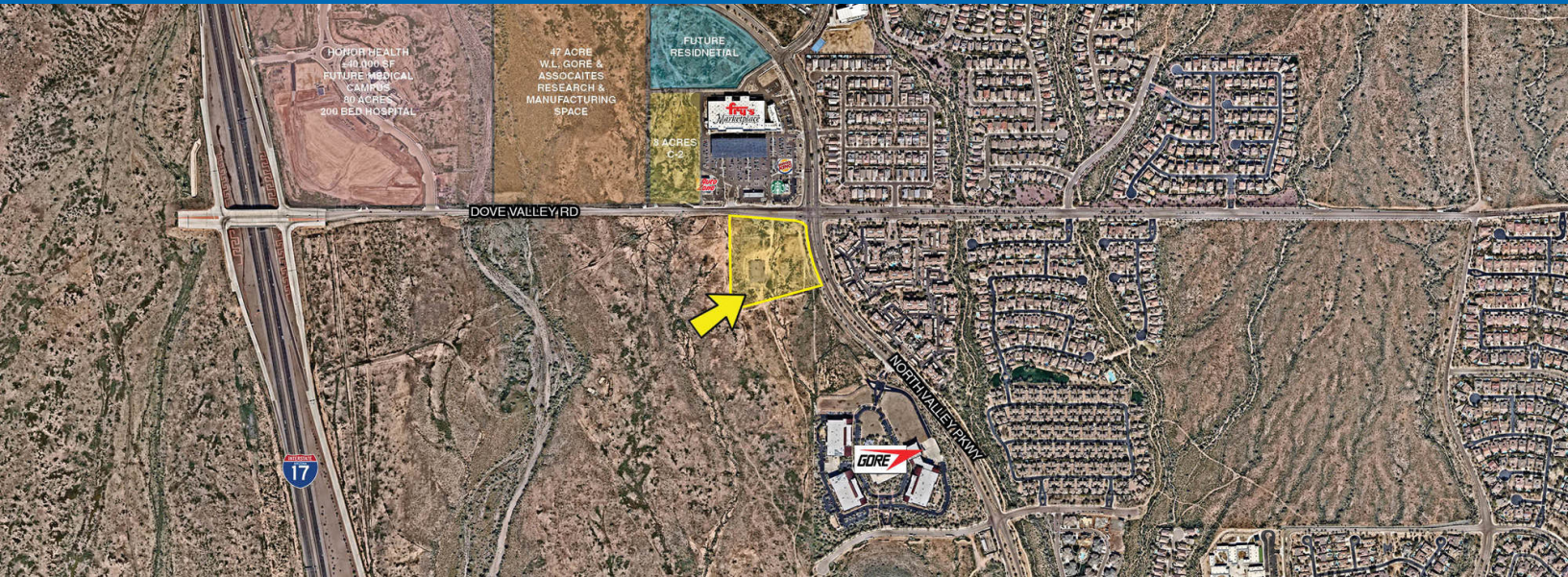


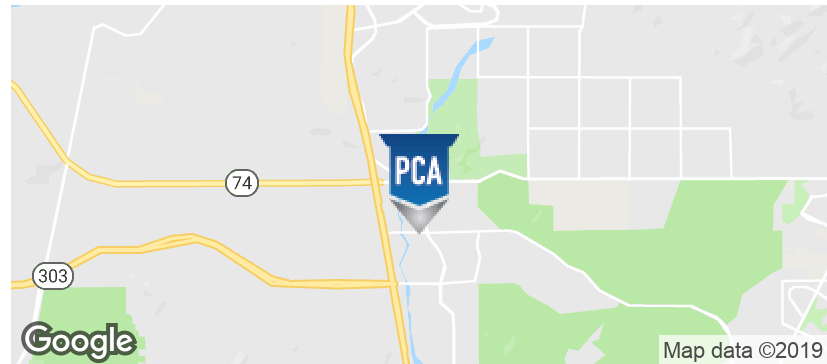
# NORTH VALLEY PADS

SWC North Valley Pkwy & Dove Valley Rd | Phoenix, AZ



## PROPERTY HIGHLIGHTS

- Over 1,000 new homes under construction in the immediate area
- Across from a new Fry's Marketplace
- Close proximity to I-17 with full diamond interchange
- Planned Honor Health Hospital with 200 beds
- Approximately 5 miles south from Anthem
- Approximately 5 miles north of Happy Valley and I-17



