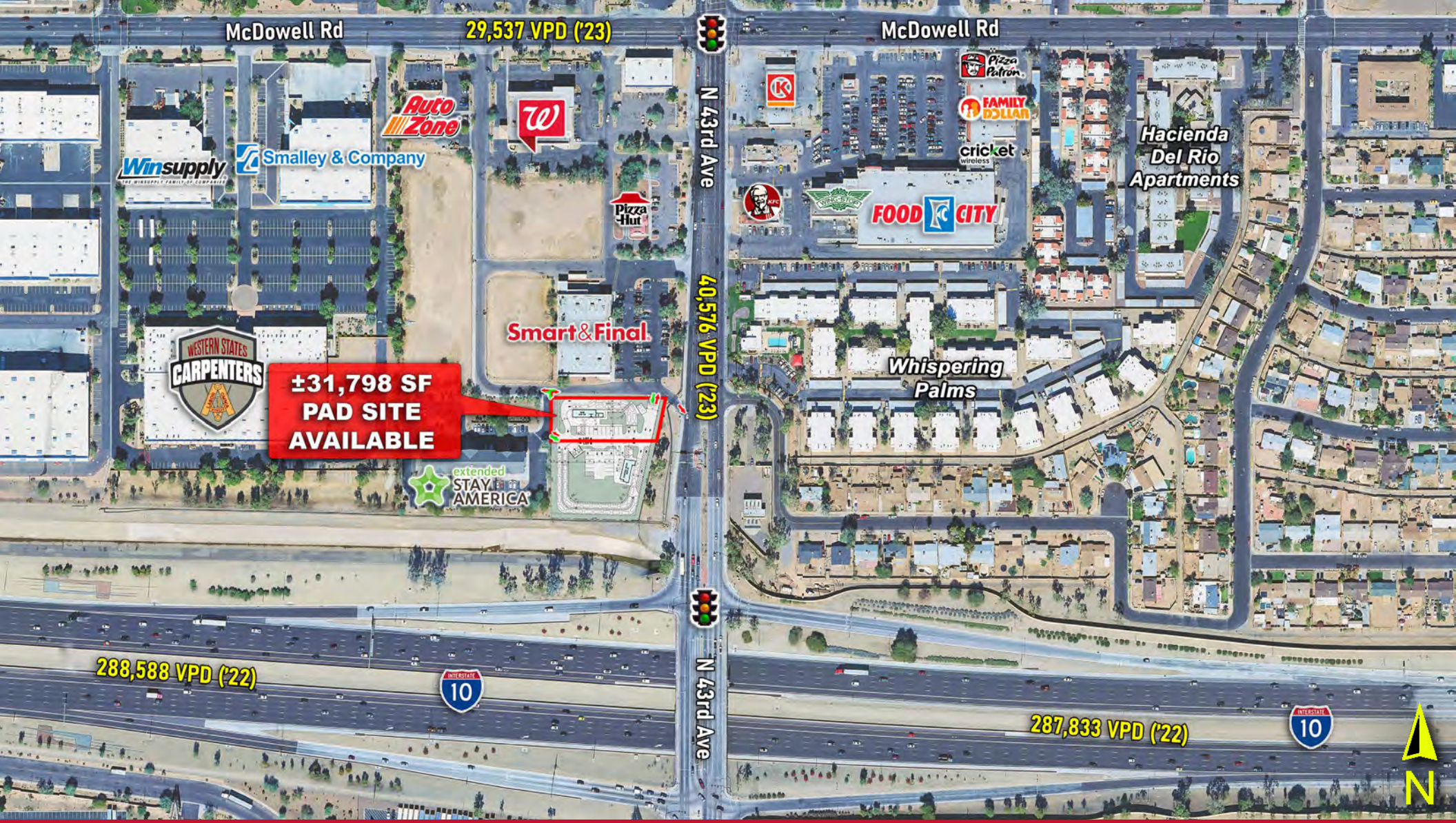

.73 ACRE PREMIER PAD OPPORTUNITY IN PHOENIX ARIZONA

NWC I-10 & N 43RD AVE | **PHOENIX, AZ**

GREG SALTZ
President
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Principal
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JENNIFER HILL
Vice President of Leasing and Sales
602.616.4477
jhill@gpsaz.com

