



- BUSY FREEWAY LOCATION
- SUPER WALMART ADJACENT

APARTMENTS CLOSED
CONSTRUCTION STARTED
3RD STORY BEING BUILT

AVAILABLE
7,000 SF
CAN BE SPLIT

DEMY CO.
BEAUTY SUPPLIES & CLOTHING

PAD IN ESCROW
ALONG I-17
5,250 SF

RETAIL PROPERTY FOR LEASE OR SALE

COLONY AT METRO

9050 N Black Canyon Highway Phoenix, AZ 85051

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LOCATION DESCRIPTION

NWC I-17 & Dunlap

PROPERTY HIGHLIGHTS

- APARTMENTS CLOSED - CONSTRUCTION STARTED - 3RD STORY BEING BUILT
- 40' Dedicated Freeway Pylon Sign
- Hard Corner Shops
- Outstanding infill retail core redevelopment
- Adjacent to the Metrocenter Mall redevelopment & newly opened Super Walmart
- Strategically located between the I-17 & 29th Avenue the only entrance to Metrocenter Mall along Dunlap Ave

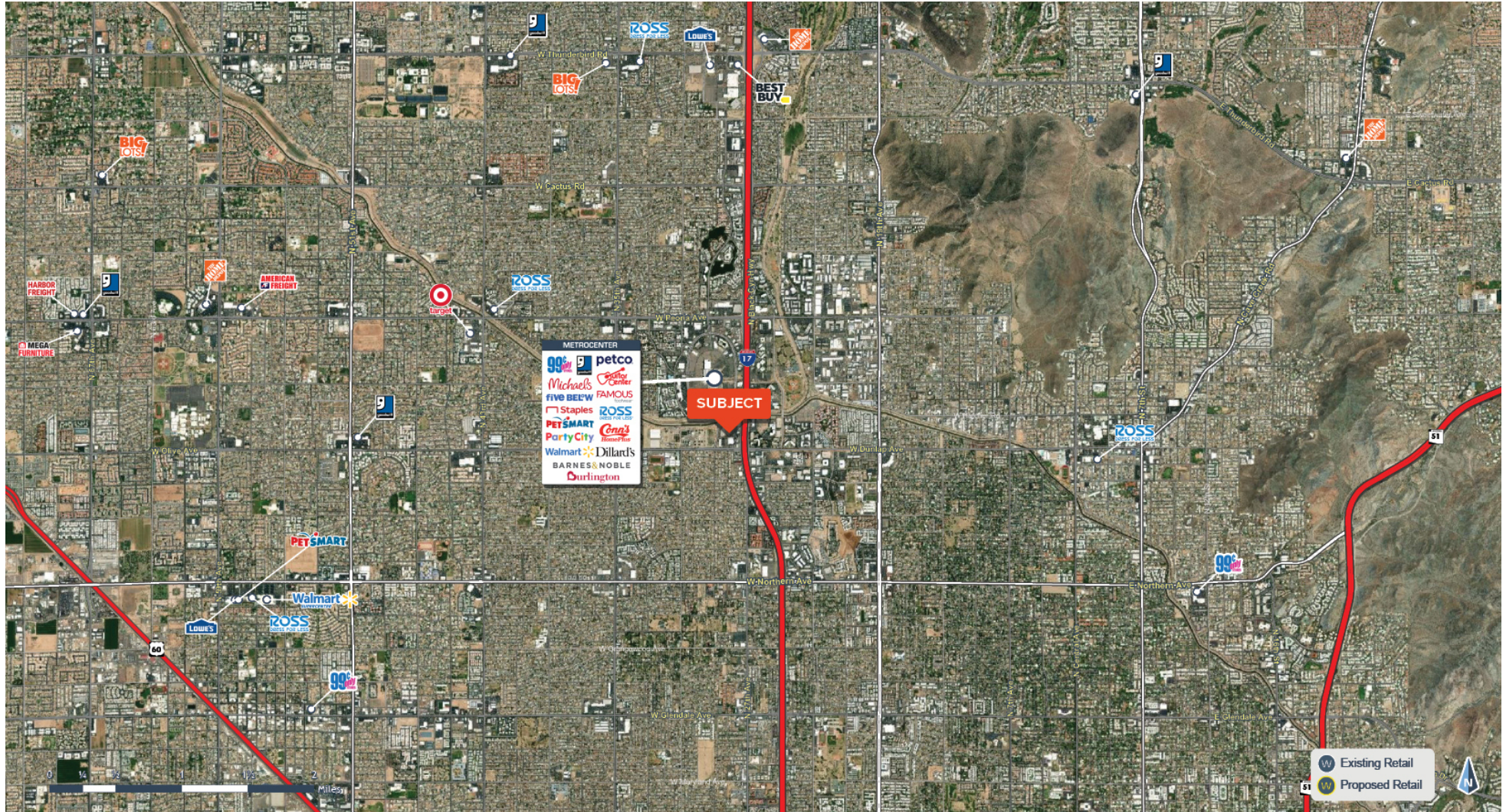
AREA COTENANTS



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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	2,000 - 7,000 SF	Lease Rate:	CALL FOR PRICING

