



JOIN

SPROUTS
FARMERS MARKET

SHAKE  SHACK

CAVA

HAWAIIAN  BROS
— ISLAND GRILL —

& MORE!



**Final Pad for Available
for Ground Lease**

NEC
**99TH AVE &
MCDOWELL RD**
PHOENIX, AZ

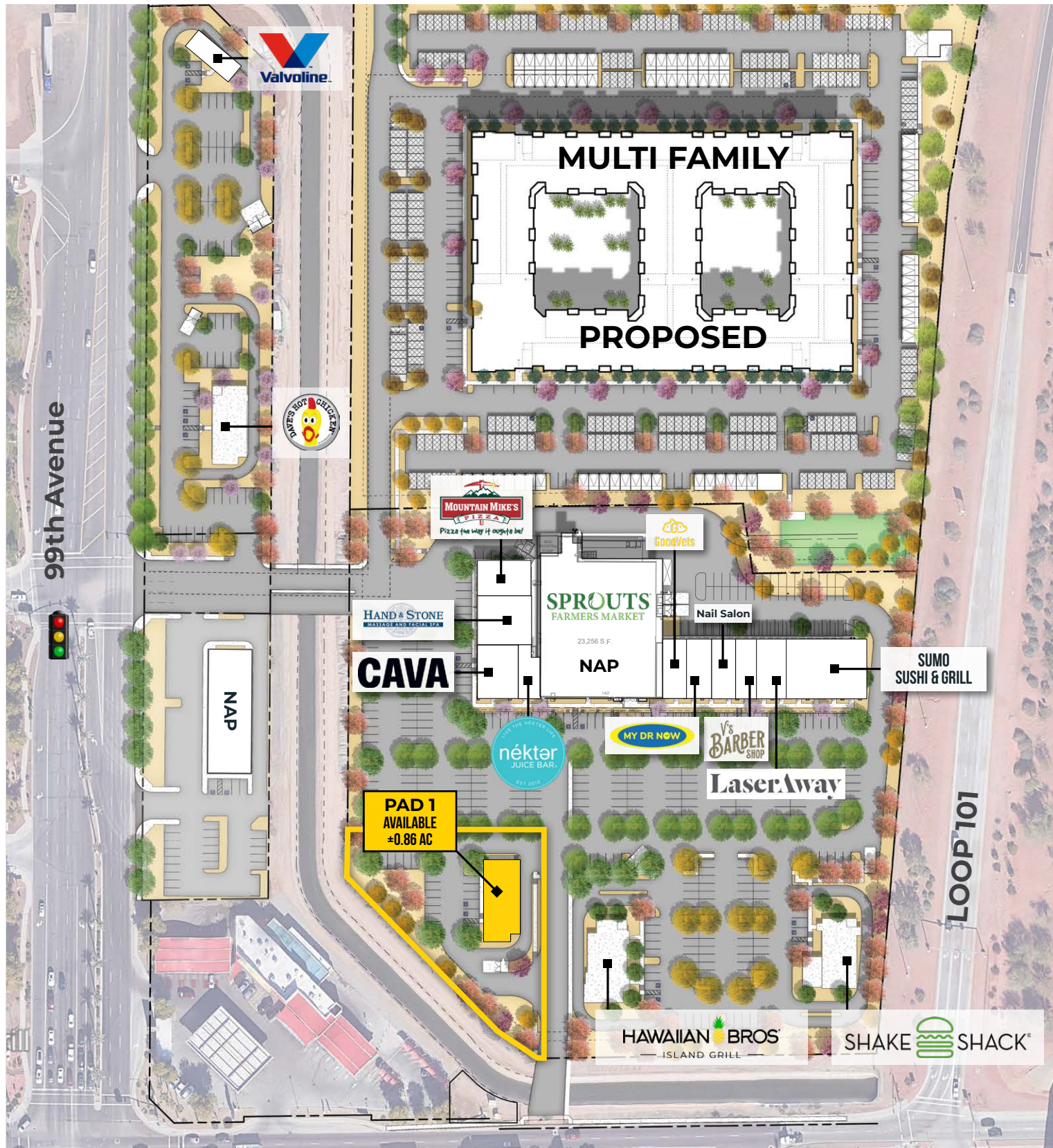
Developed by:
THOMPSON THRIFT



SITE PLAN



DEMO GRAPHICS



Property Highlights

- The site has easy access to both Interstate 10 and the Loop 101 Agua Fria Freeway
- Excellent visibility from 99th Avenue, McDowell Road, and the Loop 101 Freeway Across from a highly-trafficked and high-volume Costco
- Dense, well-established neighborhoods to the northeast and northwest
- Strong industrial employment south of Interstate 10
- Close proximity to Banner Estrella Medical Center with 952 employees.

15 Minute Drive-Time



Population

2021 Total Population	673,148
2026 Total Population	726,435



Households

2021 Households	206,952
2026 Households	222,985



Incomes

Average HH Income	\$72,661
Median HH Income	\$56,978



Daytime Population

2021 Total Daytime Population	586,186
Workers	218,365
Residents	367,821
Businesses	11,451

Traffic Counts

Loop 101

N/S ±164,747 VPD (NB & SB)

Interstate 10

E/W ±240,540 VPD (EB & WB)

99th Ave

N ±22,324 VPD (NB & SB)

S ±35,760 VPD (NB & SB)

McDowell Rd

E ±35,412 VPD (EB & WB)

W ±49,609 VPD (EB & WB)

ADOT 2022

Food Away From Home

649M

5 miles radius

83% higher than average

MICRO MAP



MACRO MAP



NEC OF
99TH AVE &
MCDOWELL



EXCLUSIVELY
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