

JOIN US!

ORgano's



HEARTLAND
DENTAL



the bar.



SHOPS AND FREESTANDING PAD AVAILABLE FOR LEASE

Shop Space

SWC

29TH AVE &
DOVE VALLEY RD

PHOENIX, AZ

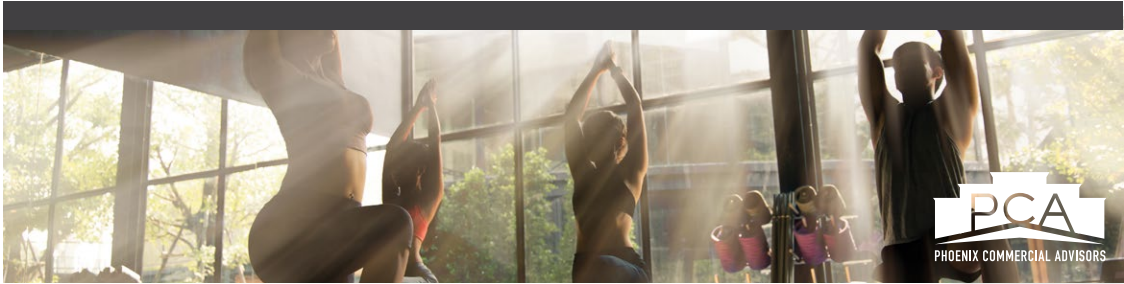


A THOMPSON THRIFT
DEVELOPMENT

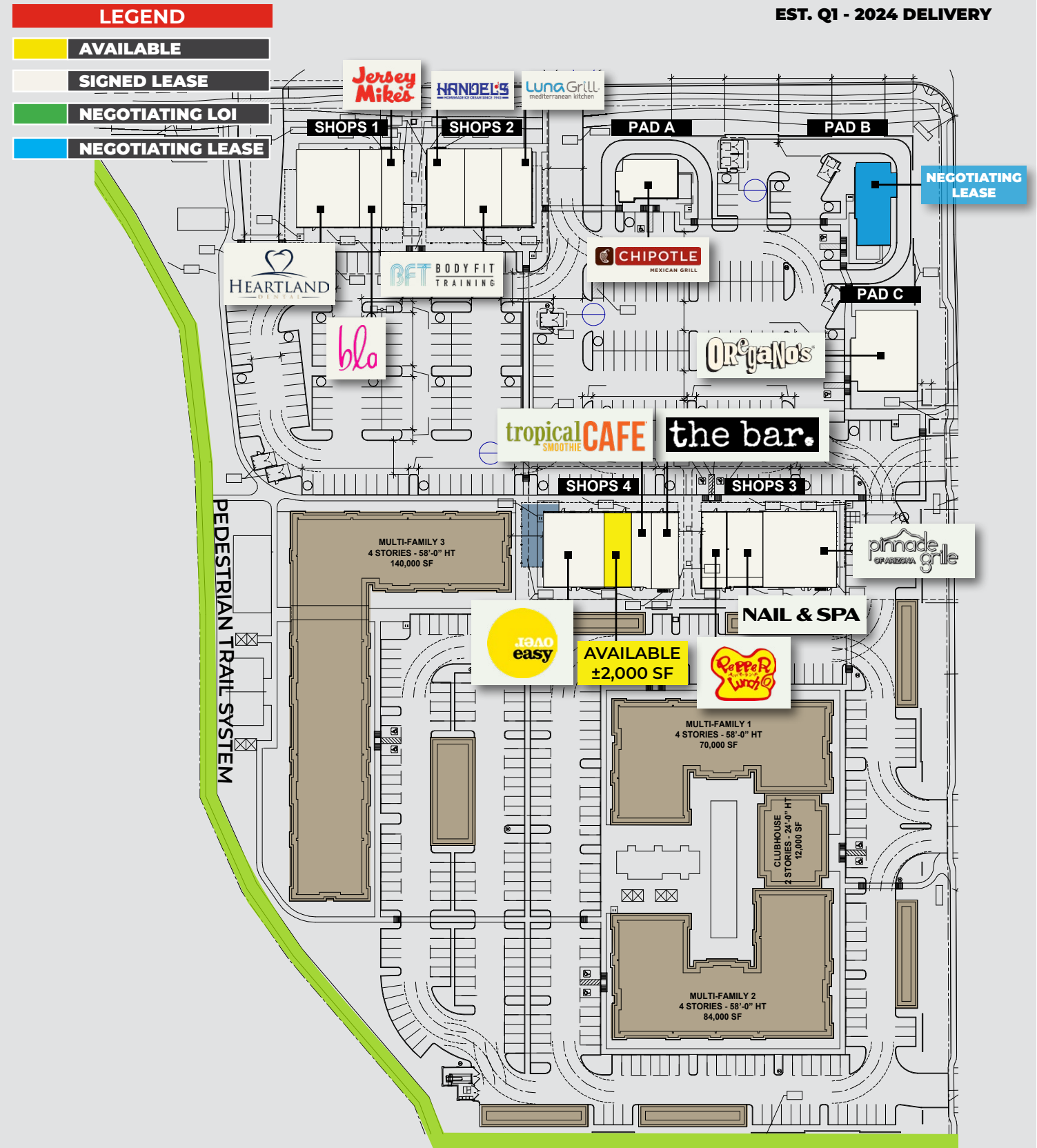
PCA
PHOENIX COMMERCIAL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SITE
PLAN