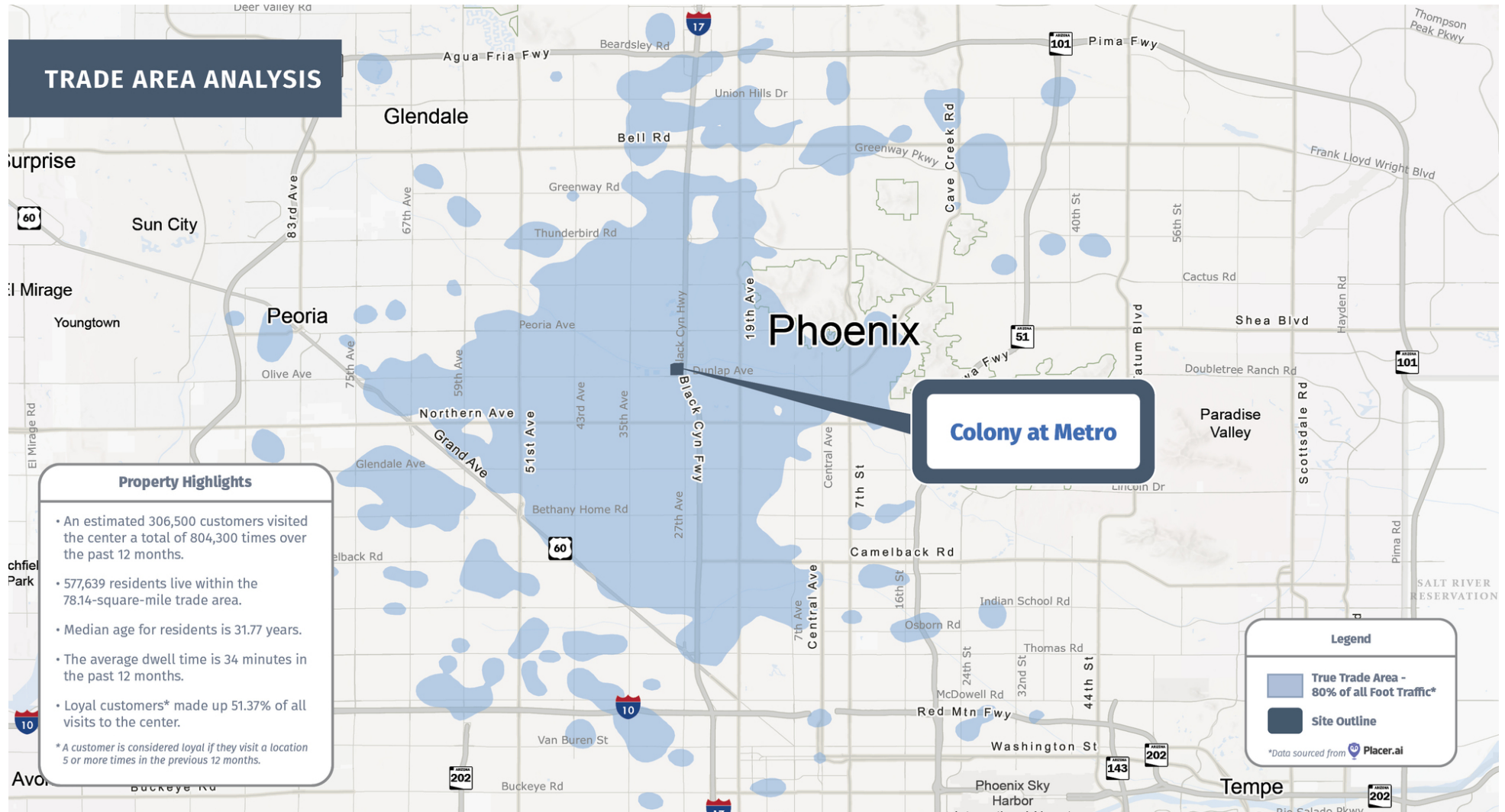
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
PAD AVAILABLE - IN ESCROW	5,250 SF		-	LOCATED ALONG I-17
AVAILABLE - CAN BE SPLIT	7,000 SF		CALL FOR PRICING	-
SHOP SPACE AVAILABLE	2,000 SF		CALL FOR PRICING	-
LEASED	0 SF		-	-
NAIL SALON	0 SF		-	-
LEASED	0 SF		-	-
LEASED	0 SF		-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	18,862	184,004	457,331
Median Age	30.7	35.0	35.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$42,560	\$54,725	\$58,207
Average	\$64,184	\$78,700	\$86,136



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	812	4,322	11,234
Employees	13,238	51,437	142,366
Daytime Population	25,479	161,318	415,374



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	32.5%	35.4%	37.4%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	51.5%	54.6%	57.0%
Services	21.4%	19.6%	18.9%
Blue Collar	27.1%	25.8%	24.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,093	68,316	169,688
Median Home Value	\$172,498	\$290,613	\$320,245

* 2023 Demographic data derived from ESRI

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