



### Property Highlights

- Free Standing building in dense regional Metrocenter trade area
- Good visibility to Peoria Ave (57,840 cpd)
- Available January 2020; can accommodate retail, medical, and office users

### Area Co-Tenants

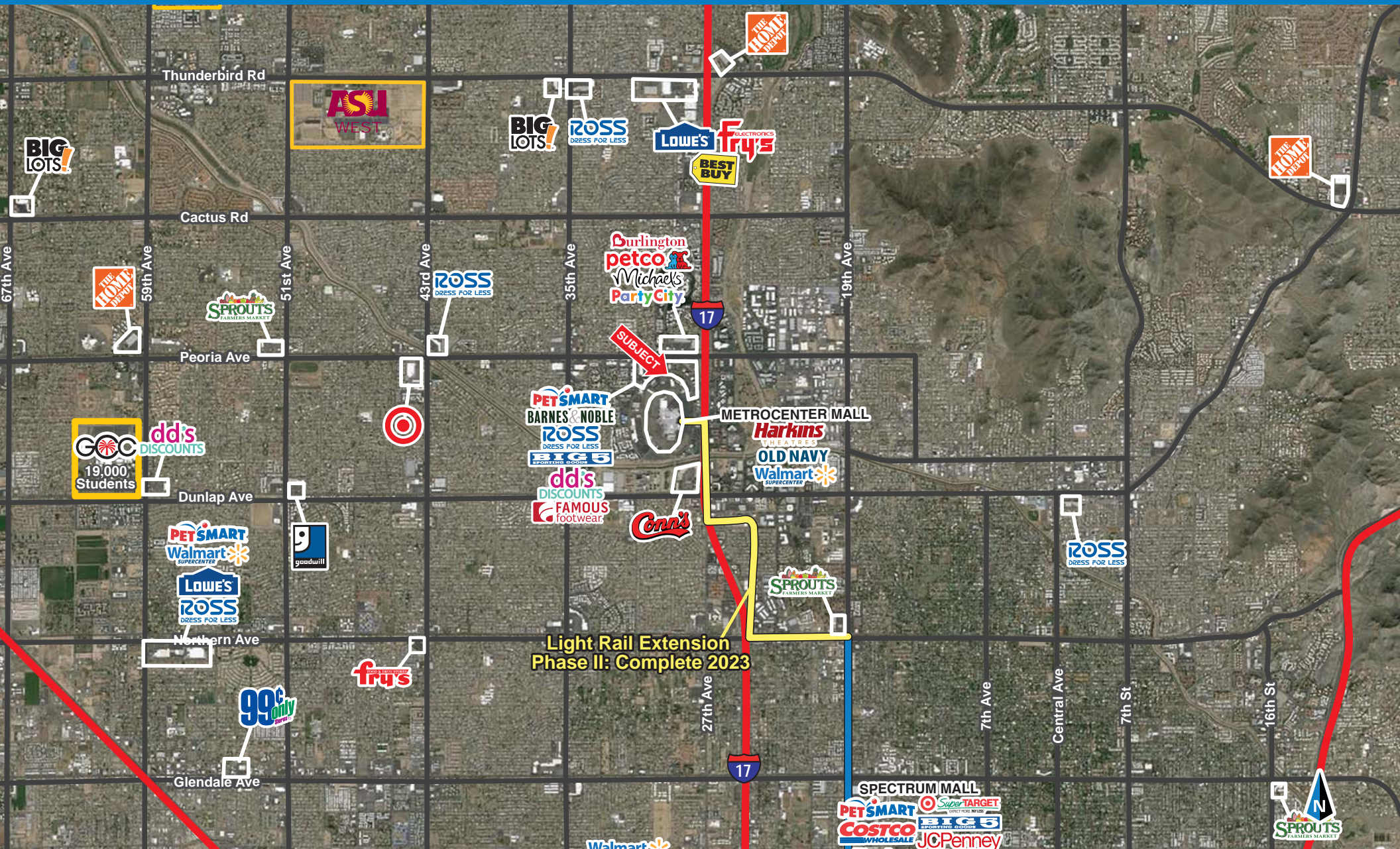


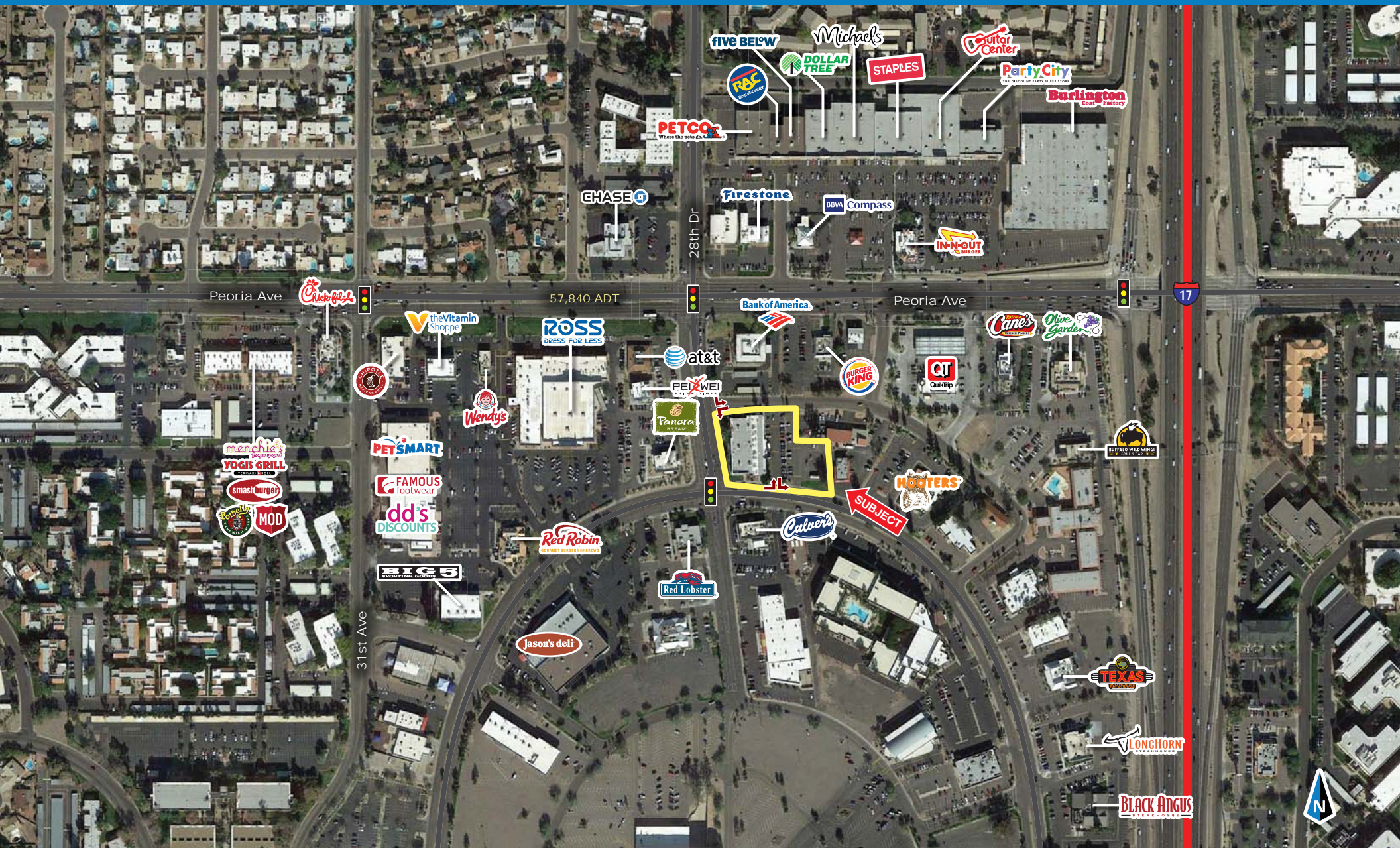
