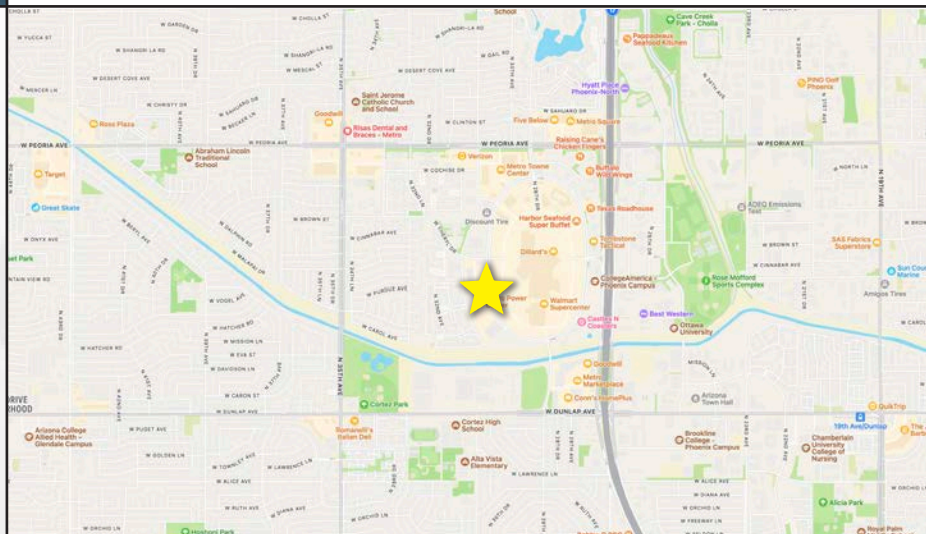


# METRO PAVILION



PROPERTY ADDRESS:	9602-9802 North Metro Parkway Phoenix, AZ 85051
AVAILABLE SPACE:	3,600 - 12,192 SF
LEASE RATE:	\$15.00 PSF
BUILDING SIZE:	112,635 SF
YEAR BUILT:	1990
ZONING:	C-2, Phoenix
PARKING RATIO:	5.00/1,000 SF (380 Spaces)
CROSS STREETS:	Interstate 17 & Dunlap Avenue
TRAFFIC COUNT:	232,706 VPD (I-17 & Dunlap Ave)

- Adjacent to Metrocenter Mall which is being Redeveloped into a Large Mixed-use Property and New Peripheral Retail Development Attracting Traffic to Area
- Dense Population: 169,000 People in a Three-mile Radius and Over 68,000 Employees
- Easy Access from Interstate 17
- Metro Light Rail Expected to Open its Extension to Metrocenter in 2023
- Excellent Retail Frontage and Signage along Metro Parkway
- Metro Transit Center Directly Across Metro Parkway



