

LENNAR
413 Single Family For Rent Units
1,230 Single Family For Sale Units

LAST PAD AVAILABLE!
1 ACRE
DRIVE THRU
OPPORTUNITY

SUBJECT

LAST PAD LEFT AT ALGODÓN CENTER®

9304 W Thomas Rd | Phoenix, AZ 85037

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LOCATION DESCRIPTION

1 Acre Available For Ground Lease, Sale, or Reverse Build To Suit

PROPERTY HIGHLIGHTS

- Located on AM side of the road right off Loop 101 Freeway (169,623 Vehicles per day) and Thomas Rd (29,129 VPD).
- Algodon Center is a mixed-use project that can accommodate a large scale corporate office up to 300 acres.
- Across the street is Banner Estrella Medical Center, which hosts 370 beds and sees 18,500 patients per year.

AREA COTENANTS



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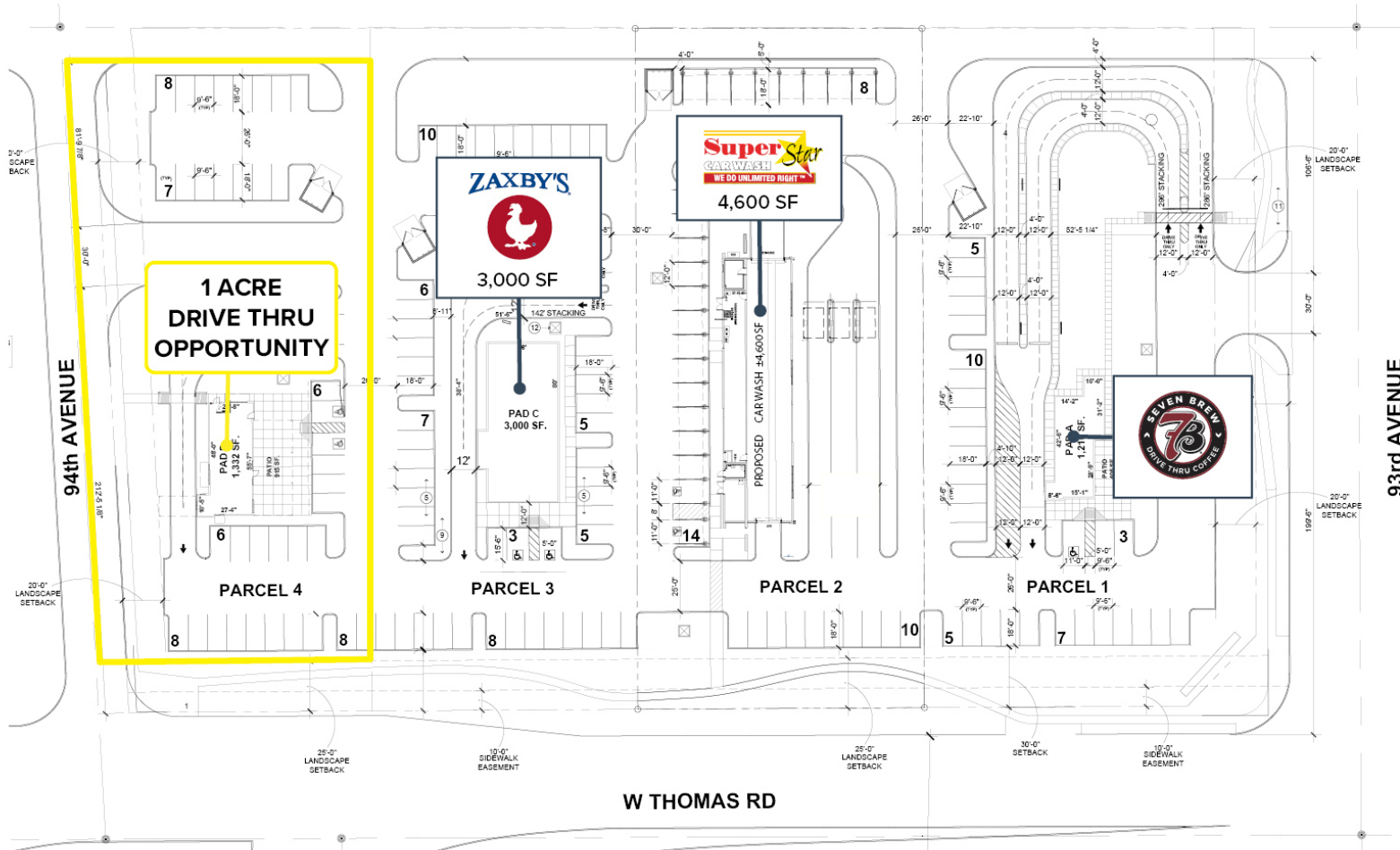
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PROJECT OVERVIEW

The Pads at Algodon is part of a larger project within Algodon Center. Strategically located off the Loop 101/Agua Fria freeway in the City of Phoenix, Algodon Center is a mixed use park powering a pro-growth region where businesses from Fortune 500 to small companies can embrace innovation. The area provides businesses access to highly skilled workforce, exceptional educational institutions and a wide variety of amenities for employees, residents and their families in an idyllic setting for success.

