

PADS, SHOPS, & ANCHOR POSITIONS AVAILABLE

OPPORTUNITIES FOR LEASE OR SALE

NWC 99th Avenue & McDowell Road | Avondale, AZ



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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- PADS, shops, and anchor available for sale or lease!
- Dense population over 129,000 persons within a 3-mile radius
- Close proximity to Loop 101 & I-10 (over 370,000 VPD combined)
- Join major retailers: Costco, Sprouts, and more!



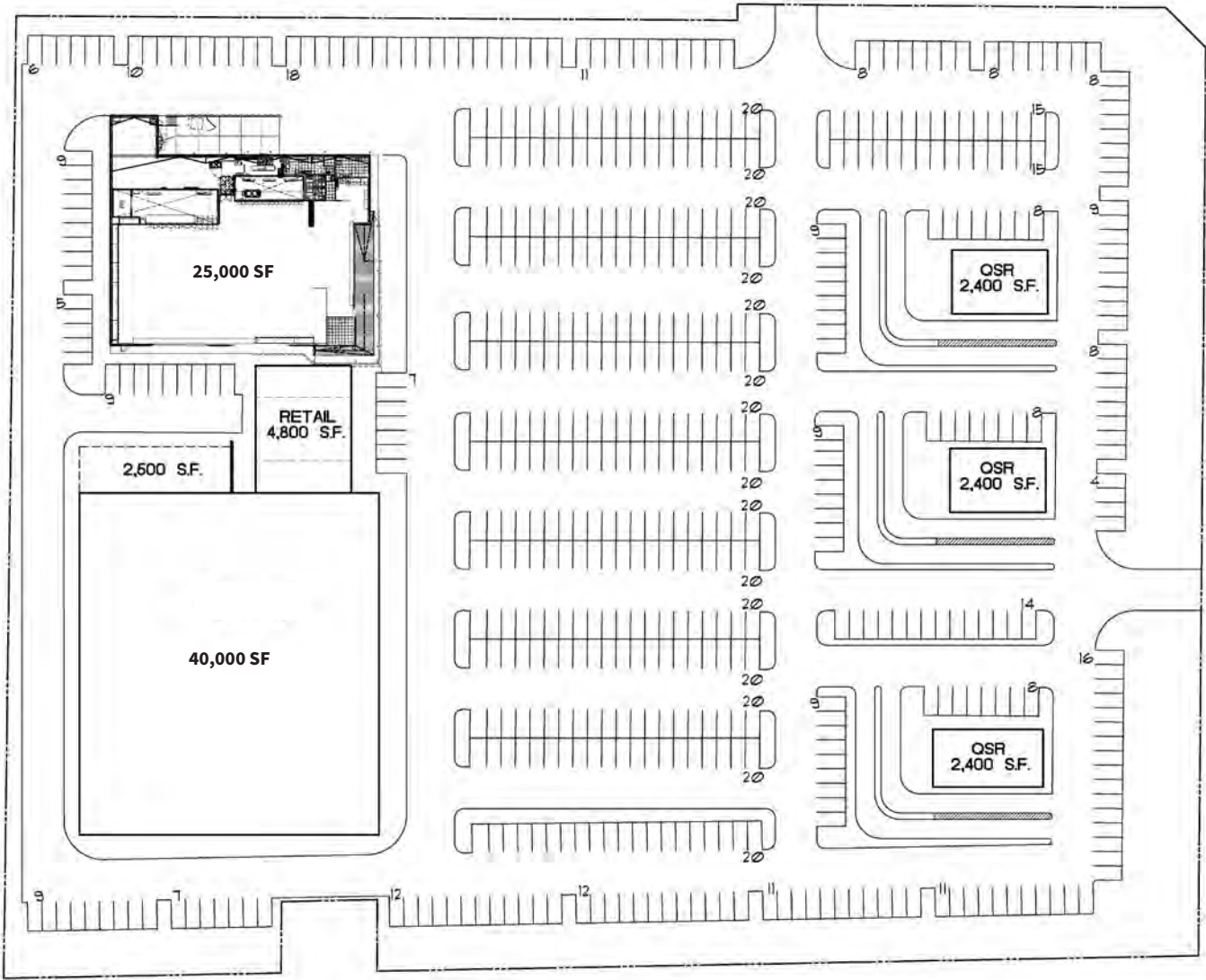
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SITE PLAN