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www.gpsaz.com

PROPERTY HIGHLIGHTS

- 31,798 SF (0.73 AC) PAD accessible from 43rd Ave. and McDowell Rd.
- Pad sits between Smart & Final and the I-10 Freeway, going-to-freeway (southbound) side of 43rd Ave, full diamond interchange.
- Nearby Cotenancy: Extended Stay Suites Hotel, Fry's Grocery, Food City, Walgreen's, Pizza Hut, KFC, Filiberto's, Arco, T-Mobile

2024 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **407,660**

DAYTIME POPULATION **506,282**

TRAFFIC COUNTS

INTERSTATE 10 **288,588 VPD**
(ADOT '22)

N 43RD AVENUE **40,576 VPD**
(ADOT '23)

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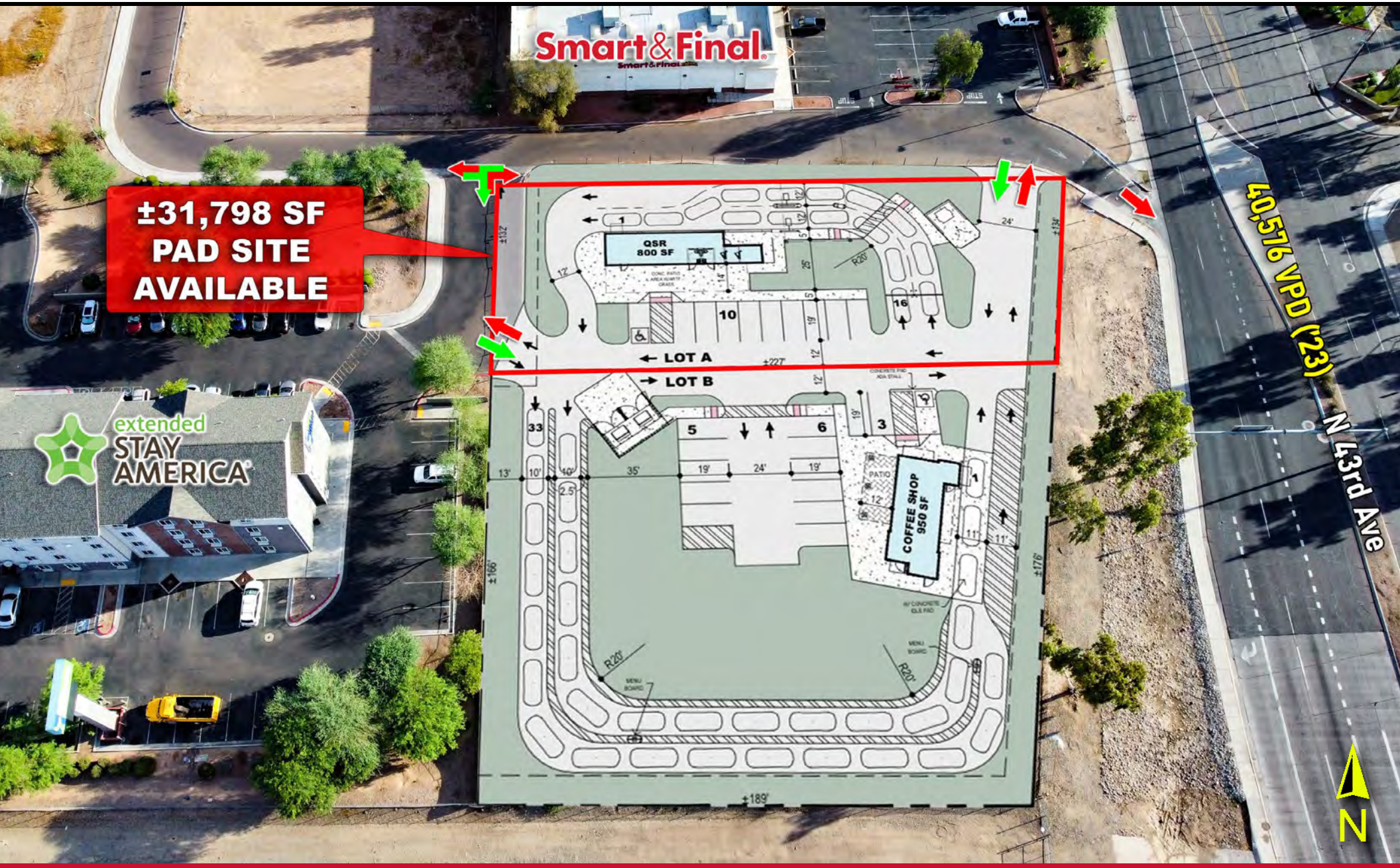
SITE PLAN



