

# METRO PAVILION

9620 N METRO PARKWAY  
PHOENIX, AZ 85051

SHOPPING CENTER ON METRO PARKWAY



±70,708 SF  
BUILDING

**RETAIL SUITES AVAILABLE FOR LEASE**

Kyle Davis  
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**COMMERCIAL PROPERTIES INC.**

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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YEAR BUILT 1991

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ZONING PUD, City of Phoenix

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PARCEL 149-16-002E, 149-16-002B

## FEATURES

Signage Available

Great Visibility

Adjacent to Metropolitan Plaza Redevelopment, with plans for ±1,350 new housing units, dining, entertainment, and retail.

## DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2024 Population	84,582	455,727	1,484,131
2024 Households	31,347	166,246	558,284
Median HH Income	\$49,325	\$57,119	\$62,624



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 02.24.26

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## THE METROPOLITAN PLAZA

### NEW DEVELOPMENT

One of Phoenix's most transformative redevelopment projects is underway. The iconic Metrocenter Mall site has been completely demolished and is being reimagined as The Metropolitan, an \$850 million mixed-use urban village that will redefine this major North Phoenix intersection.

Led by Concord Wilshire Capital in partnership with TLG Investment Partners, CDS International Holdings, and supported by retail developer Diversified Partners, The Metropolitan will integrate housing, retail, dining, entertainment, and transit-oriented design into a walkable community. Oakwood Homes — a division of Clayton Homes and a Berkshire Hathaway company — has been named the exclusive residential builder for multiple planned communities within the development.

### RESIDENTIAL

Construction is scheduled to begin in April 2026 for three of five planned residential communities, with the retail and remaining residential phases to follow in April 2027. Residential components will include over 1,000 townhomes and a 350-unit multifamily complex, many of which have already been presold or preleased.

### RETAIL & ENTERTAINMENT

At the heart of the project, The Loop at The Metropolitan — a curated 116,000 SF retail and entertainment district — will feature boutique shops, rooftop restaurants, event space, park plazas, live music venues, farmers markets, and pedestrian-friendly pathways connecting residents, visitors, and the nearby light rail extension.

This visionary redevelopment will activate the surrounding trade area and generate significant new retail demand and neighborhood traffic, enhancing the long-term economic vitality of the corridor.

Source: [Arizona Digital Free Press](#)



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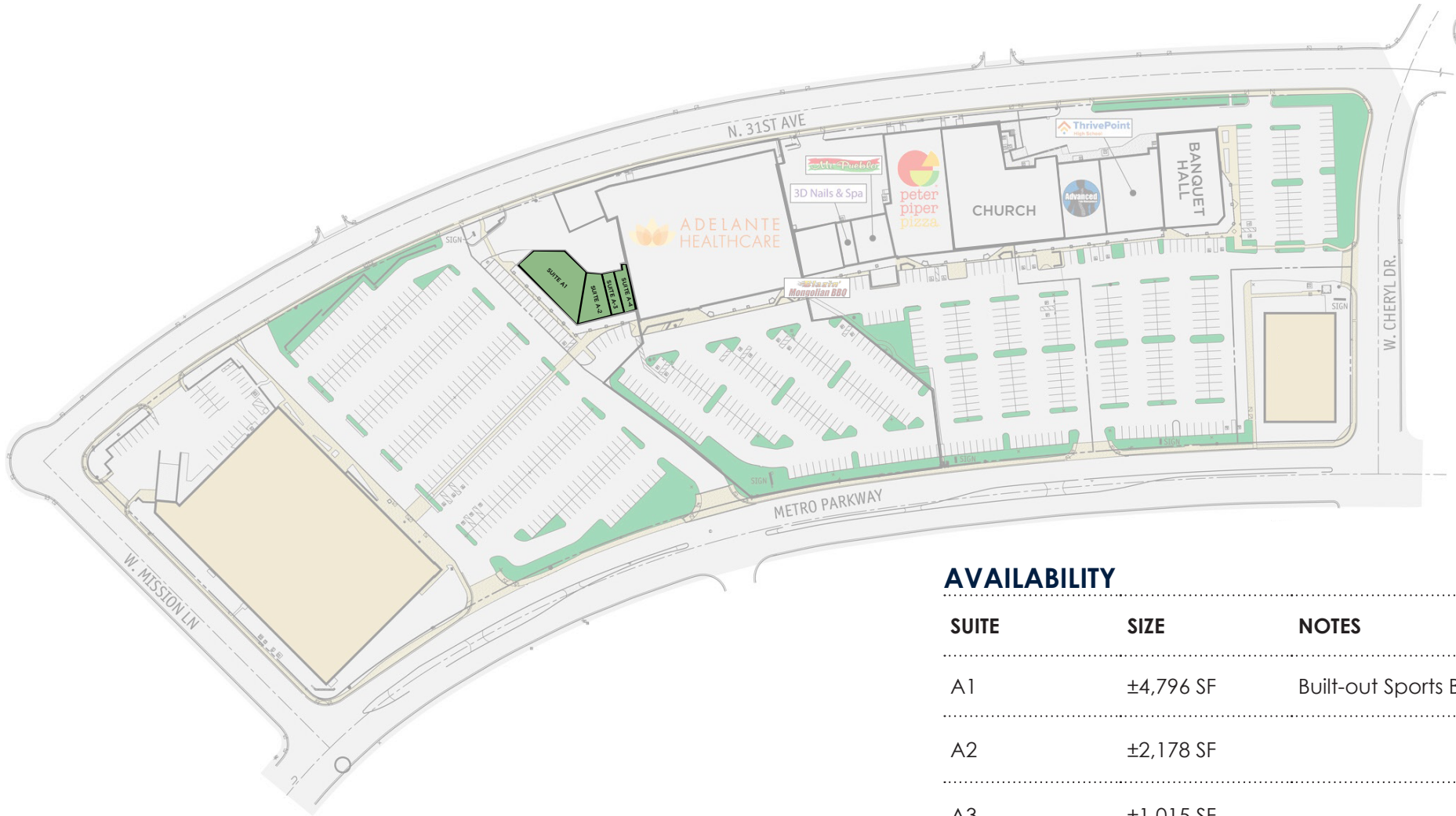
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## AVAILABILITY

