



**SHOPS & FREESTANDING PADS
AVAILABLE FOR LEASE**

±1,800 SF to ±9,030 SF

SWC 29TH AVE & DOVE VALLEY RD

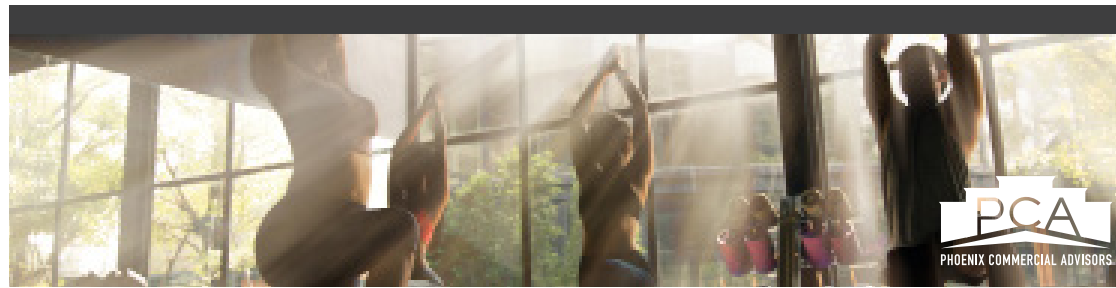
PHOENIX, AZ

Developed by:
THOMPSON THRIFT

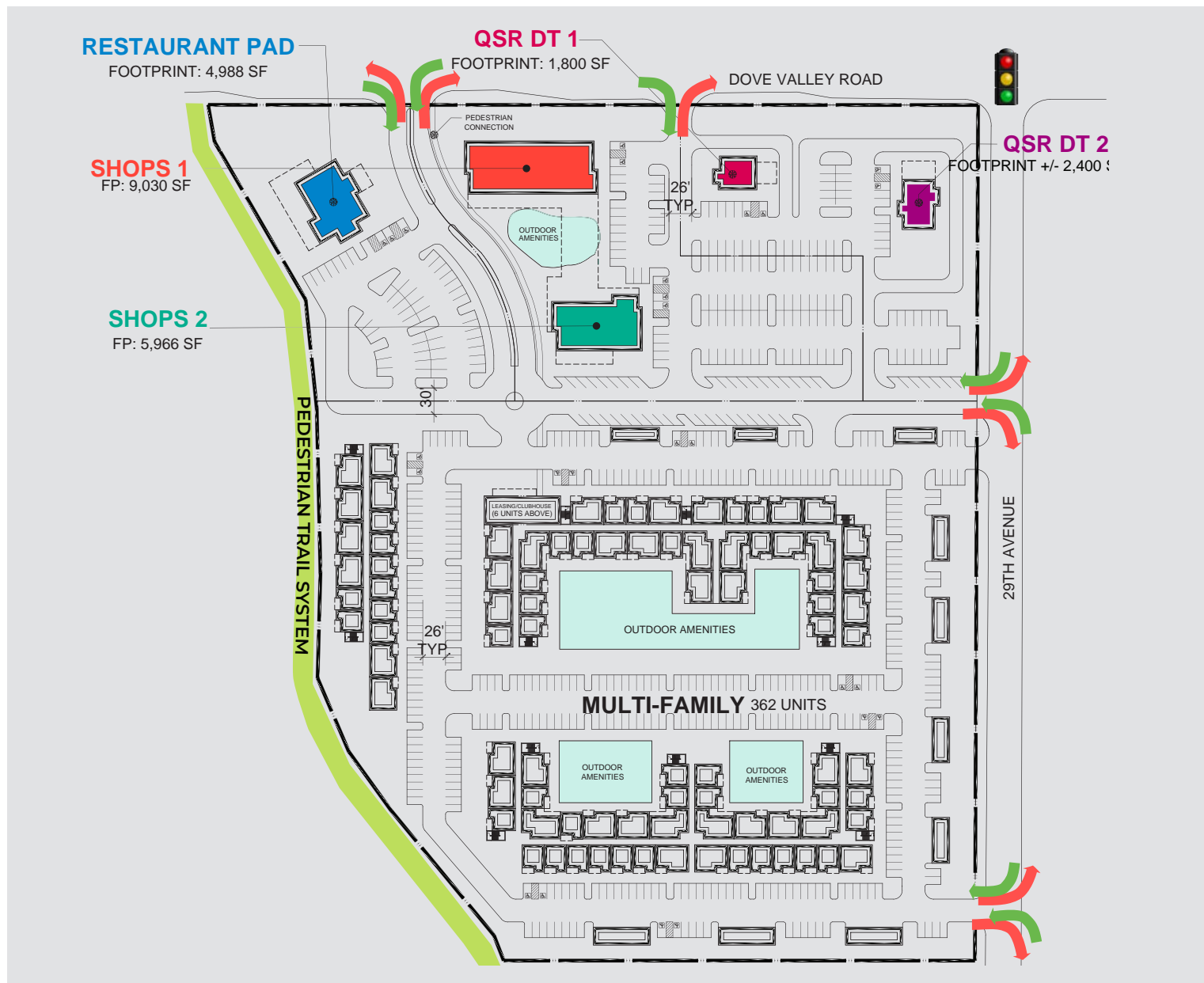
PCA
PHOENIX COMMERCIAL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