.73 ACRE PREMIER PAD OPPORTUNITY IN PHOENIX ARIZONA

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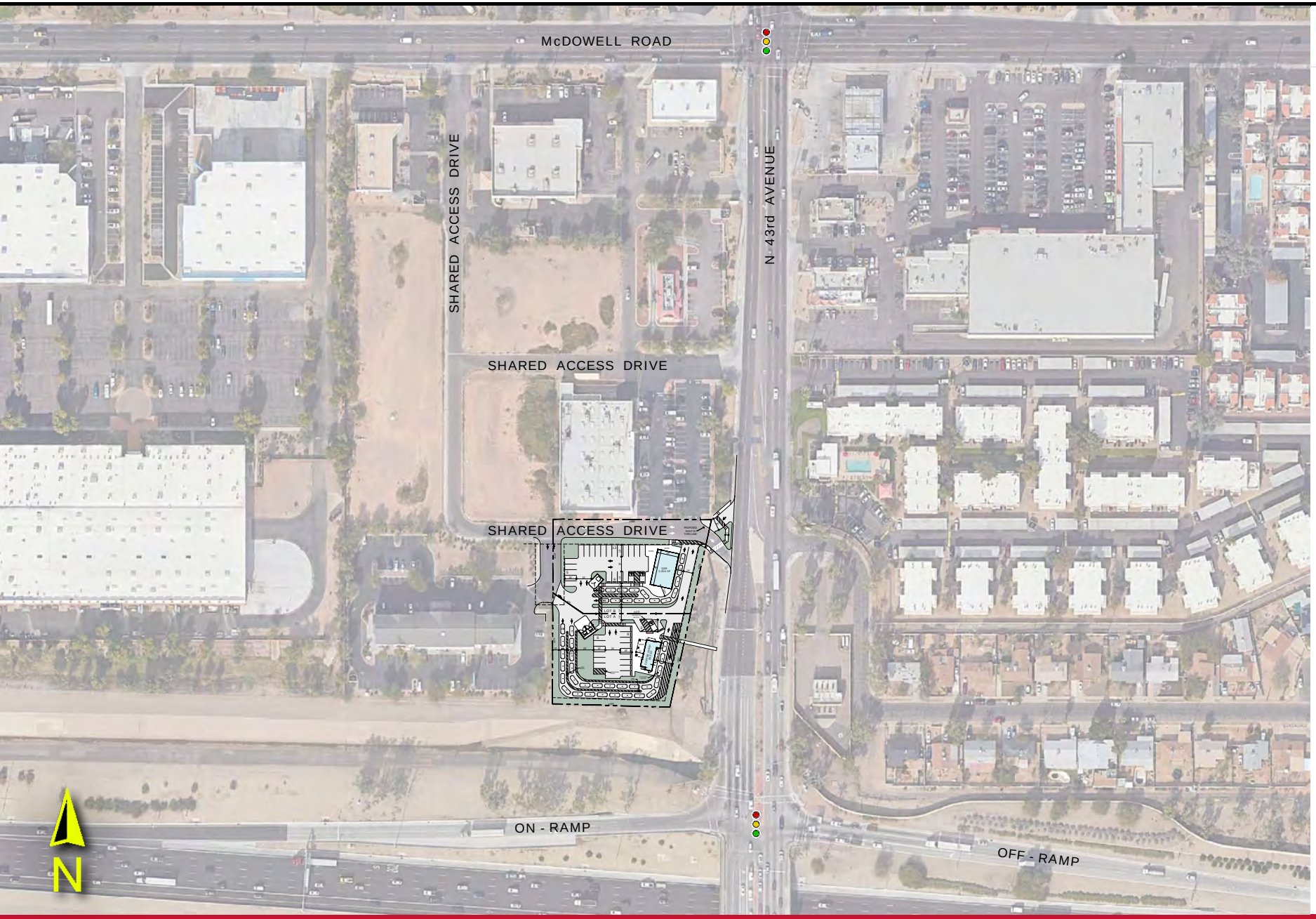
CONCEPT PLAN



