



UNDER NEW OWNERSHIP



# METRO CENTER PKWY & CHERYL DR

Phoenix, AZ





# property summary

<b>AVAILABLE</b>	1,015 SF / 3,974 SF / 3,600SF (Full Built Restaurant with Full Kitchen/ 7,500 SF / 10,000 SF / 12,192 SF	<b>PRICING</b>	Call for rate
<b>LOCATION</b>	N. Metro Parkway & W. Cheryl Dr	<b>ZONING</b>	C-2, Phoenix

## PROPERTY HIGHLIGHTS

- » 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 Metro Center in 2023.
- » Excellent retail frontage and signage along Metro Parkway.
- » Metro transit center directly across Metro Parkway.



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**METRO PAVILION**  
METRO CENTER PKWY & CHERYL DR

**PCA**  
PHOENIX COMMERCIAL ADVISORS

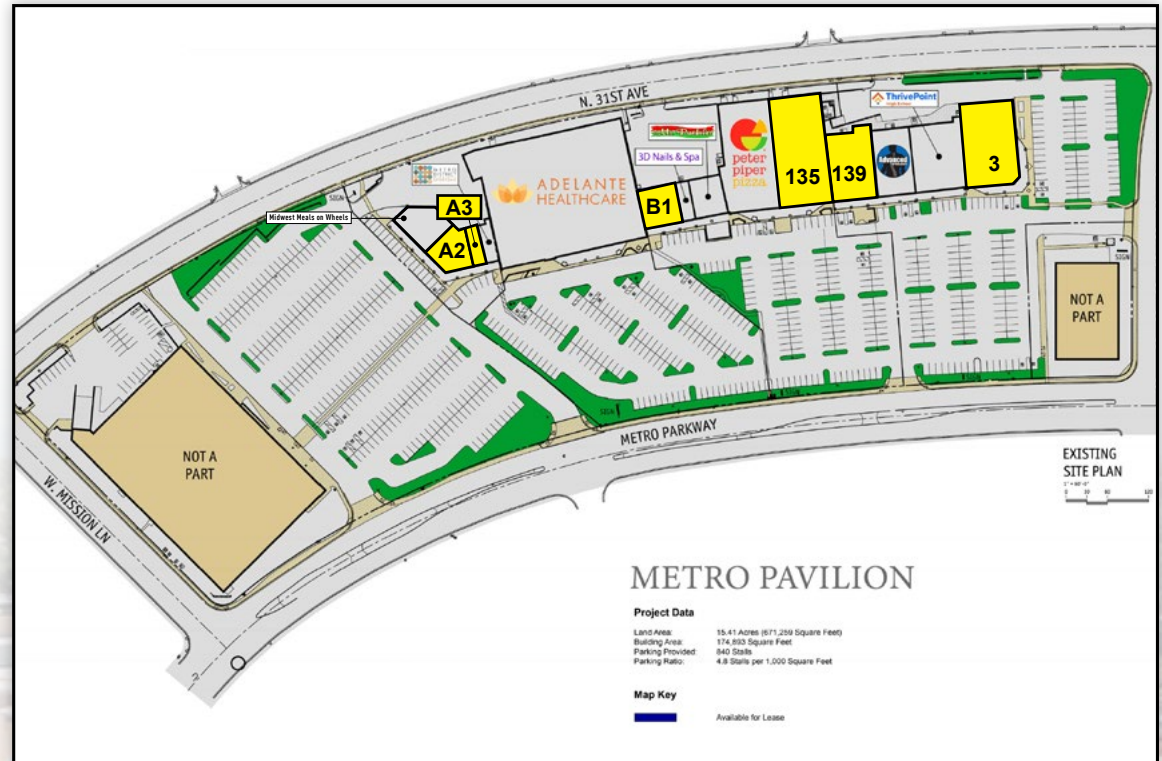
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# site plan

TENANT	SUITE	SIZE (SF)
AVAILABLE	3	10,000
Midwest Meals on Wheels	A1	±3,000
AVAILABLE	A2	3,974
AVAILABLE	A3	1,015
Metro District	A4	1,015
AVAILABLE (Restaurant with Full Kitchen)	B1	3,600
3D Nails	B2	889
Mi Pueblo Mexican Resaurant	B3	3,000
Adelante Healthcare	119	40,166
Peter Piper Pizza	130	12,236
AVAILABLE	135	12,192
AVAILABLE	139	7,500
Advanced Pain Management	141-142	3,600
ThrivePoint High School	147	8,513