593 PARKING SPACES SHOWN

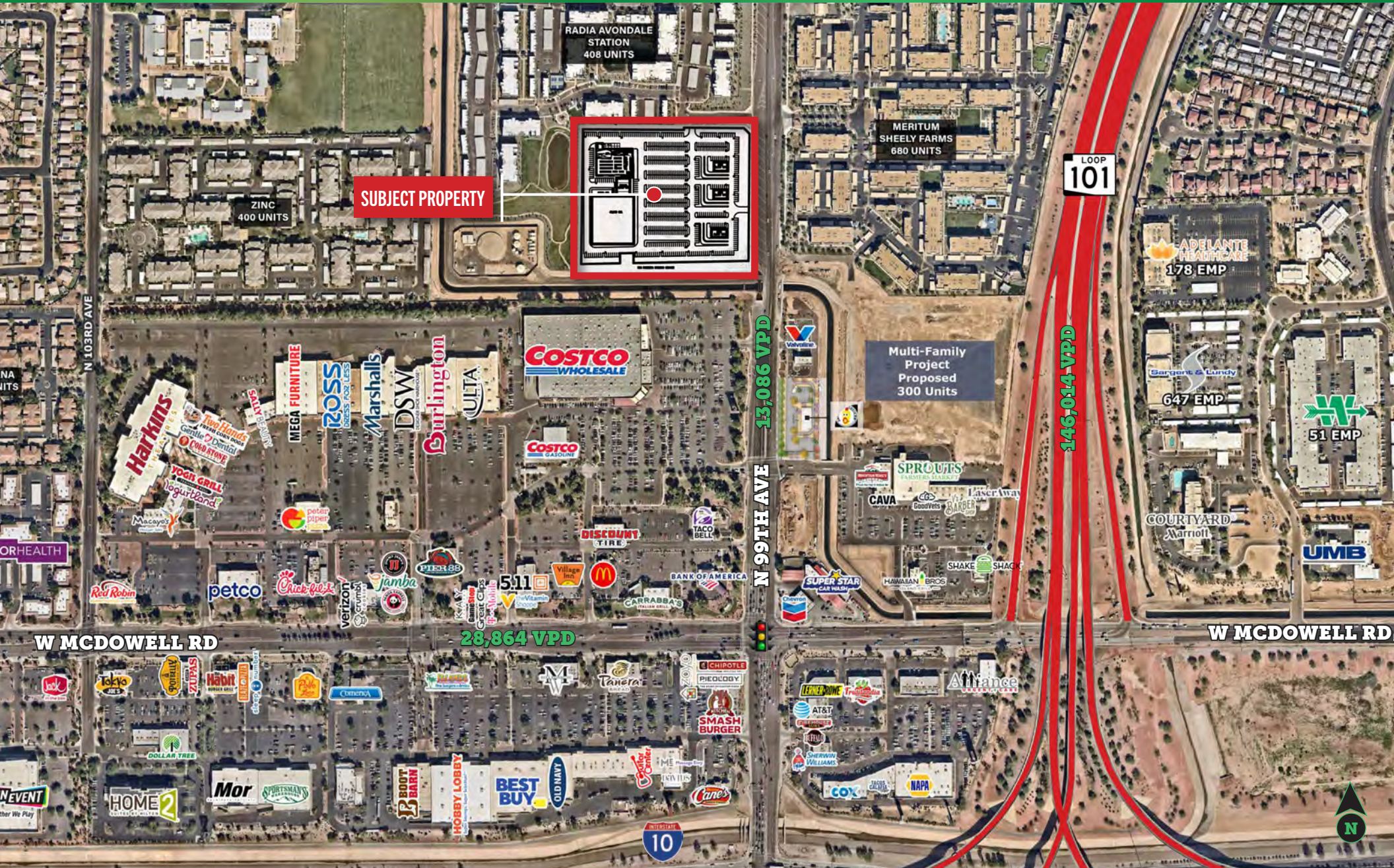
SITE AREA	TENANT	SIZE
Anchor	AVAILABLE	40,000 SF
Shops	AVAILABLE	4,800 SF
Jr. Anchor	AVAILABLE	25,000 SF
Pad A	AVAILABLE	2,400 SF
Pad B	AVAILABLE	2,400 SF
Pad C	AVAILABLE	2,400 SF

