

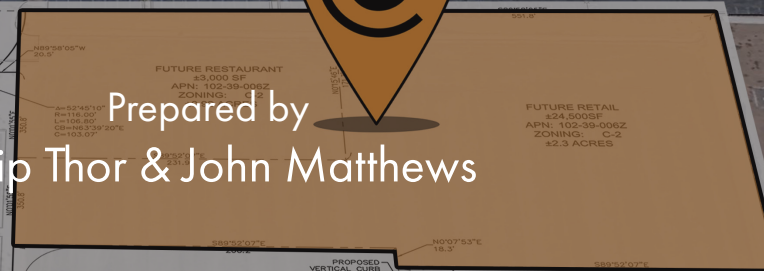


NEC 75th Ave & Encanto Blvd
Phoenix, AZ

QSR Pad / Anchor Pad available for Sale or Build to Suit



Prepared by
Chip Thor & John Matthews



PROJECT HIGHLIGHTS

- Across from Desert Sky Mall
- Dense population and high traffic counts
- More than 70,000 vehicles per day at intersection
- More than 2.1 million SF of retail within one-half mile
- Adjacent to Target



SITE AERIAL



THOMAS RD

75TH AVE

38,732 vpd (2015)

8,481 vpd (2015)

ENCANTO BLVD

FUTURE RESTAURANT
48,000 SF
2.02 ACRES

FUTURE RETAIL
54,000 SF
2.02 ACRES

FITNESS CENTER
35,000 SF
1.09 ACRES



1 MILE AERIAL



Trevor G Browne
High School

THOMAS RD

36,643 vpd (2015)

38,732 vpd (2015)

ENCANTO BLVD

8,481 vpd (2015)

MCDOWELL RD

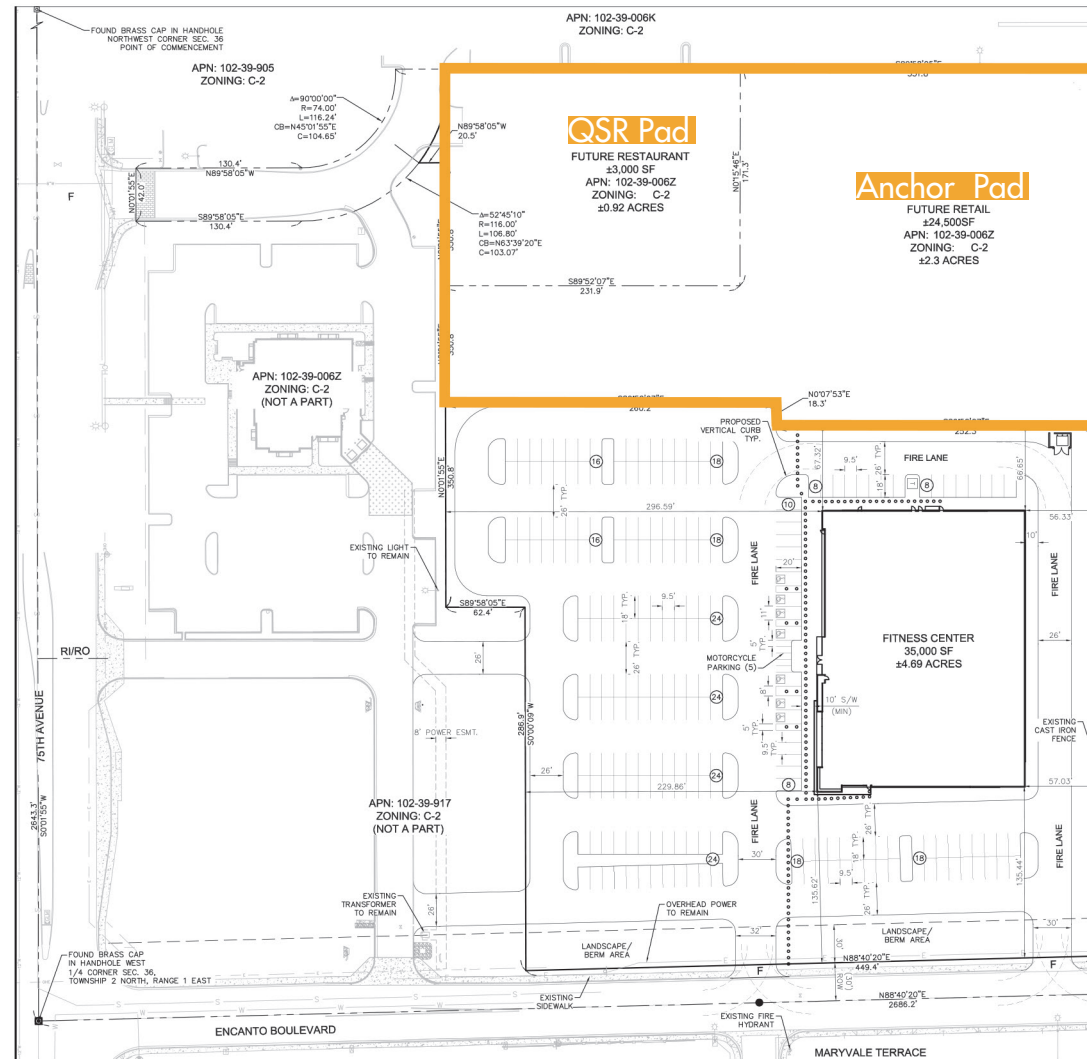
222,294 vpd (2015)