DUTCH BROS Coffee

STORE NUMBER OR-xxxx

DEVELOPER

COLE VALLEY PARTNERS

COMPANY	COLE VALLEY PARTNERS
NAME	MITCHELL REYNOLDS
PHONE	918.934.0288

DESIGNER

CSP Commercial Site Plan

COMPANY	COMMERCIAL SITE PLAN, LLC
NAME	BARRY HANSEN, LEED AP
PHONE	843.475.4900

SITE DATA

LOT A

LOT AREA	±0.81 AC
BUILDING	2,000 SF
PARKING	23 SPACES
RATIO	11.5 / 1,000

LOT B

LOT AREA	±0.73 AC
BUILDING	950 SF
PARKING	18 SPACES
RATIO	18.9 / 1,000

TOTALS

LOT AREA	±1.54 AC
BUILDING	1,950 SF
PARKING	41 SPACES
RATIO	21.0 /1,000

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

0 75' 150' NORTH

SCALE: 1" = 150'

PHOENIX, ARIZONA

N 43RD AVENUE AND I-10

PROPOSED OVERALL SITE PLAN

.73 ACRE PREMIER PAD OPPORTUNITY IN PHOENIX ARIZONA

NWC I-10 & N 43RD AVE | **PHOENIX, AZ**

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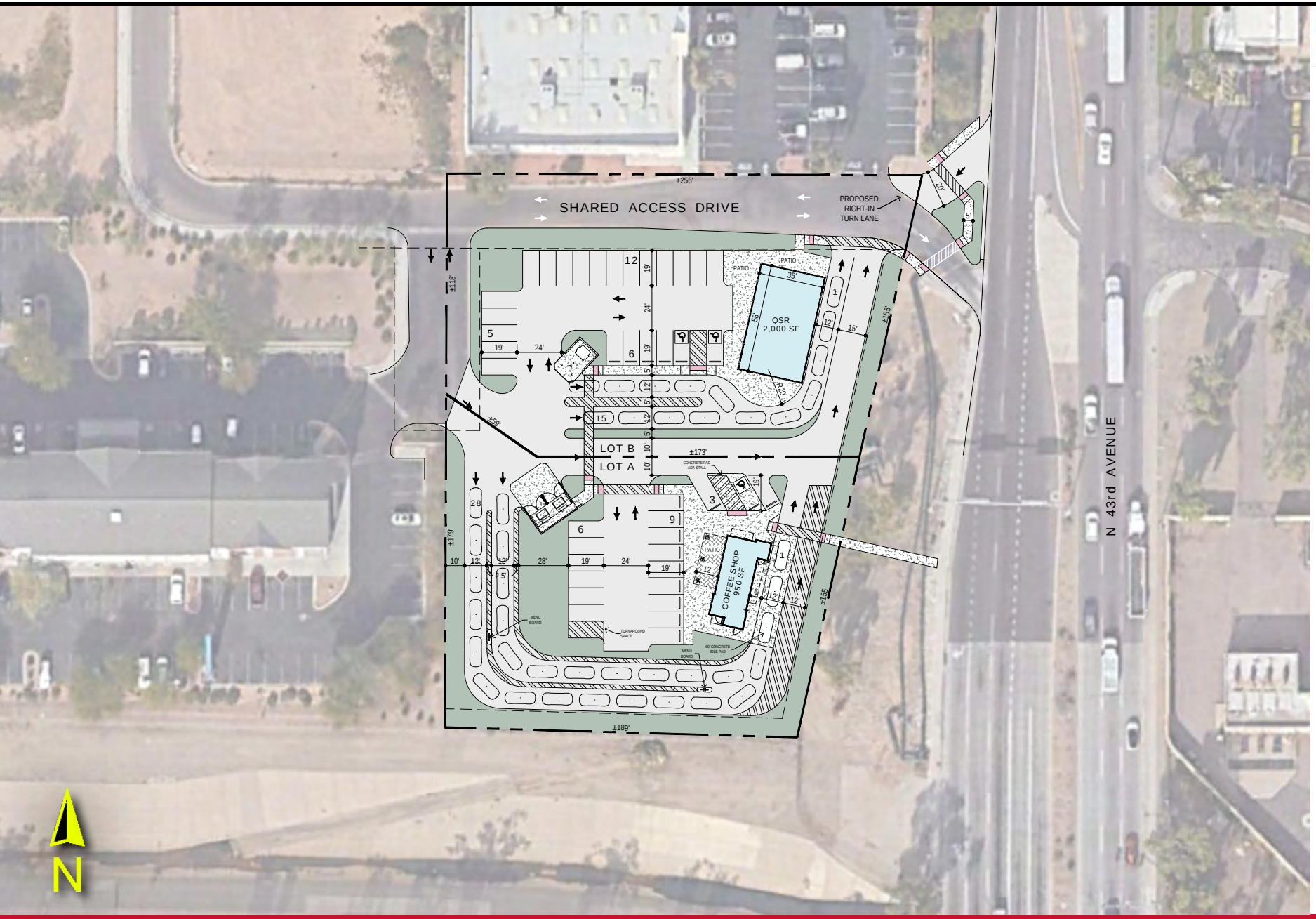
CONCEPT PLAN



DUTCH BROS COFFEE

STORE NUMBER OR-xxxx

DEVELOPER

COLE VALLEY PARTNERS

COMPANY	COLE VALLEY PARTNERS
NAME	MITCHELL REYNOLDS
PHONE	918.934.0288

DESIGNER

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ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

0 25' 50'

NORTH

SCALE: 1" = 50'