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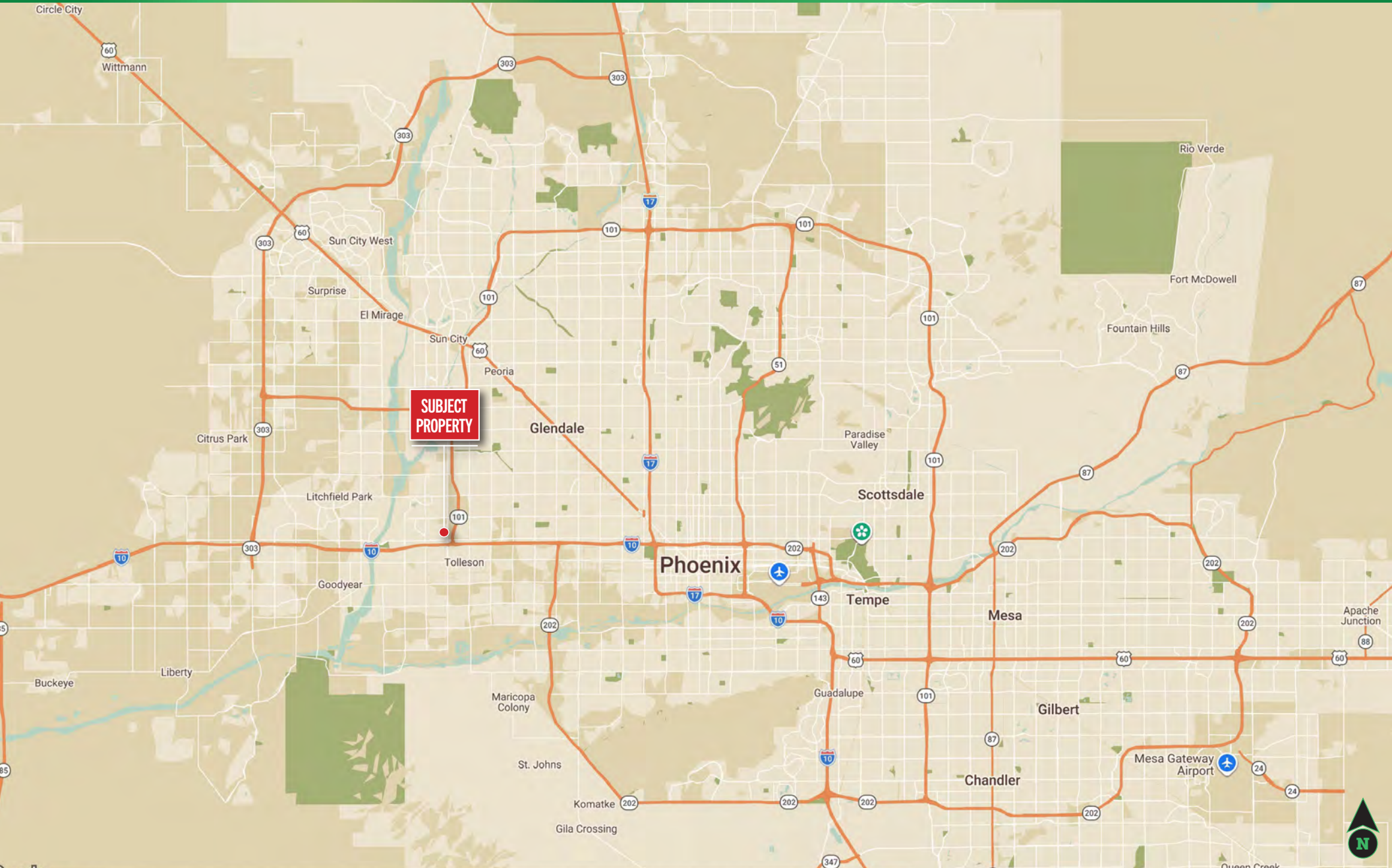


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DEMOGRAPHICS 2026



POPULATION

1 MILE	13,362
3 MILE	129,880
5 MILE	349,676



DAYTIME POPULATION

1 MILE	7,158
3 MILE	57,530
5 MILE	151,376



MEDIAN AGE

1 MILE	28.3
3 MILE	30.8
5 MILE	30.5



HOUSEHOLDS

1 MILE	4,557
3 MILE	41,601
5 MILE	107,531



AVG HH INCOME

1 MILE	\$124,461
3 MILE	\$111,859
5 MILE	\$110,673



TOTAL BUSINESSES

1 MILE	434
3 MILE	2,651
5 MILE	7,436

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