3 MILE AERIAL



SITE PLAN



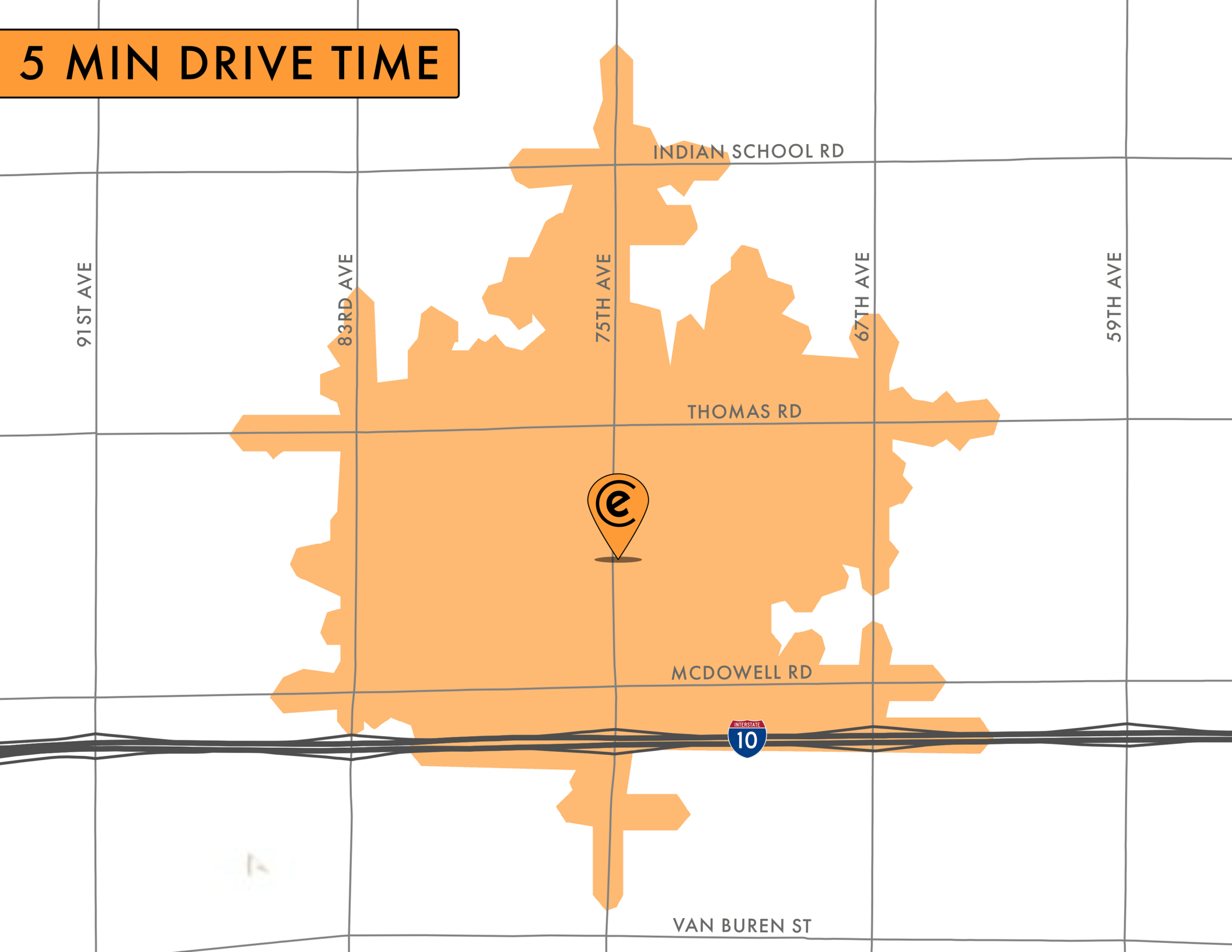


2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes | 10 Minutes | 15 Minutes