DEMO
GRAPHICS



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 2,000 employees in it's 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 \$123,000 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)

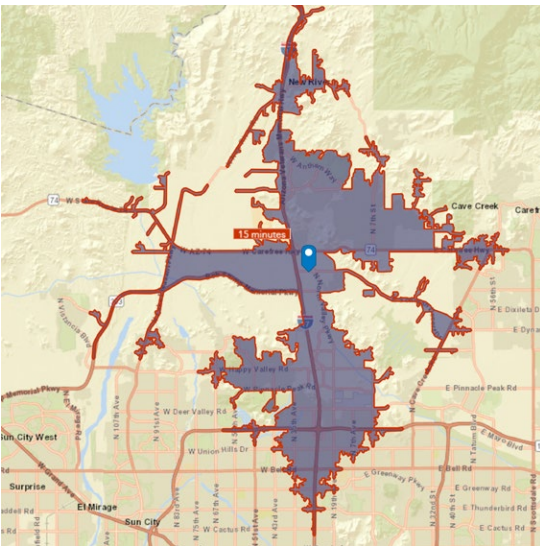
Traffic Counts

North Valley Pkwy & Dove Valley
N ±20,934 VPD S ±16,962 VPD (EB & WB)
E ±15,256 VPD W ±18,565 VPD (EB & WB)
INRIX 2023

I-17 & Dove Valley
N ±109,485 VPD S ±106,013 VPD (EB & WB)
INRIX 2023

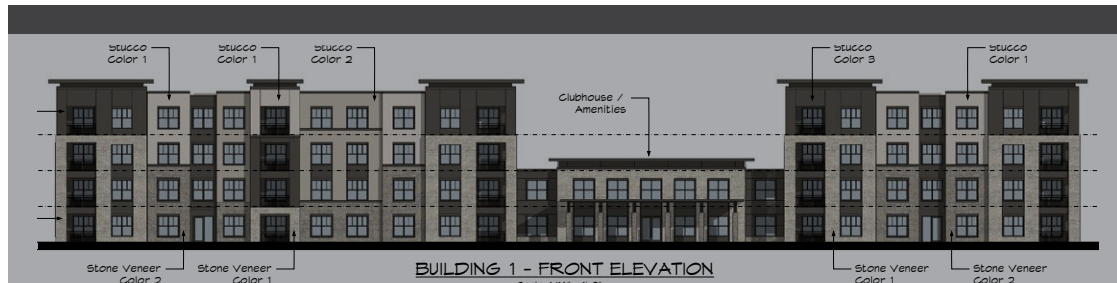
15 Minute Drive-Time

	Population	
	2024 Total Population	216,751
	2029 Total Population	226,436
	Households	
	2024 Households	56,808
	2029 Households	61,040
	Incomes	
	Average HH Income	\$175,251
	Median HH Income	\$129,512
	Daytime Population	
	2024 Total Daytime Population	222,166
	Workers	123,452
	Residents	98,714



*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.

RENDERING CONCEPTS



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RENDERING
CONCEPTS



DRONE
PERSPECTIVE



NORTH VALLEY
APARTMENTS
±560 UNITS
(PLANNED)

IN ESCROW

29TH AVE COMING SOON

FUTURE DEVELOPMENT

ALTA DOVE VALLEY
UNDER CONSTRUCTION
400 UNITS
MULTI-FAMILY
DEVELOPMENT

HONORHEALTH



FUTURE
EXPANSION
SITE

OAKDALE ON
DOVE VALLEY
±280 UNITS
PLANNED

DOVE VALLEY RD

DRONE
PERSPECTIVE

NORTH VALLEY
APARTMENTS
±560 UNITS
(PLANNED)

