



**AVAILABLE
± 10 ACRES**

99th Ave

LOOP 101

**CROSS
ACCESS**

**SUMO
SUSHI & GRILL**

**SPROUTS
FARMERS MARKET**

CAVA

LAND FOR SALE

N/NEC

99TH AVE & MCDOWELL RD

PHOENIX, AZ



SITE PLAN



DEMO GRAPHICS



Property Highlights

- One of the highest trafficked freeway intersections in Metro Phoenix
- Convenient access to both Interstate 10 and the Loop 101 Agua Fria Freeway
- Almost 1.5 million square feet of retail at the intersection.
- Excellent visibility from 99th Avenue & Loop 101 freeway
- Dense, well-established neighborhoods
- Strong area employment south of Interstate 10
- Cross access with the open Sprout's Farmer's Market anchored retail center.

15 Minute Drivetime

Daytime Population
2025 Total Daytime Population 644,005

Income
2025 Average HH Income \$100,462

Within 5 Miles

Daytime Population

2025 Total Daytime Population	290,197
Workers	107,321
Residents	182,876
Businesses	4,887

High Traffic Counts

ADOT 2024, 2023*, Intrix 2023**

Loop 101
N/S ±171,172* VPD (NB & SB)

Interstate 10
E/W ±226,151** VPD (EB & WB)

99th Ave
N ±16,404 VPD (NB & SB)
S ±63,907 VPD (NB & SB)

McDowell Rd
E ±52,095 VPD (EB & WB)
W ±57,585 VPD (EB & WB)

Population
2025 Total Population 357,143
2030 Total Population 377,743

Income
2025 Average HH Income \$102,818

MICRO MAP



MACRO MAP



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99TH AVE &
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Nail Salon

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LaserAway

LOOP 101

**EXCLUSIVELY
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