5 MIN DRIVE TIME



2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes



Population
28,235



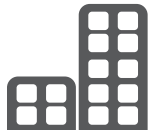
Median Age
25.6



Households
7,828



Average Household Income
\$41,739



Businesses
533



Daytime Employment
13,590

Projected Growth 2016-2021

Population 1.59%

Households 1.69%

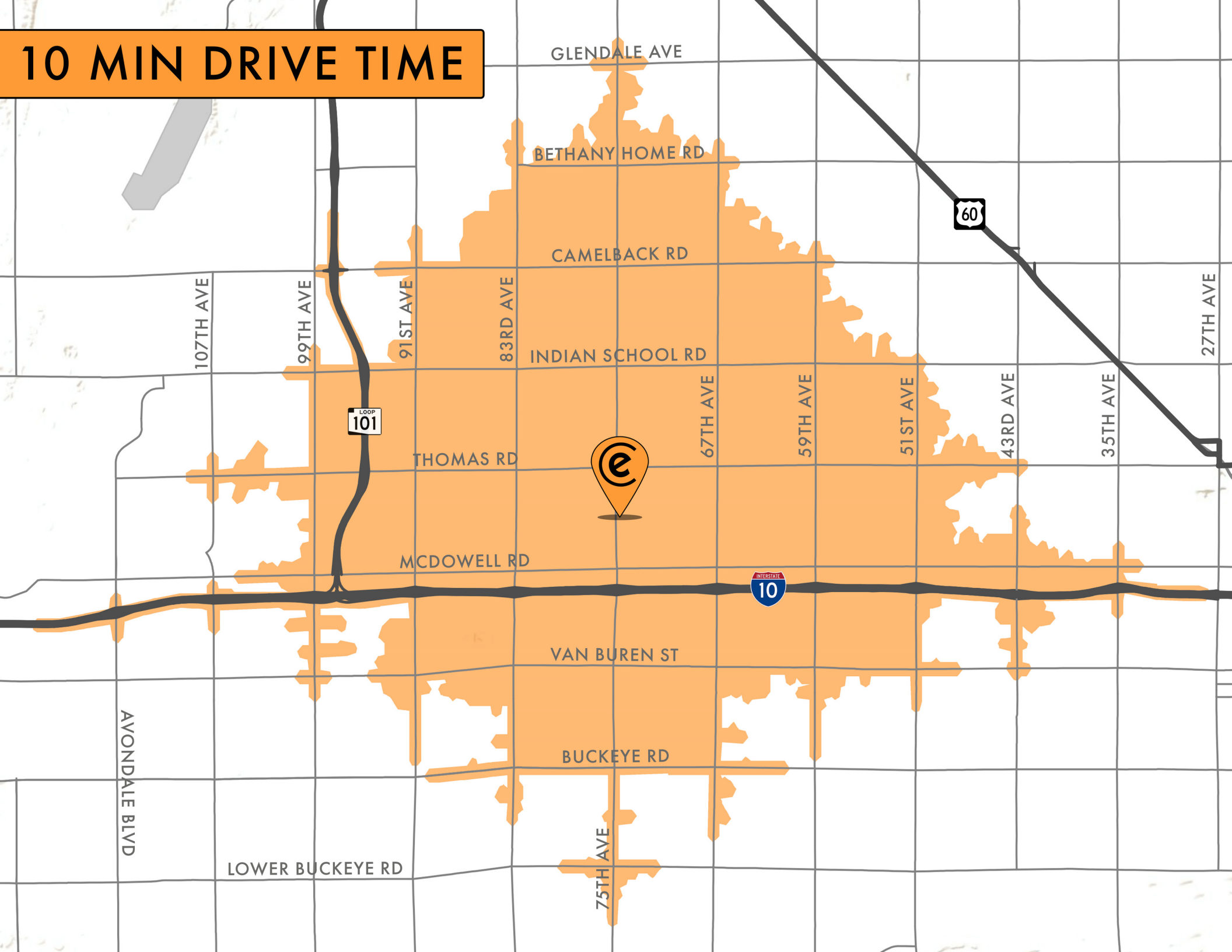
Families 1.47%

Owner HHs 1.16%

Median Household Income -0.5%



10 MIN DRIVE TIME



2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 10 Minutes



Population
198,520



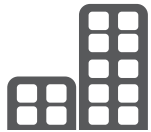
Median Age
26.4



Households
52,692



Average Household Income
\$45,937



Businesses
2,899