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INVESTMENT REAL ESTATE

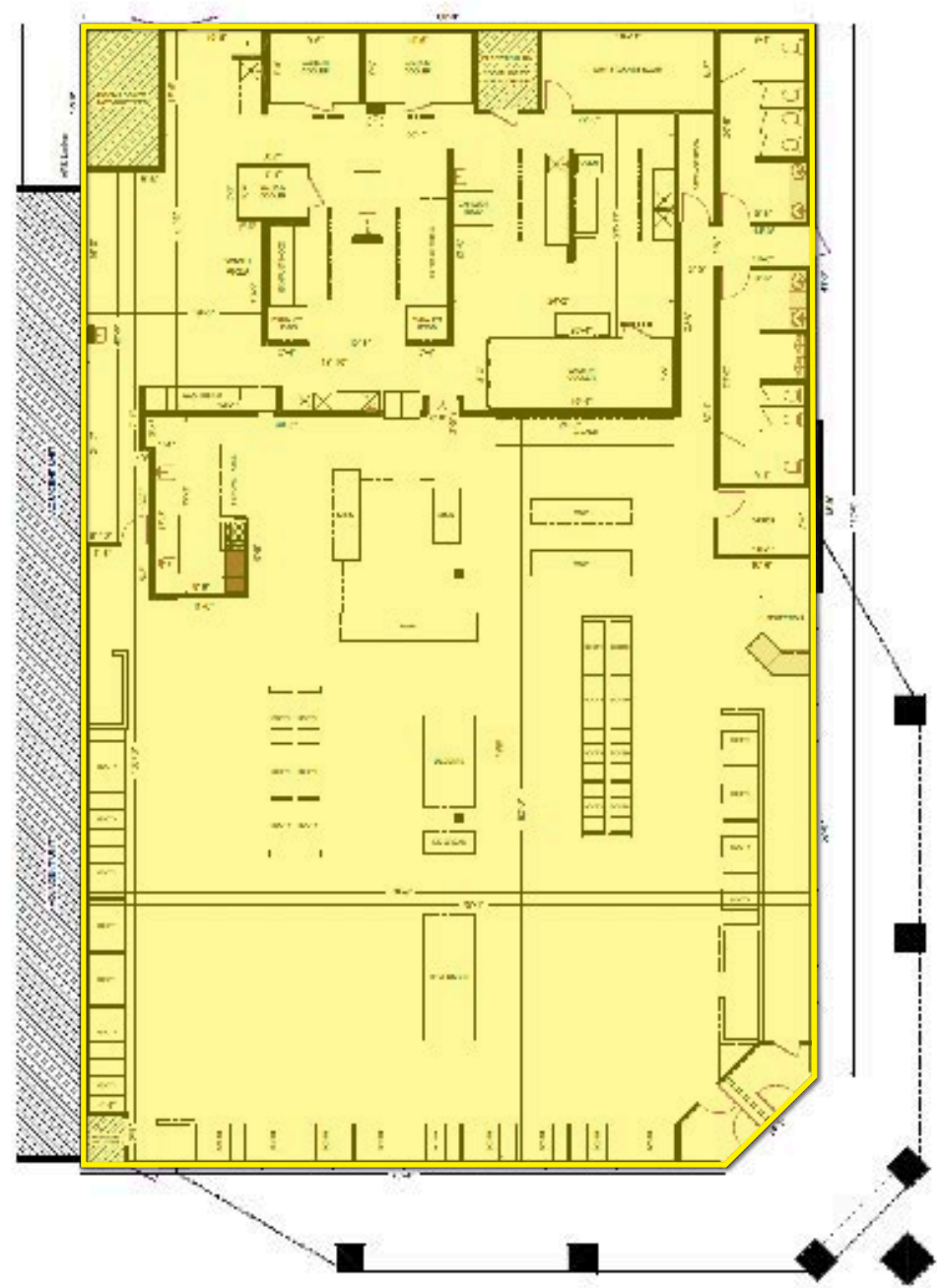


# Site Plan & Tenant Roster | Page 2

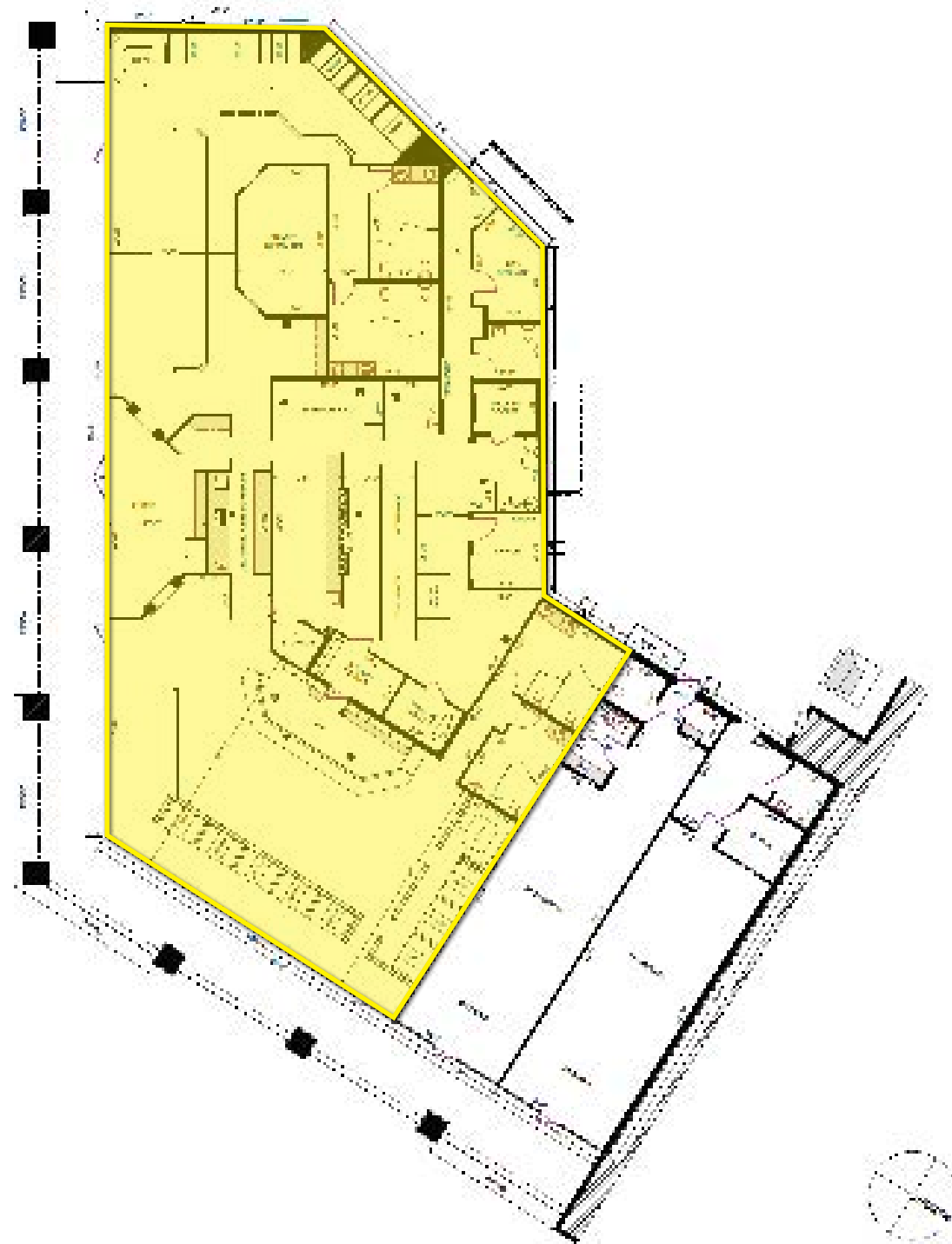
TENANT	SUITE	SIZE (SF)
<b>AVAILABLE</b>	<b>3</b>	<b>10,000</b>
<b>AVAILABLE</b>	<b>A1</b>	<b>6,974</b>
Wig Store	A3	1,015
Metro District	A4	1,015
<b>AVAILABLE</b>	<b>B1</b>	<b>3,600</b>
3D Nails	B2	889
Mi Pueblo Mexican Restaurant	B3	3,000
Adelante Healthcare	119	40,166
Peter Piper Pizza	130	12,236
<b>AVAILABLE</b>	<b>135</b>	<b>12,192</b>
<b>AVAILABLE</b>	<b>139</b>	<b>7,500</b>
Advanced Pain Management	141-142	3,600
ThrivePoint High School	147	8,513



