

NEW GROCERY-ANCHORED RETAIL DEVELOPMENT UNDER CONSTRUCTION

SEC 99th Ave & Indian School Rd | PHOENIX, ARIZONA



DIVERSIFIED PARTNERS
Nationwide Real Estate Services

7339 E. McDonald Dr
Scottsdale, AZ 85250
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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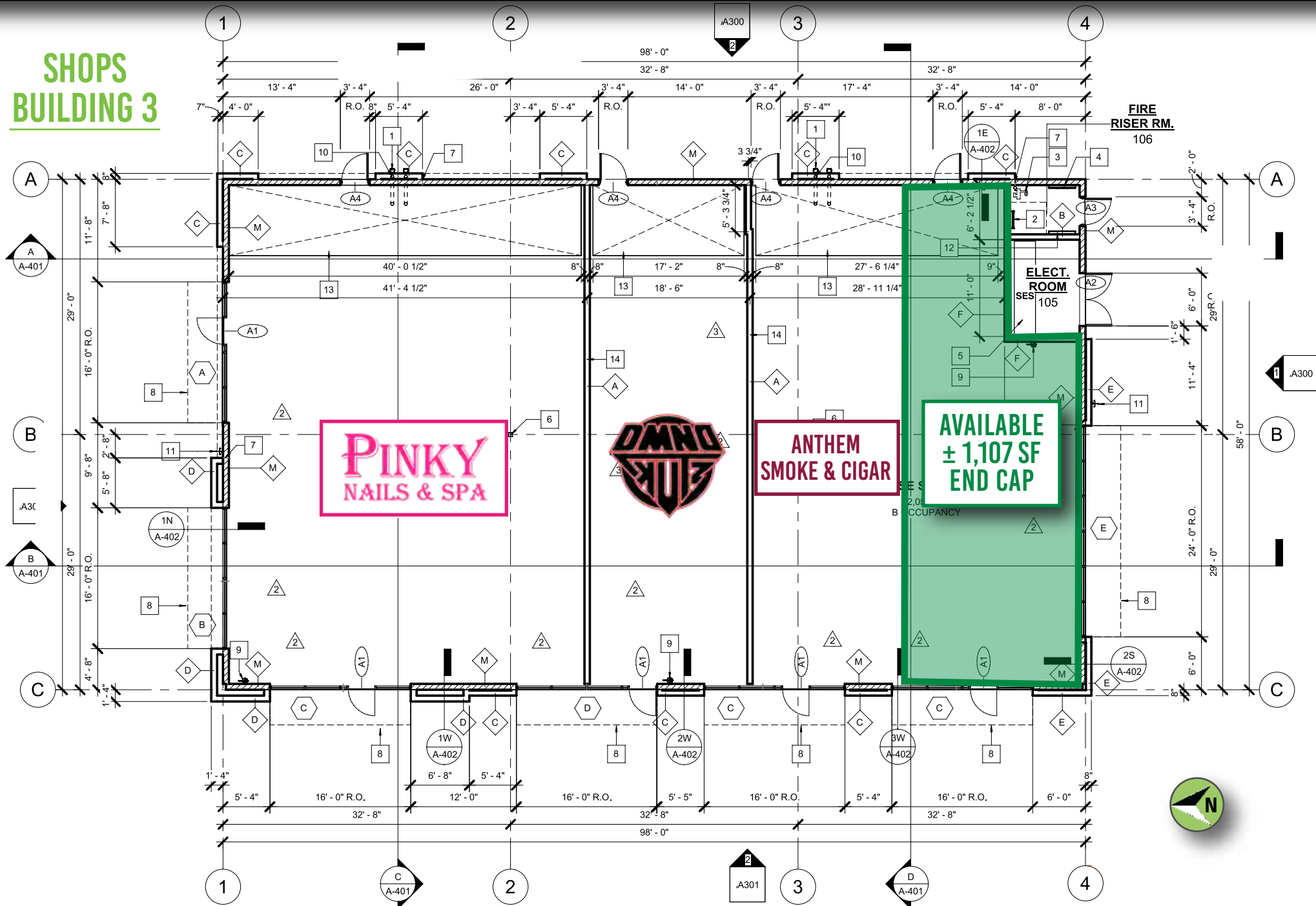
HIGHLIGHTS

- New ± 24.49 acre grocery-anchored retail development
- 1/2 Mile west of AZ State Route 101; 2 Miles north of I-10
- 3 Top Tapestries: Up & Coming Families, Soccer Moms, Bright Young Professionals
- 1 Mile east of Westview HS; largest in Tolleson school district
- ± 54,000 Daytime Population within 3 Miles
- Approximately 46,000 VPD at intersection