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# site plan suite 135 & 139



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# site plan suite 3



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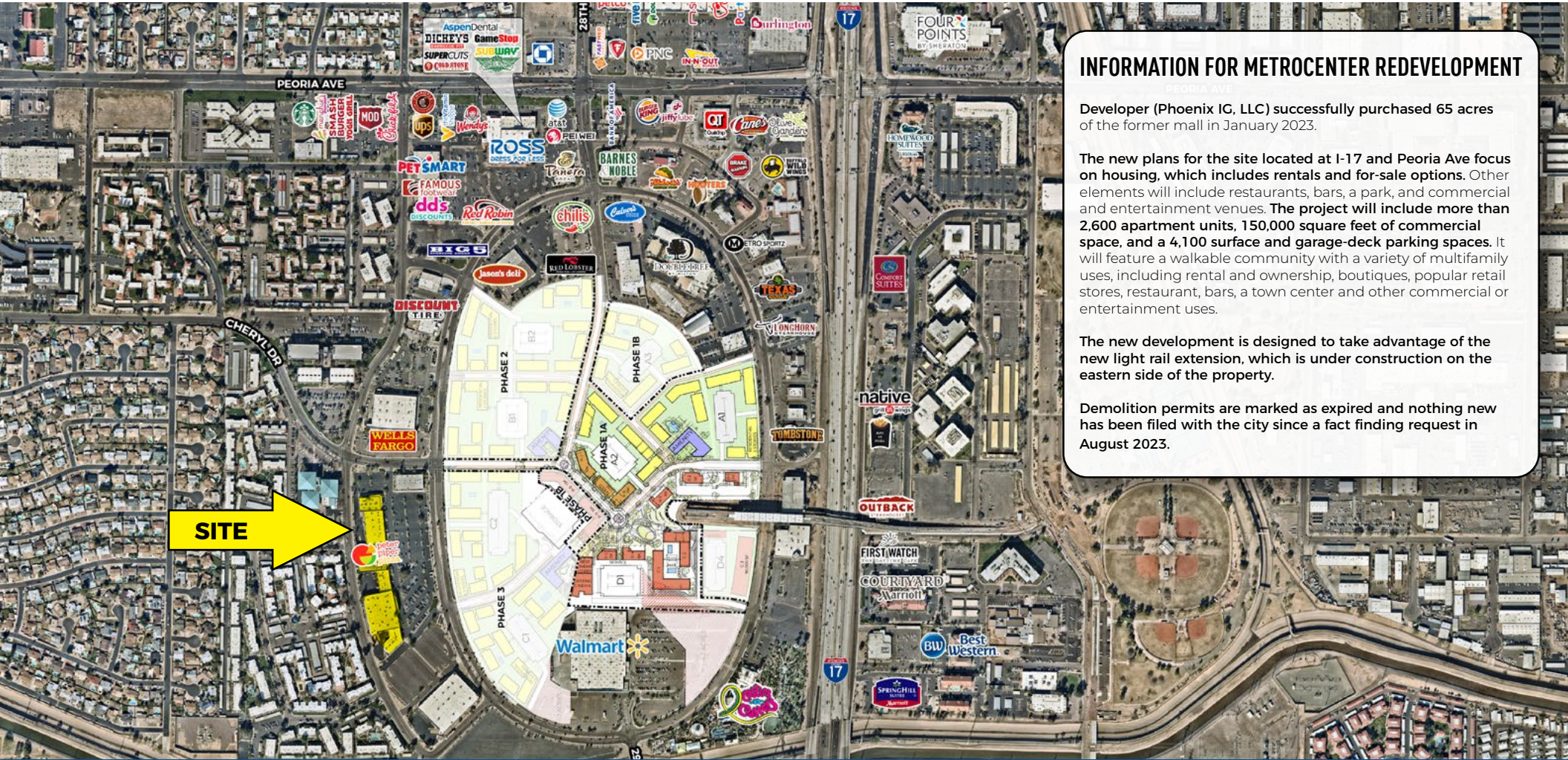
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# aerial metro center



## INFORMATION FOR METROCENTER REDEVELOPMENT

Developer (Phoenix IC, LLC) successfully purchased 65 acres of the former mall in January 2023.

The new plans for the site located at I-17 and Peoria Ave focus on housing, which includes rentals and for-sale options. Other elements will include restaurants, bars, a park, and commercial and entertainment venues. The project will include more than 2,600 apartment units, 150,000 square feet of commercial space, and a 4,100 surface and garage-deck parking spaces. It will feature a walkable community with a variety of multifamily uses, including rental and ownership, boutiques, popular retail stores, restaurant, bars, a town center and other commercial or entertainment uses.

The new development is designed to take advantage of the new light rail extension, which is under construction on the eastern side of the property.

