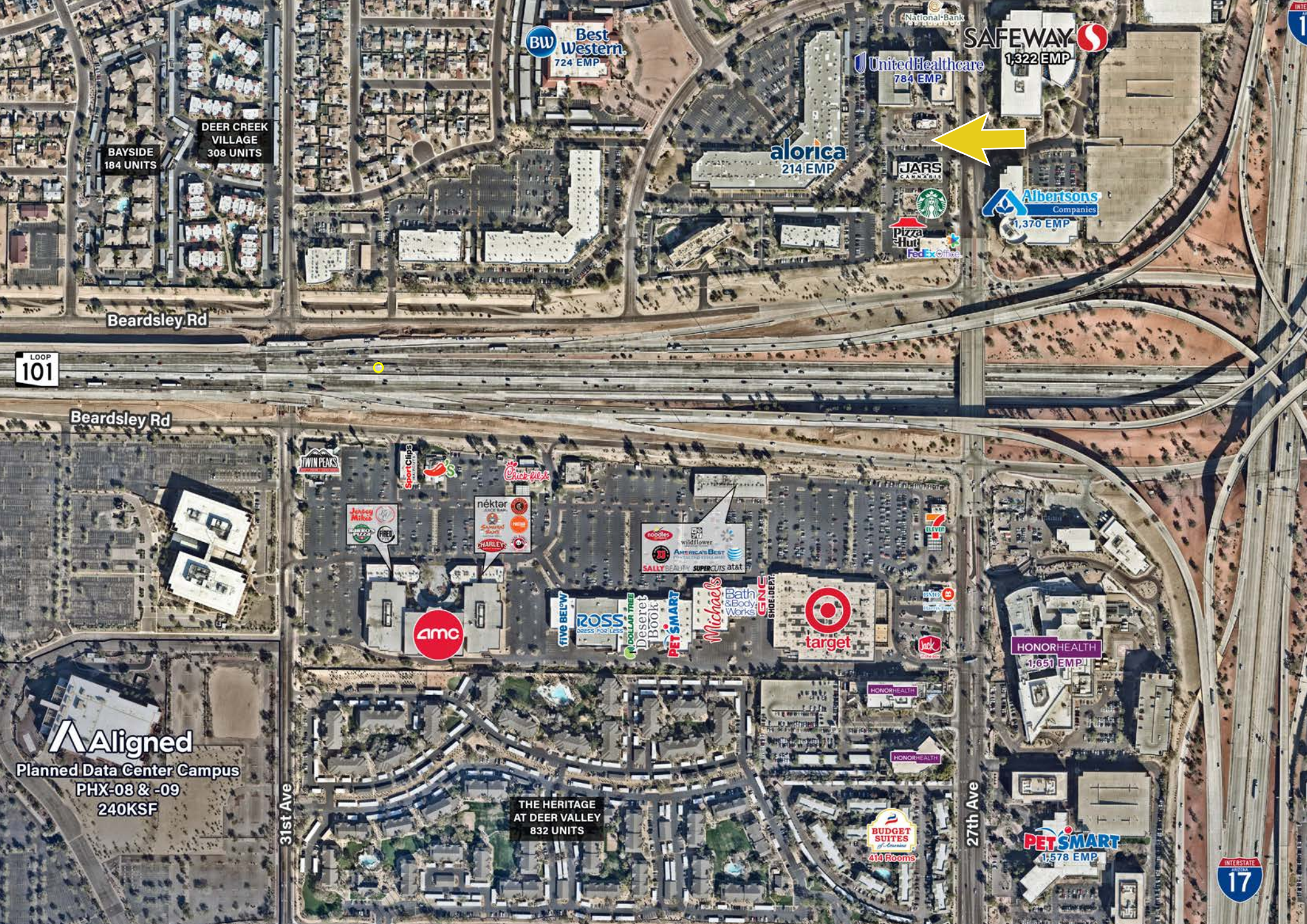
**BUILDING SIZE:** 3,146 SF

**RATES:** Call For Pricing

**DETAILS:**

Rare drive-thru opportunity positioned adjacent to two major Freeways (I-17 and Loop 101 (141,305ADT) and I-17 (131,834 ADT)). This vacant Wendy's is located directly across the freeway from Deer Valley Towne Center, a 459,967 SF regional retail power center anchored by Target, AMC Theatres, Ross Stores, PetSmart, and other national retailers. Situated within a strong employment corridor, the area is supported by HonorHealth Deer Valley Medical Center and PetSmart corporate headquarters, with a daytime employee population exceeding 133,180 within a 3-mile radius.





BAYSIDE  
184 UNITS

DEER CREEK  
VILLAGE  
308 UNITS

**BW** Best Western  
724 EMP

alorica  
214 EMP

UnitedHealthcare  
784 EMP

**SAFeway**  
1,322 EMP

**Albertsons**  
Companies  
1,370 EMP

Beardsley Rd

LOOP  
101

Beardsley Rd

**Aligned**

Planned Data Center Campus  
PHX-08 & -09  
240KSF

31st Ave

THE HERITAGE  
AT DEER VALLEY  
832 UNITS

