

AVAILABLE

DESERT SKY ESPLANADE



±16,450 SF AVAILABLE | RETAIL | LIGHT INDUSTRIAL



75TH AVE & MCDOWELL RD

Phoenix, AZ



property summary

AVAILABLE ±16,450 SF Light Industrial/Retail

PROPERTY HIGHLIGHTS

- » Anchored by WalMart Supercenter and Lowe's
- » Located 1/4 mile North of I-10 Freeway with 196,845 vehicles per day.
- » High Hispanic Demographic with a 79.6% population in a 3 mile radius.
- » Desert Sky Esplanade is just directly south of the Desert Sky Mall.
- » Dense, well-established neighborhoods to the northeast and northwest.



TRAFFIC COUNT

75th Ave

N: ±20,896 VPD (NB/SB)

S: ±43,552 VPD (NB/SB)

ADOT 2023

McDowell Rd

E: ±27,719 VPD (EB/WB)

W: ±22,714 VPD (EB/WB)

MAJOR RETAILERS IN CENTER

Walmart

ROSS
DRESS FOR LESS

five
BELOW

LOWE'S

WSS
Shoes. Style. Selection.

goodwill

DOLLAR TREE

NWC

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75th Ave & McDowell Rd

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site plan



SUITE	Tenant
	Walmart
11	Planned Parenthood
12	Leslie's Poolmart
13	Cricket
14	Aztec Pawn & Gold
16	The Clothing Company
20	WSS Shoes
25	Dollar Tree
35	Ross
40	AVAILABLE Light Industrial/Retail ± 16,450 SF
45	Goodwill