## TRAFFIC COUNTS

N: ±1,155 VPD (NB/SB)  
 S: ±10,186 VPD (NB/SB)  
 E: ±2,912 VPD (EB/WB)  
 W: N/A  
 Phoenix 2012

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	5,997	23,854	57,847
2023 Total Population	7,174	27,981	64,668
2018 Median HH Income	\$66,607	\$85,831	\$95,642

ESRI 2018 Estimates

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## Contact

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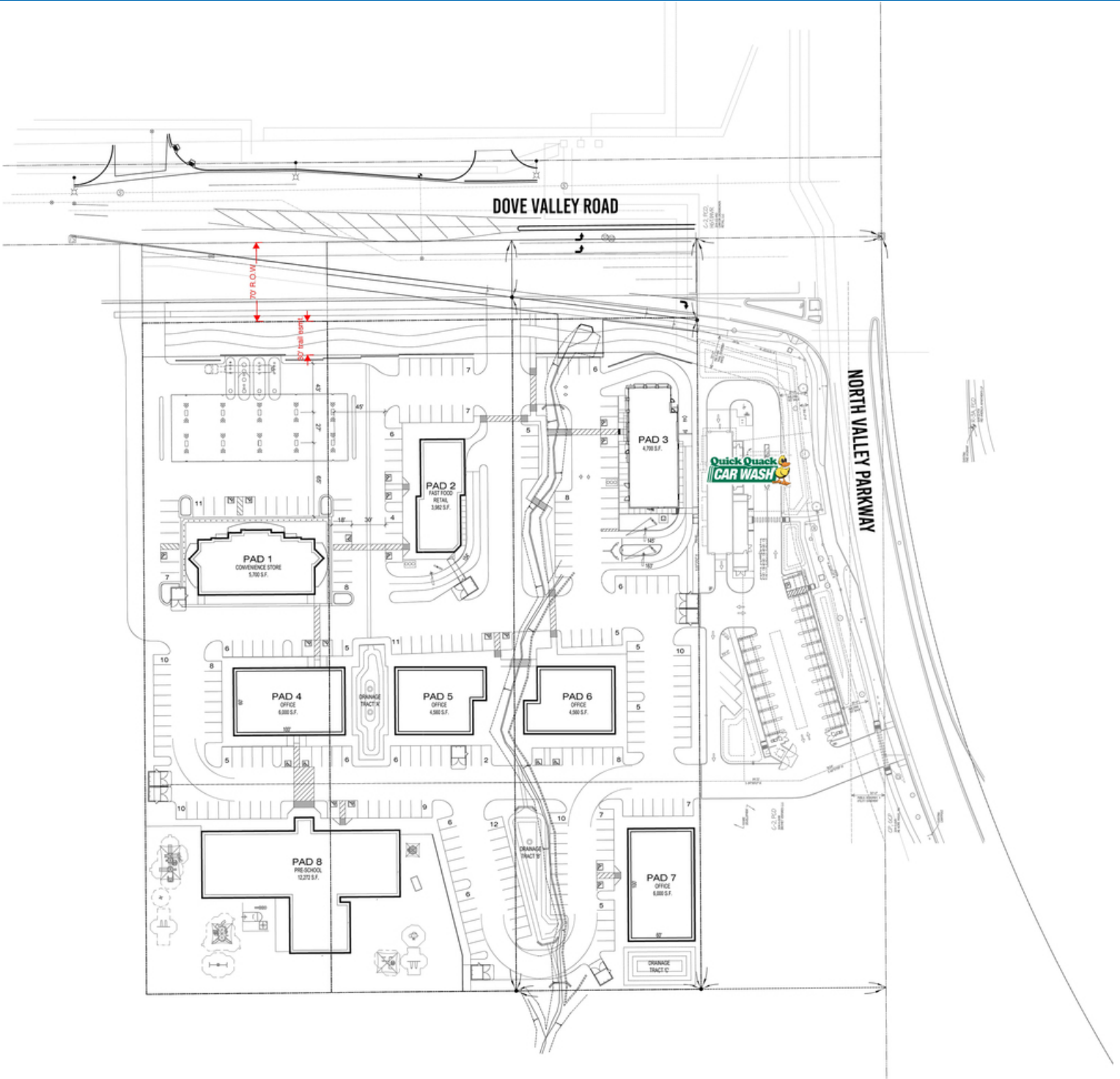
ndedona@pcaemail.com lumble@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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