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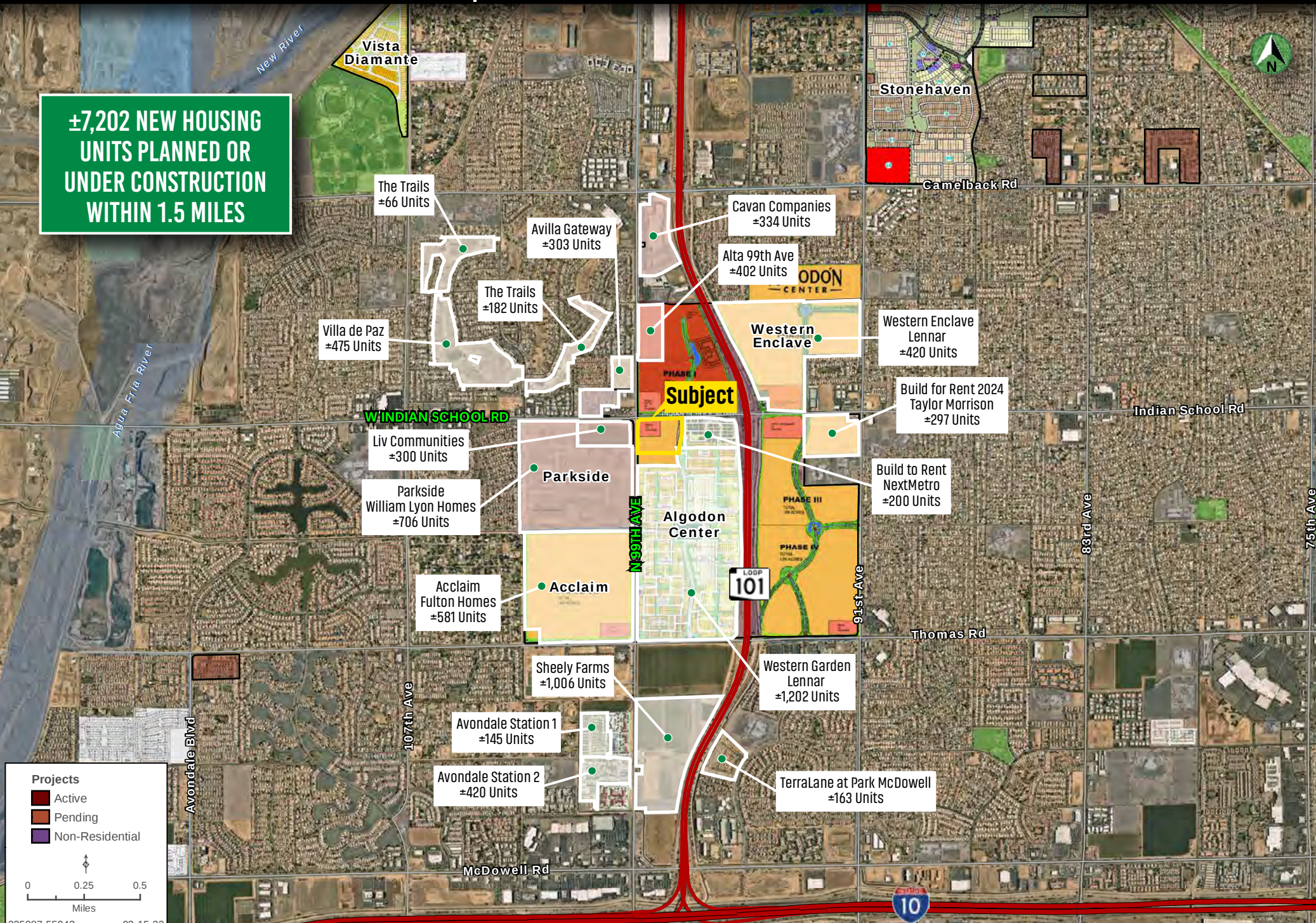
SHOPS
BUILDING 3



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±7,202 NEW HOUSING
UNITS PLANNED OR
UNDER CONSTRUCTION
WITHIN 1.5 MILES



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POPULATION

1 MILE	13,453
3 MILE	129,729
5 MILE	352,879



DAYTIME POPULATION

1 MILE	4,246
3 MILE	54,215
5 MILE	154,076



MEDIAN AGE

1 MILE	31.5
3 MILE	30.7
5 MILE	31.0



HOUSEHOLDS

1 MILE	4,667
3 MILE	41,583
5 MILE	111,995



AVG HH INCOME

1 MILE	\$103,413
3 MILE	\$108,467
5 MILE	\$108,896



TOTAL BUSINESSES

1 MILE	183
3 MILE	2,752
5 MILE	7,603

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