27th Ave

BUDGET  
SUITES  
of America  
414 Rooms

**PET SMART**  
1,578 EMP

HONORHEALTH  
1,651 EMP

INTERSTATE  
17

# demographics overview

2025 ESRI

## 2025 DAYTIME POPULATION



**TOTAL**

1 MILE	34,668
3 MILE	133,180
5 MILE	270,817



**WORKERS**

1 MILE	27,942
3 MILE	85,210
5 MILE	142,689



**RESIDENTS**

1 MILE	6,726
3 MILE	47,970
5 MILE	128,128

## 2025 HOUSEHOLD INCOMES



**MEDIAN**

1 MILE	\$75,051
3 MILE	\$81,869
5 MILE	\$88,686

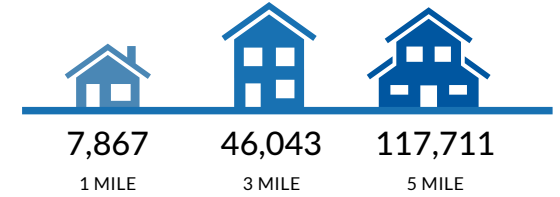
**AVERAGE**

1 MILE	\$99,0037
3 MILE	\$102,254
5 MILE	\$116,348

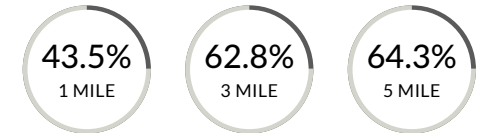
**PER CAPITA**

1 MILE	\$45,846
3 MILE	\$41,772
5 MILE	\$46,667

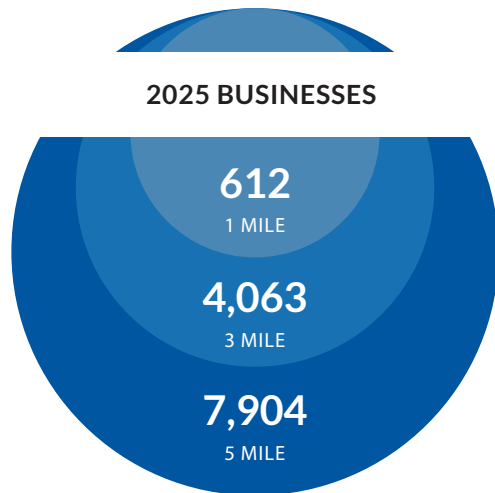
## 2025 HOUSING UNITS



**OWNER OCCUPIED**



## 2025 BUSINESSES



1 MILE 3 MILE 5 MILE

**2025 POPULATION**

**2030 POPULATION**



1 MILE 3 MILE 5 MILE

**2025 HOUSEHOLDS**

**2030 HOUSEHOLDS**



PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAIN\_LINKS RETAIL ADVISORS

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