

ALGODÓN
CENTER



RESIDENTIAL DEVELOPMENT
UNDER CONSTRUCTION

±22,494 VPD 91ST AVE

PENDERGAST
SCHOOL DISTRICT

BUILD FOR RENT
RESIDENTIAL COMMUNITY

±15,685 VPD 91ST AVE

PAD AVAILABLE | SALE OR GROUND LEASE

NEC

91ST & INDIAN SCHOOL RD

PHOENIX, AZ



ZACH PACE
(602) 734-7212
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NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com

PhoenixCommercialAdvisors.com

PROPERTY SUMMARY

AVAILABLE

Drive-Thru Pad/Multi-Tenant Shop

PROPERTY HIGHLIGHTS

- » Less than three (3) miles to State Farm Stadium, Gila River Arena and Westgate City Center
- » Three (3) miles to Camelback Ranch, White Sox/ Dodgers Spring Training Facility
- » Two (2) Miles to Interstate 10
- » One (1) mile to Banner Estrella Medical Center
- » 1/2 mile east of Loop 101 Fwy

TRAFFIC COUNTS



91st Ave

N: ±15,685 VPD (NB/SB)

S: ±22,494 VPD (NB/SB)

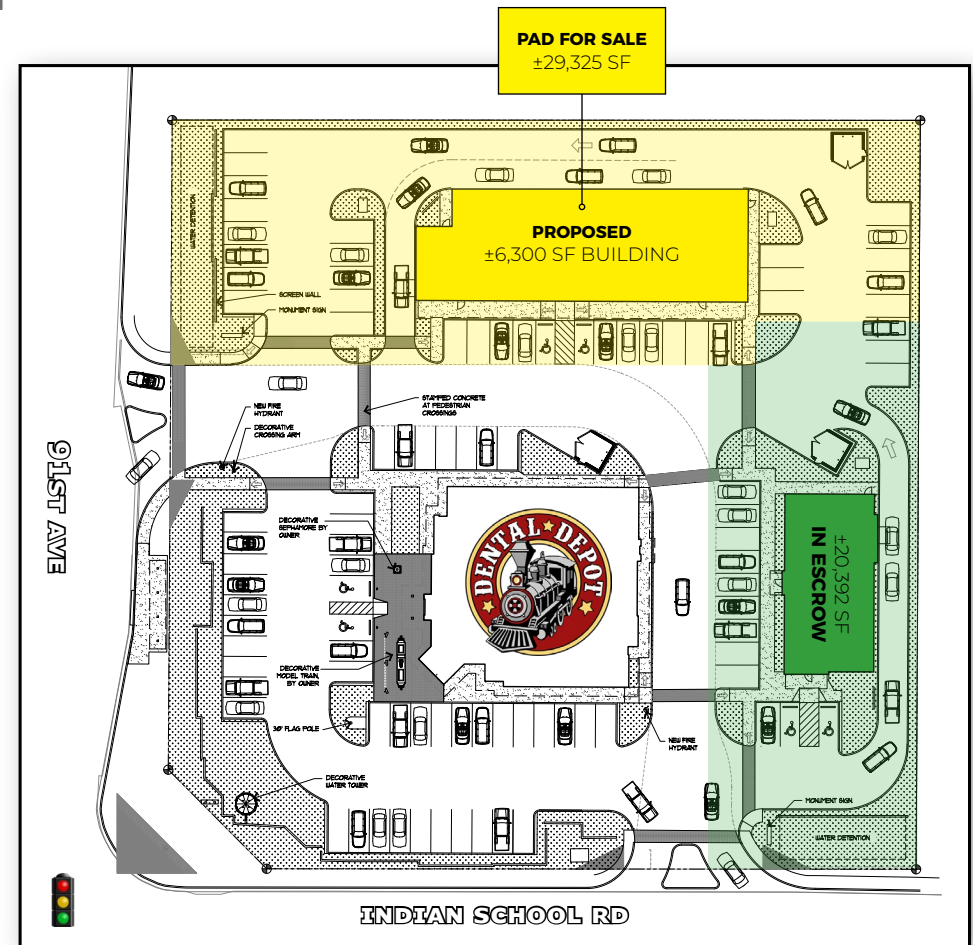
INRIX 2022

Indian School Rd

E: ±28,116 VPD (EB/WB)

W: ±29,396 VPD (EB/WB)