UNIT 3  
10,000 SF

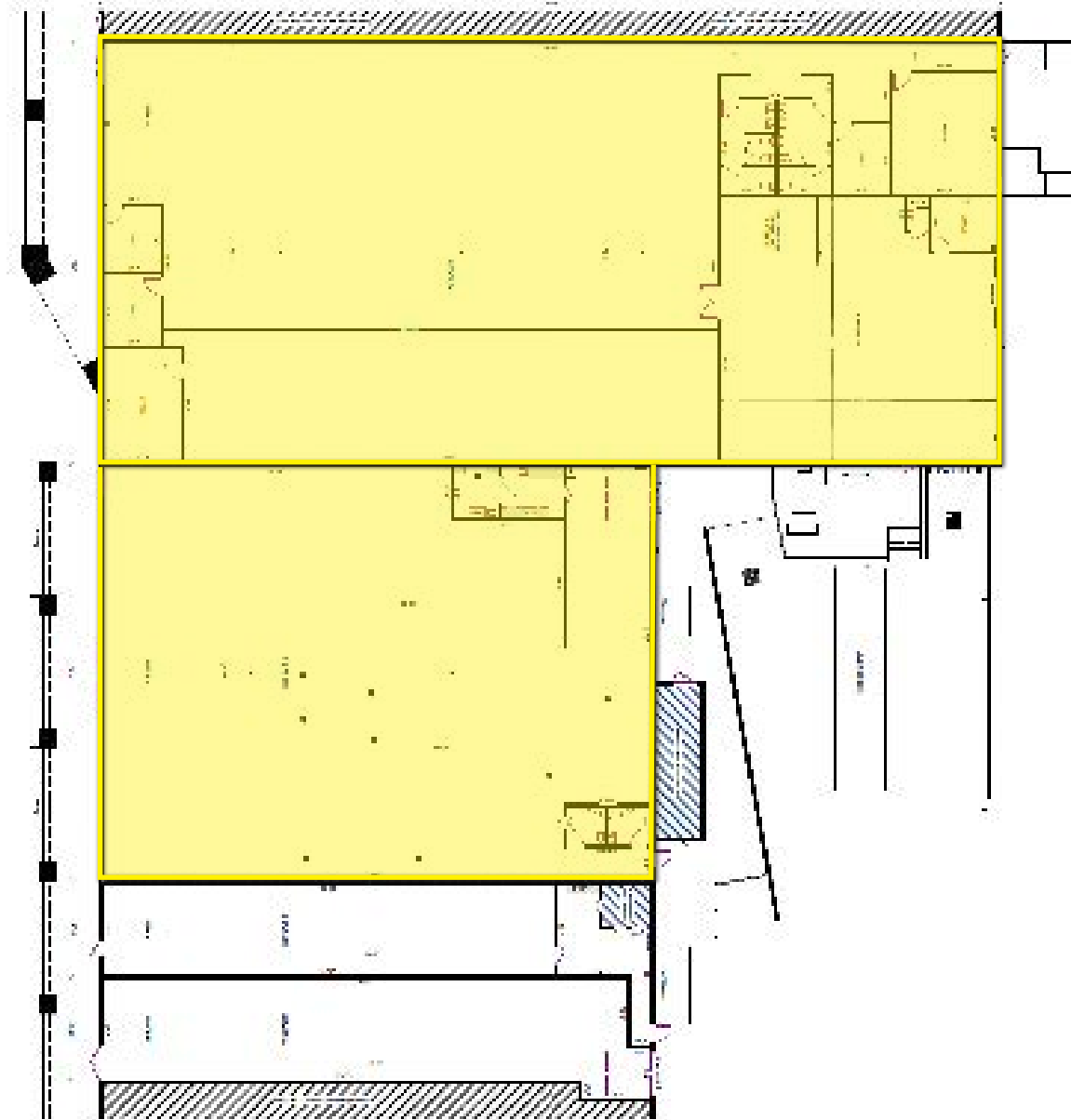


## UNIT A1 6,974 SF



**UNIT 135**  
12,192 SF

**UNIT 139**  
7,500 SF







Moon Valley High School  
1,422 Students

TARGET  
Starbucks Coffee  
Jack in the box  
ROSS  
DRESS FOR LESS

Chick-fil-A  
SmashBURGER  
menchie's  
frozen yogurt  
MOD PIZZA  
Starbucks Coffee

PET SMART  
ROSS  
DRESS FOR LESS  
Red Robin  
Panera  
BREAD  
crumbl  
cookies  
FEI WEI

Burlington  
petco  
DOLLAR TREE  
Staples  
IN-N-OUT  
BURGER  
Michaels  
Where Creativity Happens

43rd Avenue

Fry's  
SAIAD  
AND GO  
planet fitness  
eegee's  
CVS  
pharmacy  
TACO BELL  
ARCO  
Domino's  
McDonald's  
99c only  
STORES

METRO PAVILION

ROSE  
MOFFORD  
SPORTS  
COMPLEX

BARNES  
& NOBLE  
Olive Garden  
TEXAS  
ROADHOUSE  
LONGHORN  
STEAKHOUSE  
Hooters  
Canoe's  
Buffalo Wild Wings

Dunlap Avenue

199,589 VPD

ARIZONA COLLEGE

Cortez High School  
1,235 Students

NORTHWEST VALLEY  
METRO EXTENSION  
PHASE II

METRO CENTER  
\$750 Million Mixed-Use  
Redevelopment



WAL-MART  
SUPERCENTER  
RED LOBSTER  
FRESH FISH - LIVE LOBSTER  
Culver's  
chili's  
Jason's deli