PHOENIX, ARIZONA

N 43rd AVENUE AND I-10

PROPOSED SITE PLAN

.73 ACRE PREMIER PAD OPPORTUNITY IN PHOENIX ARIZONA

NWC I-10 & N 43RD AVE | **PHOENIX, AZ**

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DRONE VIEW

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DRONE VIEW

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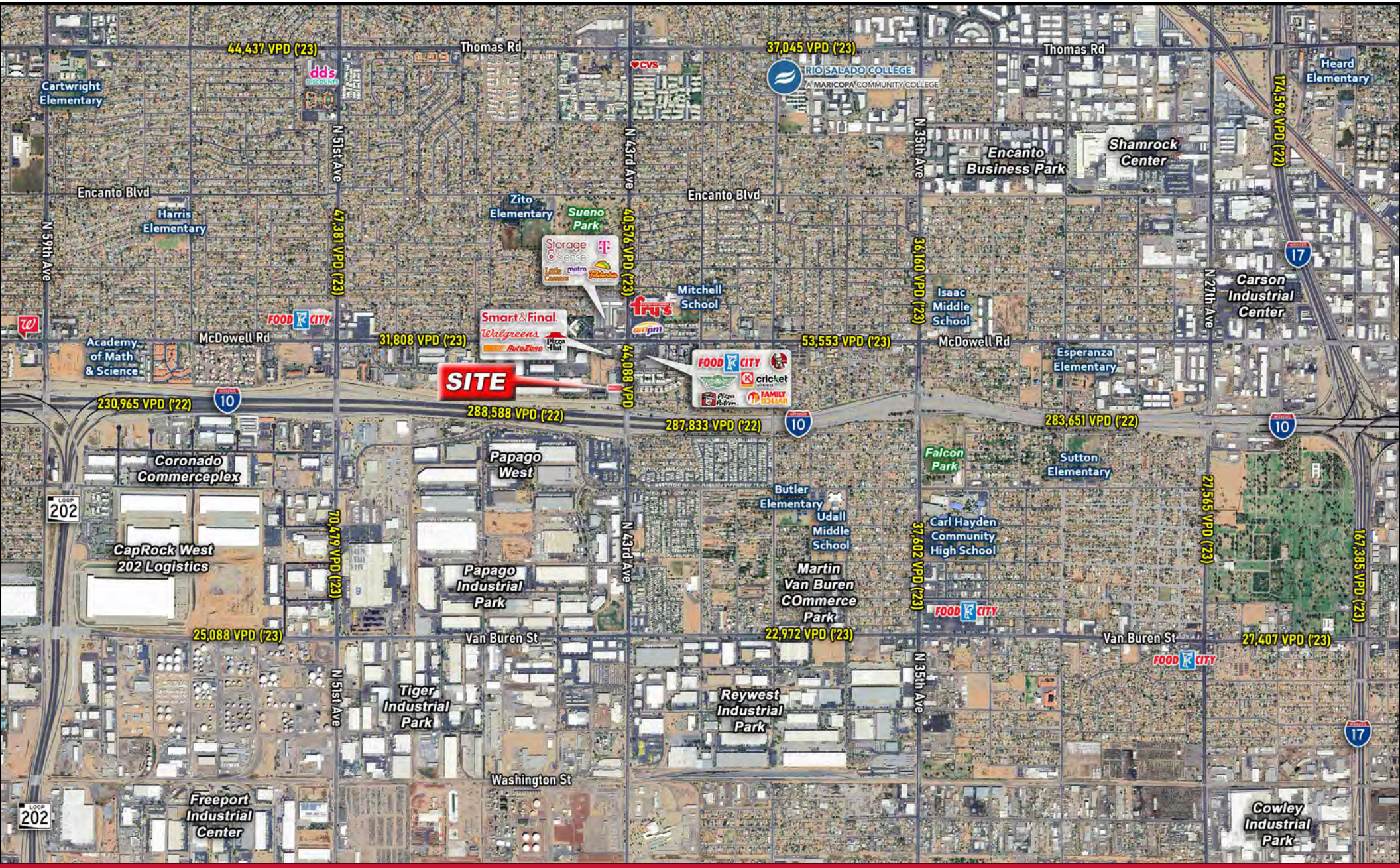
RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
2024 Total Population	22,640	129,879	407,660
Daytime Population	21,805	154,465	506,282

	1 MILE	3 MILE	5 MILE
Average HH Income	$62,929	$71,281	$77,524
Median HH Income	$45,984	$55,578	$57,391

	1 MILE	3 MILE	5 MILE
Daytime Employees	8,550	81,907	285,090
Daytime Residents	13,225	72,558	221,192

	1 MILE	3 MILE	5 MILE
2024 Households	6,802	37,210	128,203
2029 Households	6,849	37,631	136,557

	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	44.9%	48.4%	43.3%
Renter Occupied Housing	50.1%	45.1%	49.1%

	1 MILE	3 MILE	5 MILE
2024 Median Age	30.8	30.0	30.6
2029 Median Age	31.2	30.7	31.2

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