Daytime Employment
46,963

Projected Growth 2016-2021

Population 1.12%

Households 1.08%

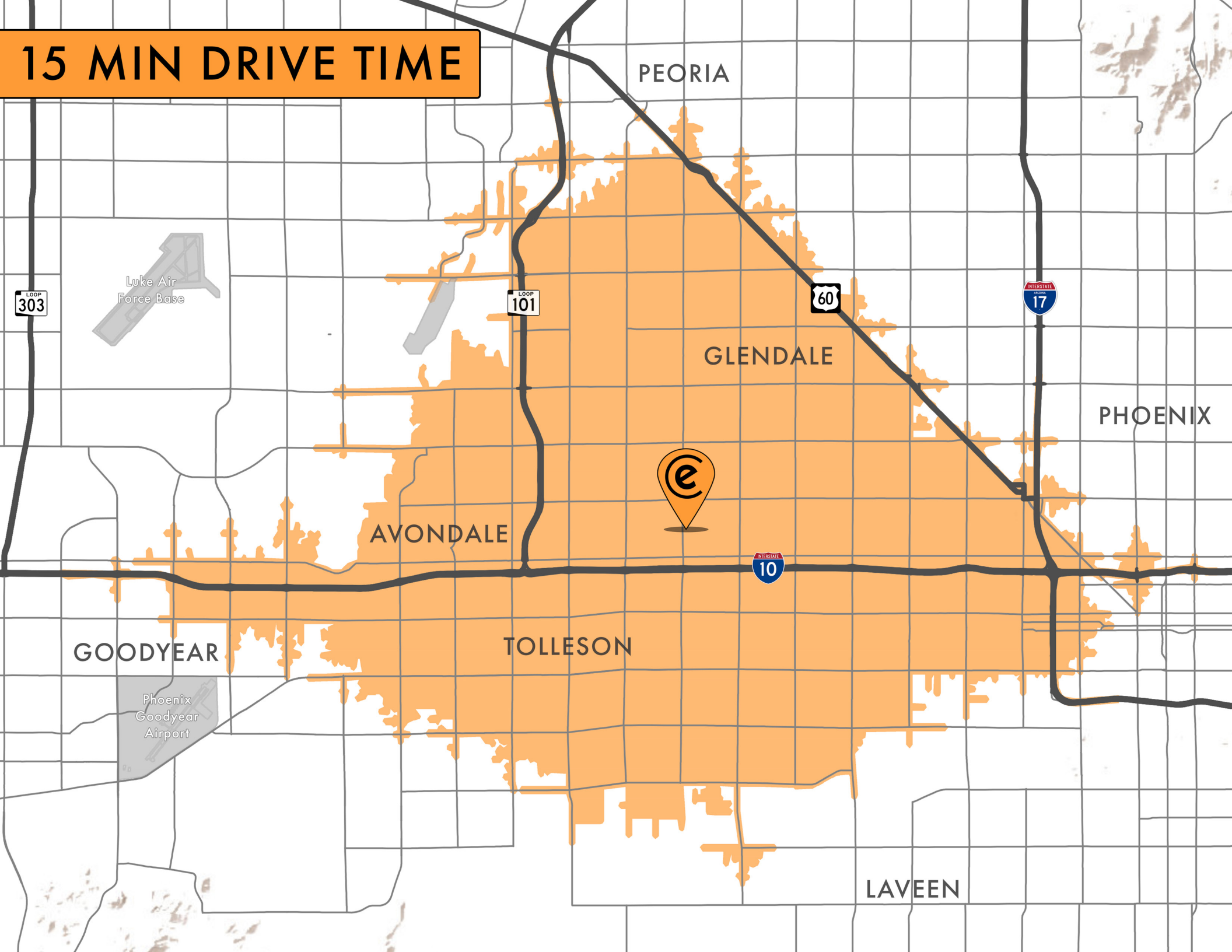
Families 0.97%

Owner HHs 0.76%

Median Household Income 0.54%



15 MIN DRIVE TIME



2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 15 Minutes



Population
457,074



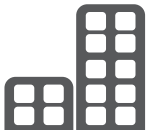
Median Age
27.5



Households
127,550



Average Household Income
\$51,158



Businesses
11,550



Daytime Employment
186,277

Projected Growth 2016-2021

Population 1.24%

Households 1.20%

Families 1.08%

Owner HHs 1.01%

Median Household Income 1.62%



Contact Information



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