Demolition permits are marked as expired and nothing new has been filed with the city since a fact finding request in August 2023.

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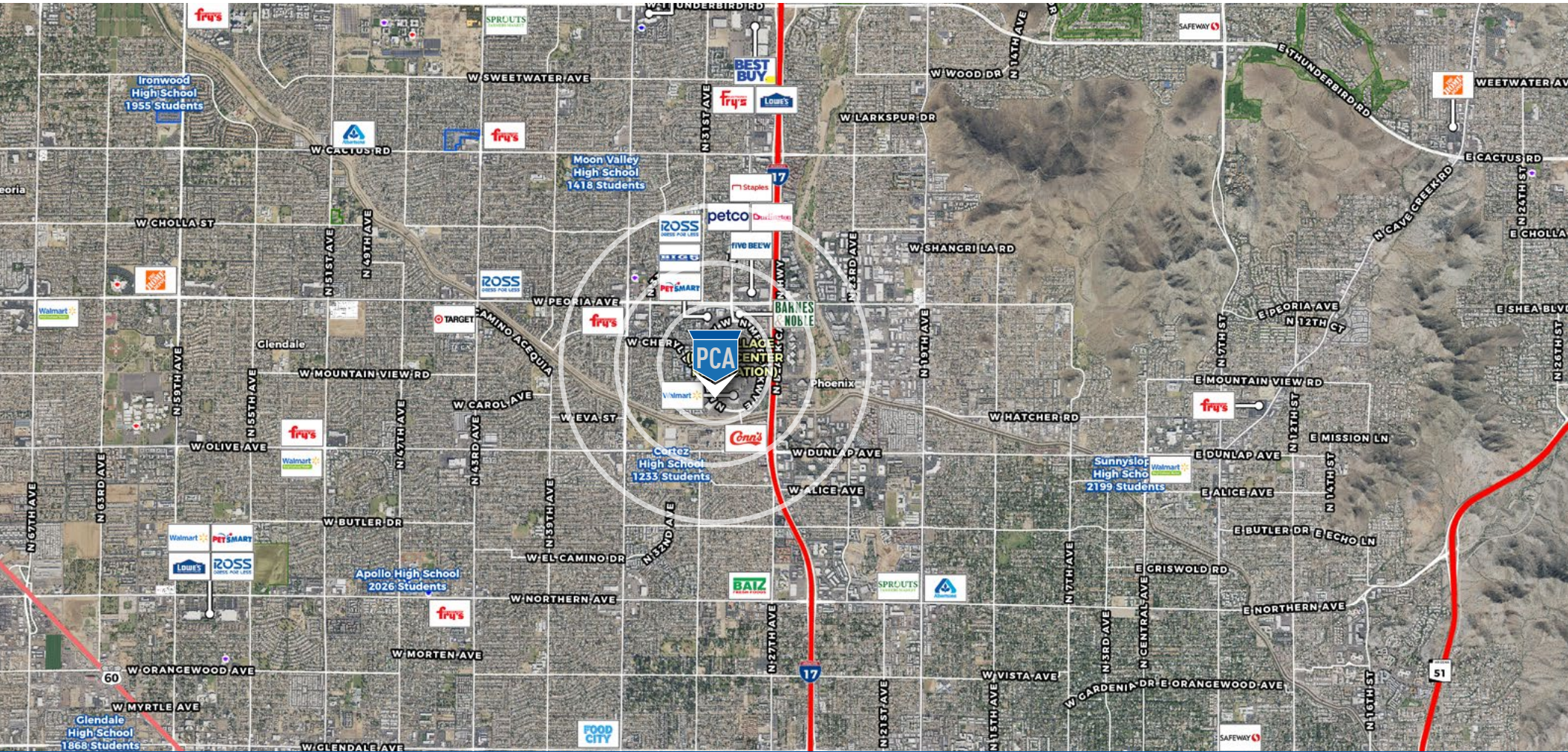
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# aerial wide



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# demographics

2022 ESRI ESTIMATES



## POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	14,494	164,011	444,209
2028 Total Population	14,238	161,570	439,416



## HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	6,856	64,476	175,577
Owner Occupied	28.6%	48.1%	51.9%
Renter Occupied	65.0%	46.5%	42.5%



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	28,922	146,145	390,571
Workers	21,305	59,499	157,270
Residents	7,617	86,646	233,301



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	6,415	61,017	165,799
2028 Households	6,332	60,618	165,365



## AVERAGE INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$57,611	\$79,729	\$88,186
Median HH Income	\$45,337	\$55,974	\$60,455
Per Capita Income	\$25,421	\$29,605	\$33,076



## BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	1,241	3,943	10,536

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