DEMO GRAPHICS



	SF
SHOPS 1	9,030
SHOPS 2	5,966
RESTAURANT PAD	4,988
QSR DT 1	1,800
QSR DT 2	2,400

Property Highlights

- Approximately one-half mile from Interstate-17, which has a full-diamond interchange and over 10,000 vehicles per day traveling by site.
- Nearby \$12B+ Taiwan Semiconductor Manufacturing Plant with first phase under-construction with plans to have up to 2,000 employees in its first phase by 2024 and another estimated 10,000 indirect jobs created from the project.
- Other nearby employers include Sonoran Health Care, W.L. Gore, Fry's, Home Depot, and Deer Valley Unified School District 97
- Average incomes exceed \$100,000 within a 15-minute drive time and over 70,000 homes. Within 5-miles there are an estimated 250+ homes planned and another 2,600 homes in entitlement.
- Adjacent to project is a planned 362-unit multi-family project

(Sources: ESRI 2021, Zonda Q1 '21, MAG 2018/19)

Traffic Counts

North Valley Pkwy & Dove Valley

N/S ±10,082 VPD (NB & SB)

E/W ±6,849 VPD (EB & WB)

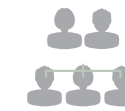
ADOT 2020, Kalibrate 2020

I-17 & Dove Valley

N/S ±98,677 VPD (NB & SB)

ADOT 2020, 2019

15 Minute Drive-Time



Population

2021 Total Population	180,689
2026 Total Population	194,623



Households

2021 Households	66,500
2026 Households	71,511



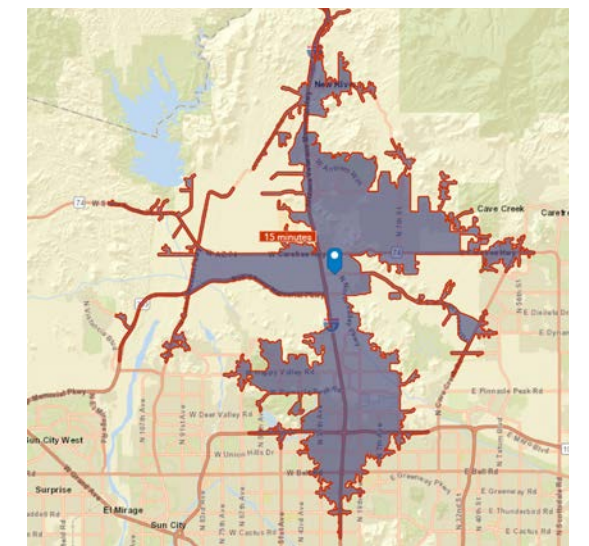
Incomes

Average HH Income	\$105,431
Median HH Income	\$81,956



Daytime Population

2021 Total Daytime Population	190,395
Workers	106,513
Residents	83,882
Businesses	5,559



*Household and Families data come from the 2018 ACS 5-year Estimates. Source: U.S. Census Bureau Intercensal/Postcensal Population Estimates. The Phoenix-Mesa-Scottsdale Metropolitan Statistical Area includes all of Maricopa and Pinal counties.

MICRO MAP



47 AC
W L GORE & ASSOCIATES
FUTURE CORP.
EXPANSION SITE

RESIDENTIAL

ACERO NORTH VALLEY APARTMENTS
±300 UNITS

LIMÓN
TACOS + TEQUILA

fray's Marketplace

pet planet
YOUR PET'S Natural GROCER

Great Clips

BARRO'S PIZZA

BURGER KING

Auto Zone

nékter
JUICE BAR

Starbucks

LA SOLANA
±109 UNITS

±10,787 VPD

DOVE VALLEY RD ±2,912 VPD

±8,897 VPD

SANSOL AT SONORAN FOOTHILLS
±240 UNITS

PEDESTRIAN TRAIL SYSTEM

SKUNK CREEK

MULTI-FAMILY 362 UNITS

COMMITMENT WAY

29TH AVENUE

±8,897 VPD

±8,897 VPD

±8,897 VPD



W L GORE & ASSOCIATES
FUTURE CORP.
EXPANSION SITE

MACRO MAP



TAIWAN SEMICONDUCTOR MANUFACTURING CO.
 "THE REGION'S NEXT EMPLOYMENT CORRIDOR"
 \$25..35BILLION PROJECT
 3,700 AC

Sonoran Health & Emergency Center
 39,600 SF/17,000 Patients Annually

Ridgeline Academy
 686 STU

North Valley Christian Academy
 346 STU

Sonoran Medical Center
 210,000 SF/40 Beds
 (Expandable to 80 Beds)

HONORHEALTH

GORE
 47 AC
 W L GORE & ASSOCIATES FUTURE CORP. EXPANSION SITE

±10 AC

±8,897 VPD

±20 AC

GORE
 W L GORE & ASSOCIATES FUTURE CORP. EXPANSION SITE

±425 UNITS (CLOSED)

W L Gore
 385 EMP
GORE

±425 UNITS IN ESCROW

EATON ARENA & LEGACY HOTEL

UNDER-CONSTRUCTION,
 2-STORY 174K SF SPORTS ARENA
 + 4-STORY 56K SF HOTEL WITH 92 ROOMS

SONORAN FOOTHILLS
 274 D/U

±300 UNITS IN ESCROW

Pulte Homes
COPPERLEAF BY PULTE HOMES
 411 HOMES (IN CONSTRUCTION)



SWC OF
29TH AVE
& DOVE
VALLEY RD



EXCLUSIVELY
LISTED BY

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