### Contact

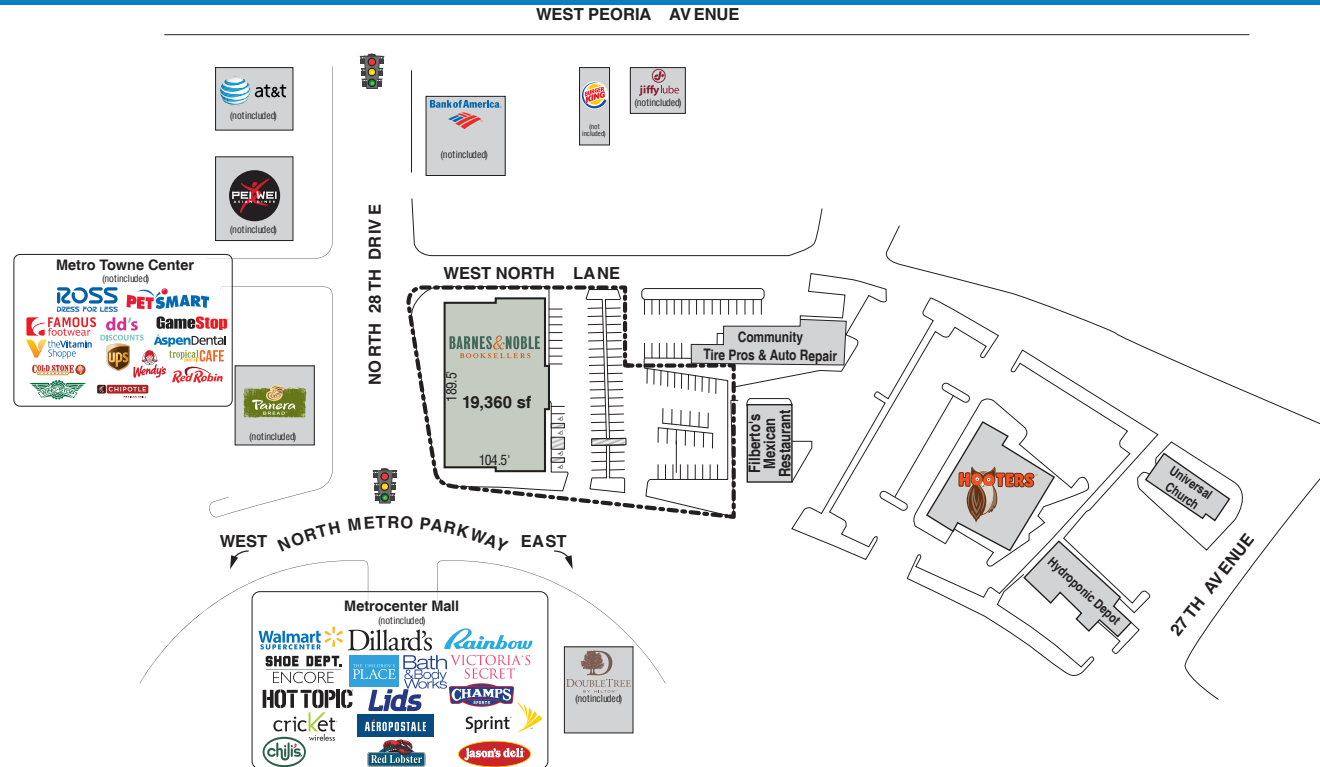
**CHRIS STAMETS** ..... 602.778.3748  
[cstamets@w-retail.com](mailto:cstamets@w-retail.com)

**NEIL BOARD** ..... 602.778.3781  
[nboard@w-retail.com](mailto:nboard@w-retail.com)

**MAKENNA WESLEY** ..... 602.931.4488  
[mwesley@w-retail.com](mailto:mwesley@w-retail.com)







## Demographics 2018

	1 miles	3 miles	5 miles
Estimated Population	14,503	162,551	438,225
Estimated Households	6,460	60,225	165,180
Average HH Income	\$48,601	\$61,621	\$67,506
Median HH Income	\$37,309	\$46,316	\$49,435
Workplace Employees (Full Time)	1,339	4,462	11,552
Daytime Population	27,676	141,713	370,095