SUITE	SIZE	NOTES
A1	±4,796 SF	Built-out Sports Bar
A2	±2,178 SF	
A3	±1,015 SF	
A4	±1,015 SF	

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**SUITE A1**  
±4,796 SF  
BUILT-OUT SPORTS BAR

**SUITE A2**  
±2,178 SF

**SUITE A3**  
±1,015 SF

**SUITE A4**  
±1,015 SF



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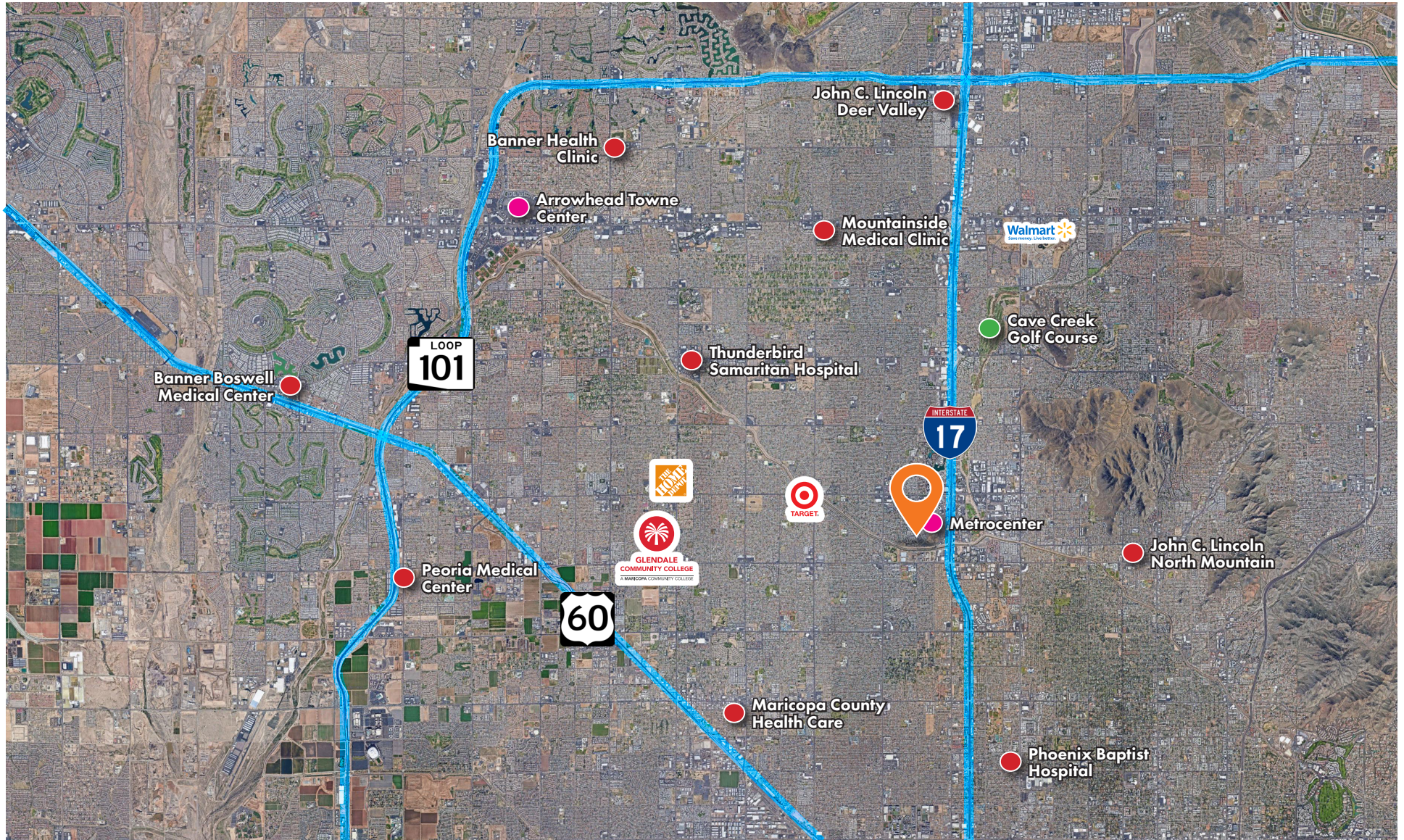
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