QUICK FACTS

- West Phoenix Population: 1,623,473
- Median Age (West Valley): 33.9
- Median HH Income (West Valley): \$53,000
- 62% of the West Valley workforce currently commutes to other parts of the region for work: 35% are healthcare professionals, 33% are manufacturing, and 32% are service workers

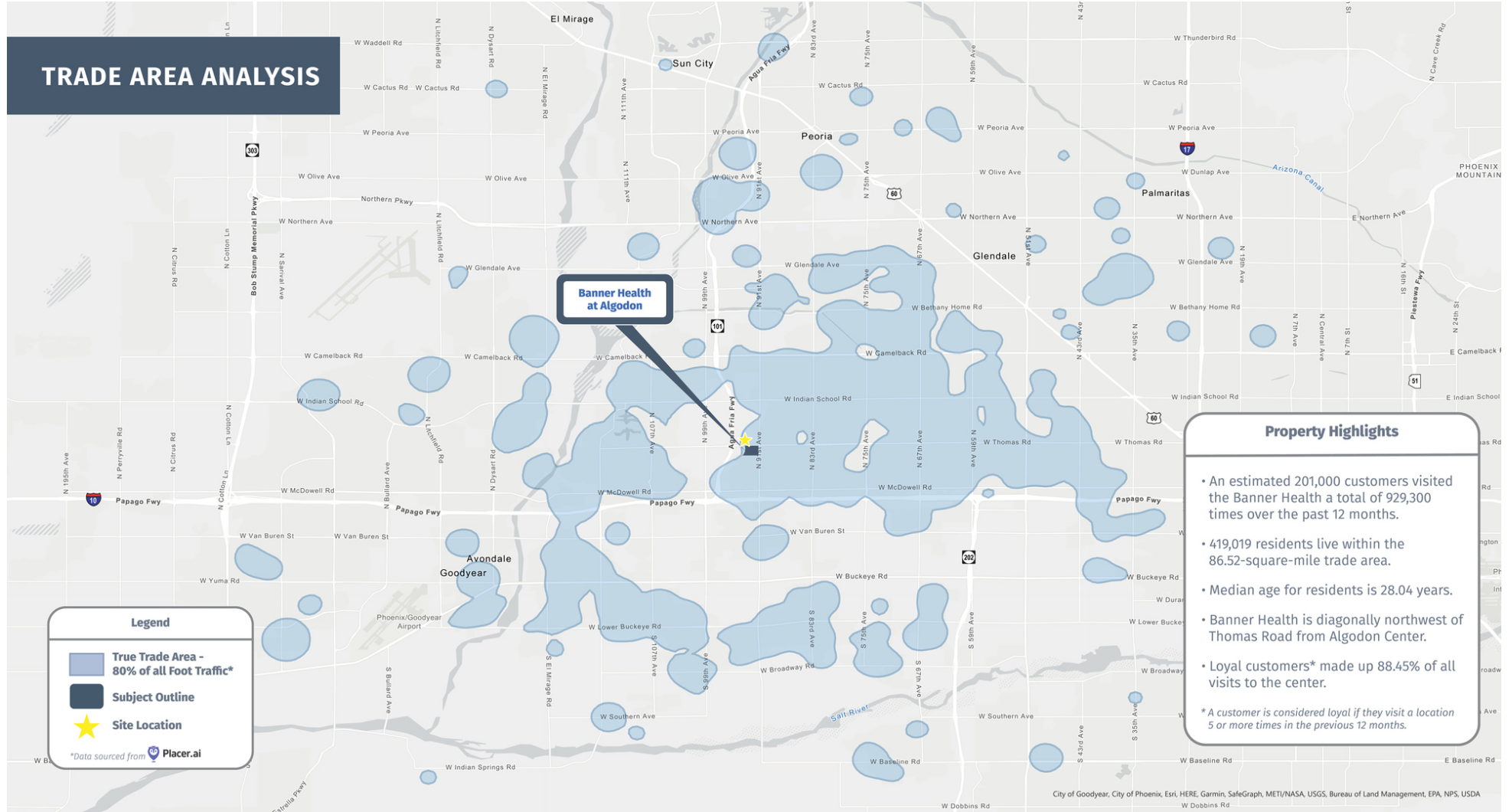
THE CAMPUS

- Shovel ready site with City of Phoenix PUD zoning in place
- CC&R's, design guidelines and sign package govern the site
- Freeway frontage for maximum visibility with ability for large tenant identification pylons and availability of electronic billboard signage

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	7,795	59,071	123,239
Median Age	29.8	31.2	30.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$76,021	\$74,368	\$69,645
Average	\$97,359	\$91,615	\$89,419



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	197	908	1,680
Employees	9,438	46,944	99,284
Daytime Population	13,075	116,197	295,286



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	15.7%	12.8%	11.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	54.9%	51.3%	51.7%
Services	18.4%	16.8%	17.4%
Blue Collar	26.7%	31.9%	30.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,083	17,645	37,109
Median Home Value	\$350,106	\$296,644	\$289,151

* 2023 Demographic data derived from ESRI

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