IN ESCROW

FUTURE DEVELOPMENT

29TH AVE COMING SOON

DOVE VALLEY RD

OAKDALE ON
DOVE VALLEY
±280 UNITS PLANNED













FUTURE EXPANSION SITE



DRONE
PERSPECTIVE

ALTA DOVE VALLEY
UNDER CONSTRUCTION
400 UNITS
MULTI-FAMILY
DEVELOPMENT

FUTURE DEVELOPMENT

29TH AVE COMING SOON

IN ESCROW

NORTH VALLEY
APARTMENTS
±560 UNITS
(PLANNED)



fray's
Marketplace

OAKDALE ON
DOVE VALLEY
±280 UNITS PLANNED

DOVE VALLEY RD













FUTURE EXPANSION SITE

MICRO
MAP



FUTURE CORP.
EXPANSION SITE

ACERO NORTH VALLEY
APARTMENTS
±300 UNITS

GREENLIGHT
APARTMENTS
159 UNITS

NORTH VALLEY
CHRISTIAN ACADEMY
EMPLOYEES/STUDENTS:
318

LA SOLANA
109 UNITS

ALTA DOVE VALLEY
IN-CONST 400-UNIT
MULTIFAMILY

SANSOL AT
SONORAN FOOTHILLS
±240 UNITS

FUTURE DEVELOPMENT
TBD ±20-ACRES



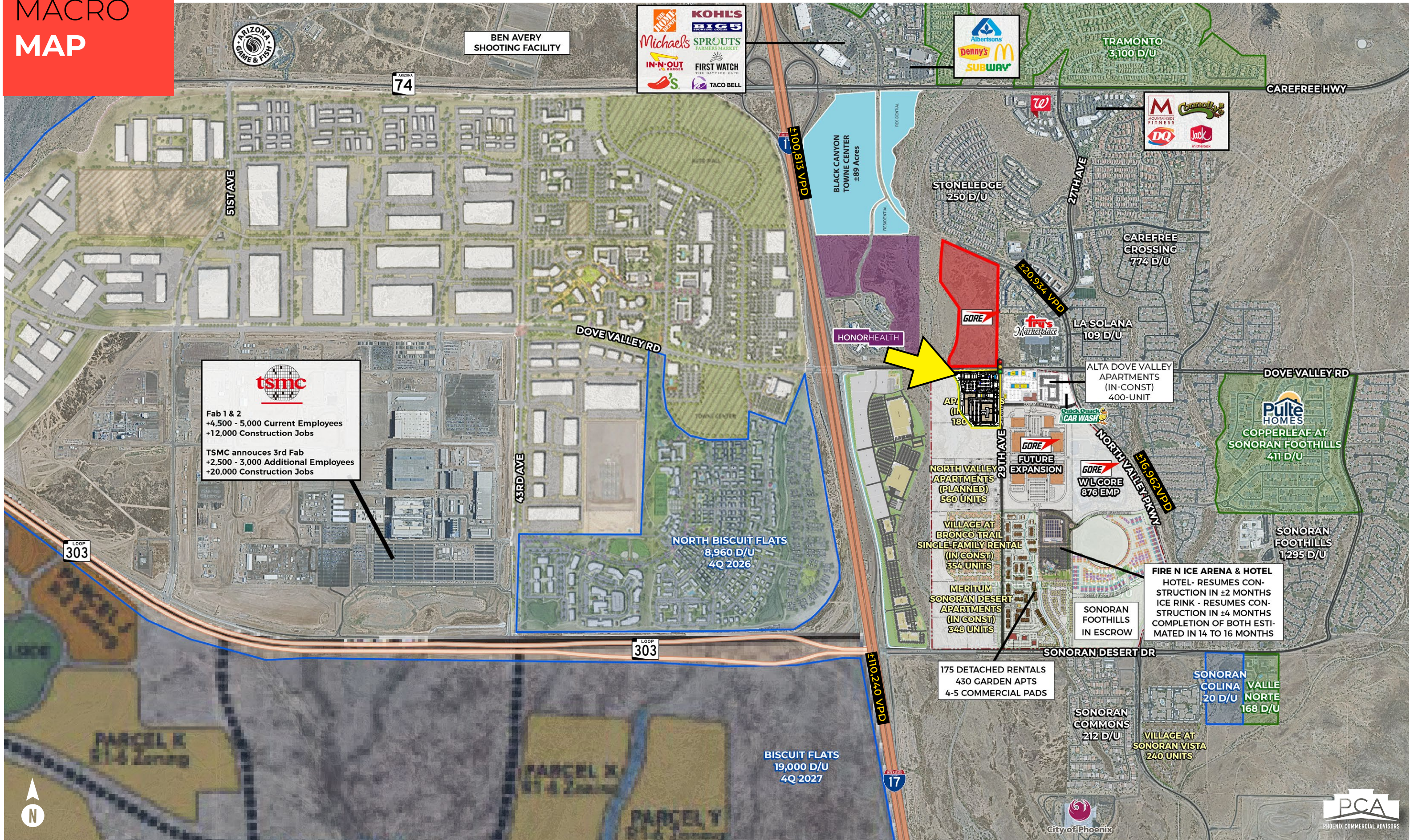
FUTURE CORP.
EXPANSION SITE

+20,934 VPD

±18,565 VPD

+16,962 VPD

MACRO
MAP



SWC OF
29TH AVE
& DOVE
VALLEY RD



EXCLUSIVELY
LISTED BY

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A THOMPSON THRIFT
DEVELOPMENT



PHOENIX COMMERCIAL ADVISORS