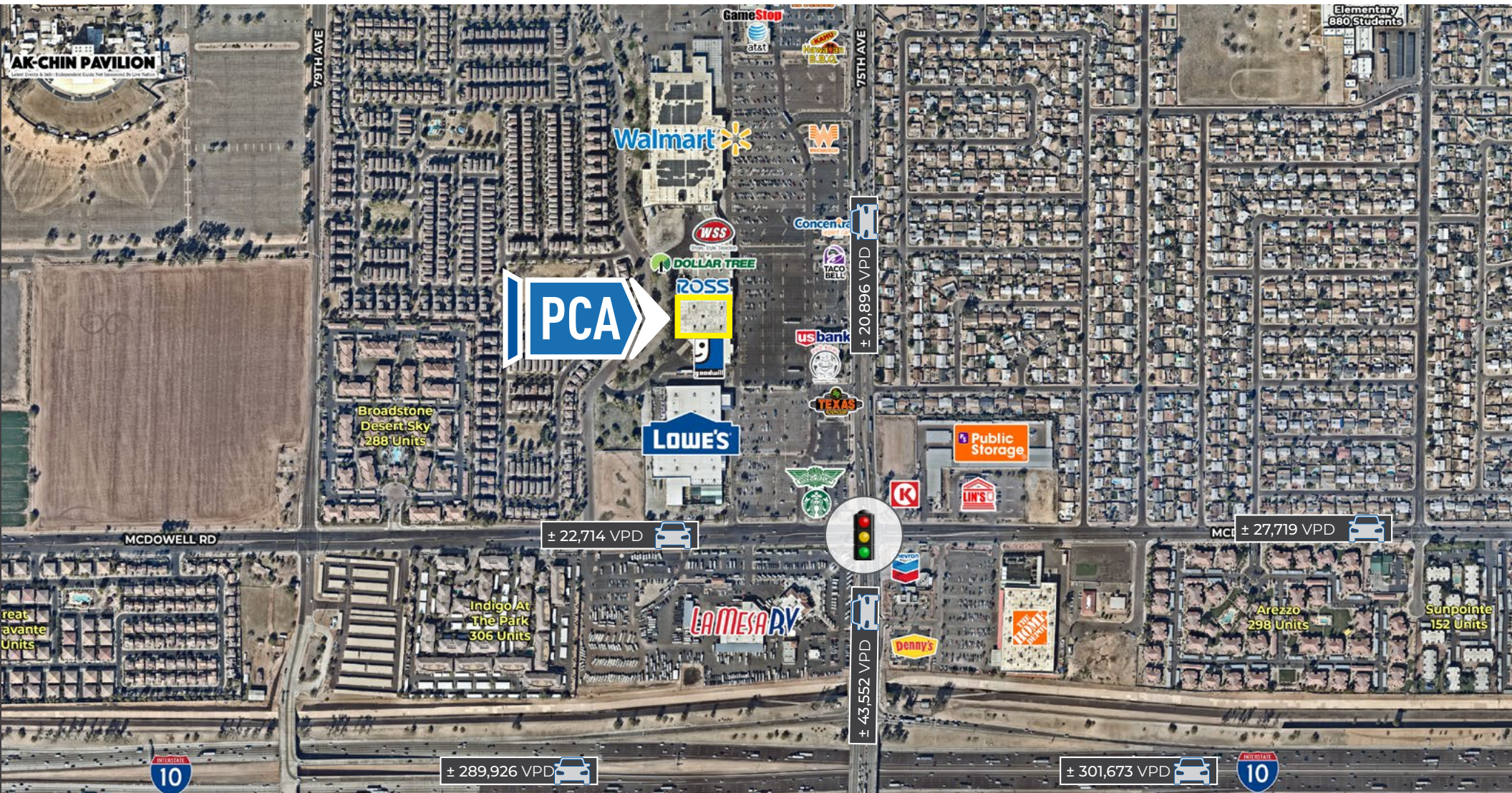


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aerial zoom



NWC

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aerial overview



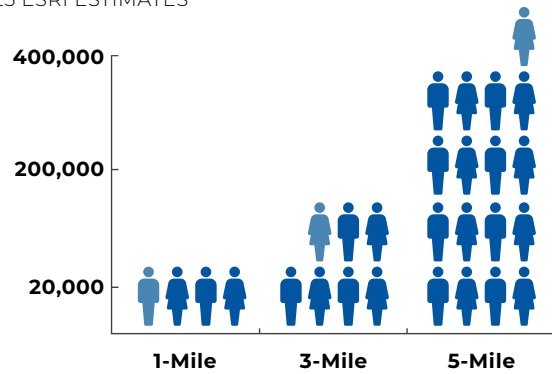
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demographics

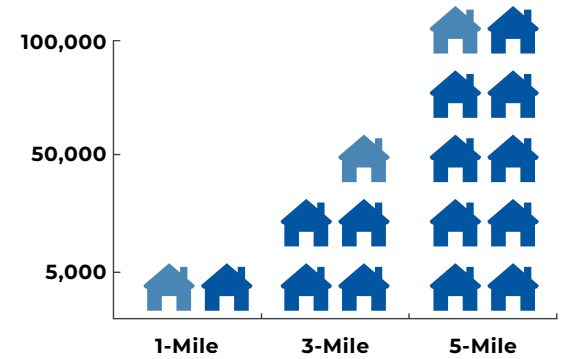
2025 ESRI ESTIMATES



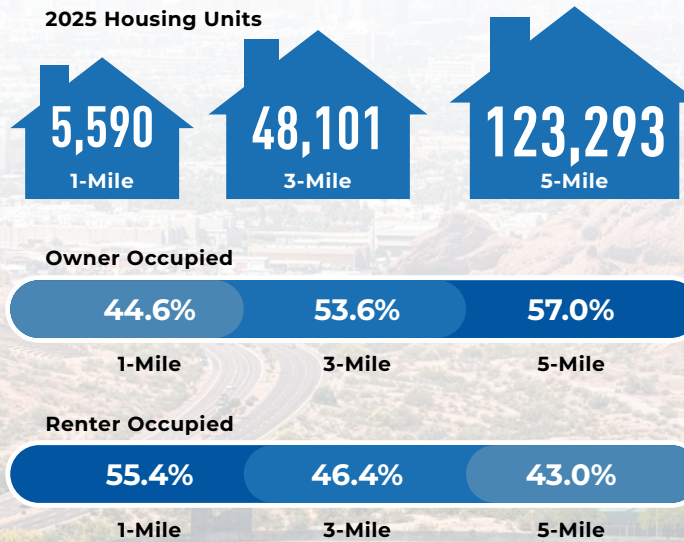
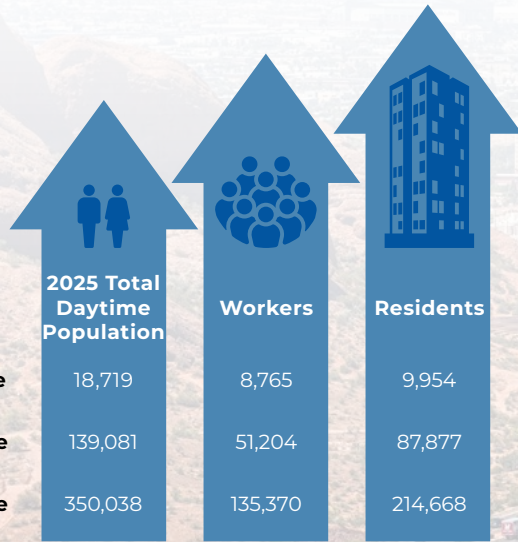
	1-Mile	3-Mile	5-Mile
2025 Total Population	16,929	161,814	400,252
2030 Total Population	17,306	163,691	412,831



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$55,015	\$74,781	\$23,181
3-Mile	\$66,607	\$88,580	\$24,923
5-Mile	\$73,125	\$91,729	\$26,647



	1-Mile	3-Mile	5-Mile
2025 Households	5,248	45,447	116,029
2030 Households	5,458	46,624	121,313



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