Fry's

VASA  
FITNESS  
Jack in the box  
STREETS  
OF New York

Northern Avenue

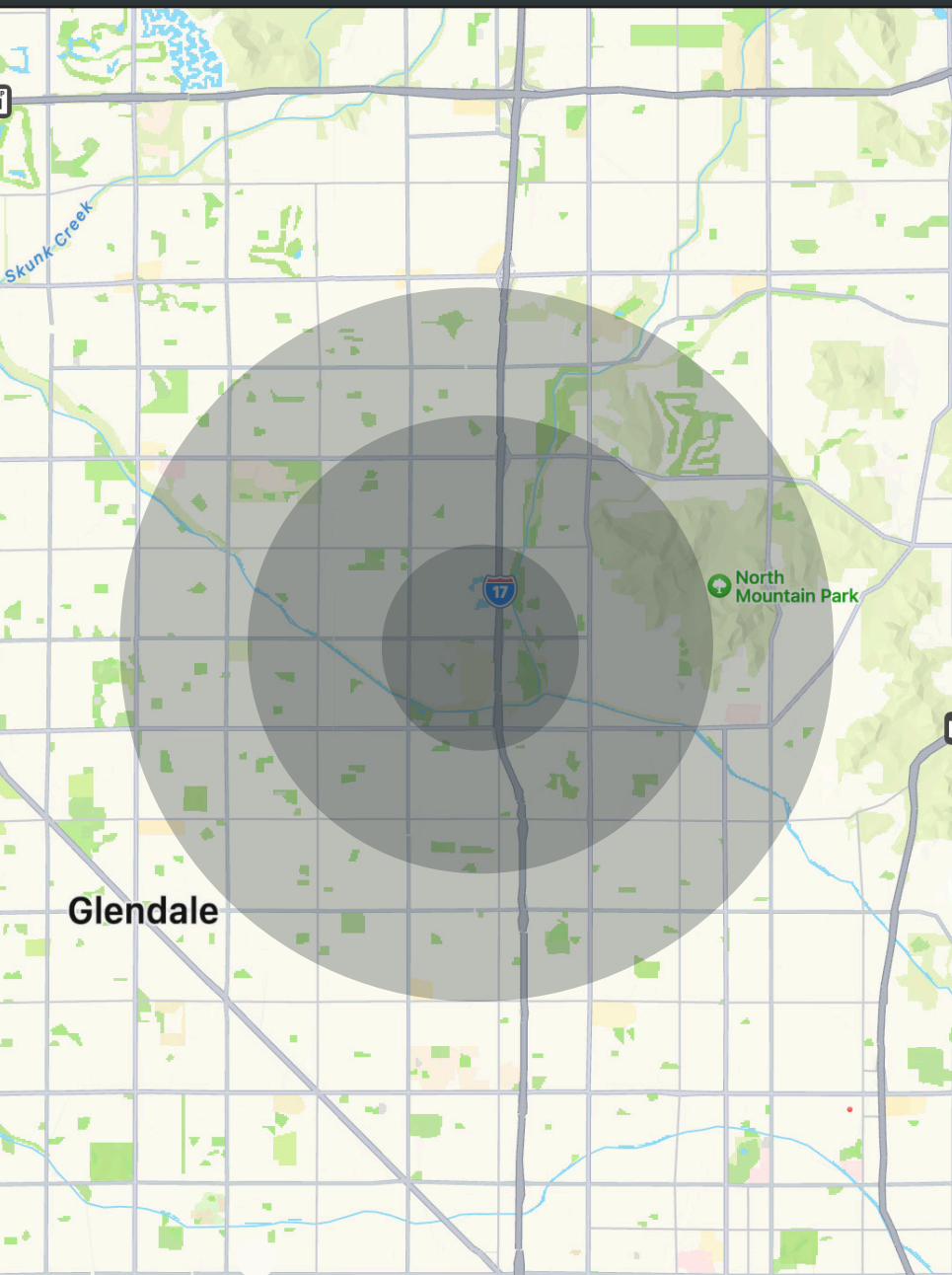
INTERSTATE  
ARIZONA  
17

METRO









**598,404**

5-mile Daytime Population



**\$74,555**

5-mile Average Household Income



**16,178+**

Businesses in the Area

2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
<b>DAYTIME POPULATION:</b>	29,766	239,563	<b>598,404</b>
<b>POPULATION:</b>	17,103	177,699	449,691
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$57,729	\$67,177	<b>\$74,555</b>
<b>AVERAGE HOUSEHOLD SIZE:</b>	2.6	2.6	2.6
<b>MEDIAN AGE:</b>	<b>33.7</b>	35.1	35.5
<b>TOTAL HOUSEHOLDS:</b>	6,519	66,838	167,463
<b>TOTAL BUSINESSES:</b>	1,079	6,176	16,178

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