LOCATED NEAR



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ZOOM AERIAL



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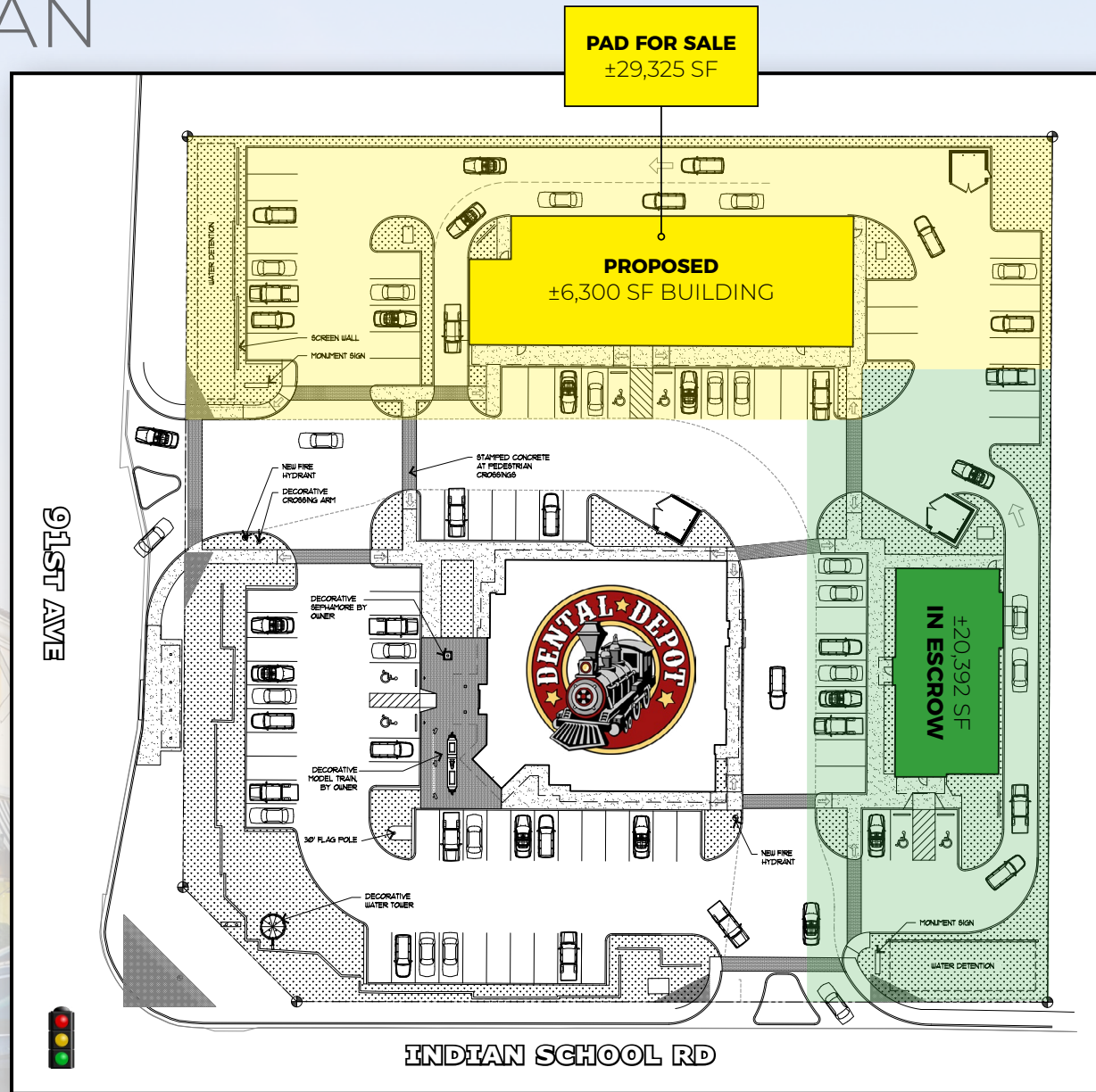
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SITE PLAN



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demographics

2024 ESRI



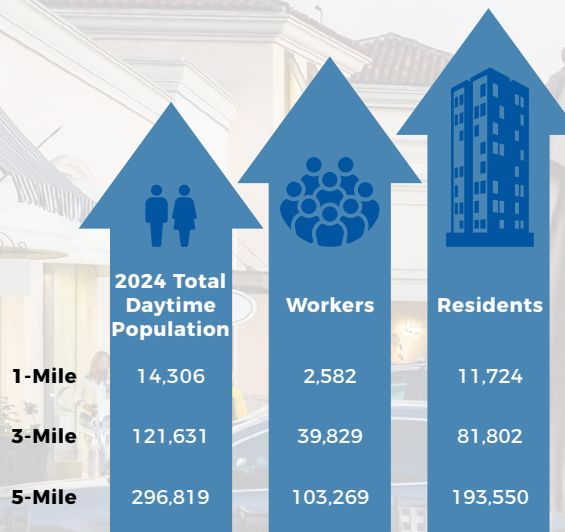
	1-Mile	3-Mile	5-Mile
2024 Total Population	21,388	157,531	366,650
2029 Total Population	22,168	172,733	392,565



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$76,883	\$98,321	\$27,198
3-Mile	\$75,483	\$93,910	\$27,823
5-Mile	\$71,726	\$90,716	\$27,340



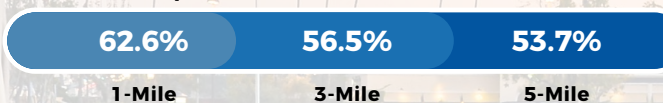
	1-Mile	3-Mile	5-Mile
2024 Households	5,934	46,659	110,387
2029 Households	6,624	53,096	121,513



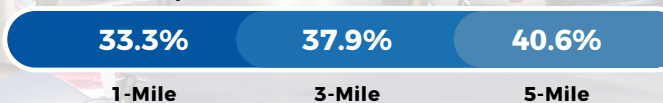
2024 Housing Units



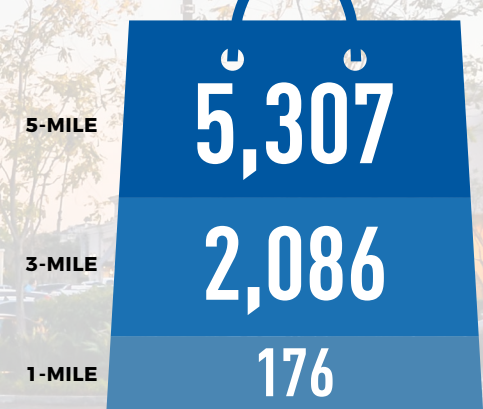
Owner Occupied



Renter Occupied



2024 Businesses



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ALGODÓN CENTER

State Farm
STADIUM
2 MILES NORTH

PRIME
STORAGE

QT

PCA

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UNDER CONSTRUCTION

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W

exclusively listed by

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PCA
PHOENIX COMMERCIAL ADVISORS

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