

# MARYVALE PLAZA

## HIGH PROFILE PAD SPACE AVAILABLE AT INTERSECTION 53rd Avenue & Indian School Rd, Phoenix, Arizona

This high profile retail pad redevelopment is located in one of the densest areas of Phoenix, with excellent traffic generators nearby. Monument signage is also available.



1,000-8,000 SF  
pad space  
available

Exclusively  
Represented By:

TERRY DAHLSTROM • 520-326-3200

[terrydahlstrom@volkco.com](mailto:terrydahlstrom@volkco.com)



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

2730 EAST BROADWAY BOULEVARD, SUITE 200, TUCSON, ARIZONA 85716 • PHONE: 520-326-3200 • FAX: 520-327-7906

**DEMOGRAPHIC HIGHLIGHTS**

2011 Estimates	1 Mile	3 Miles	5 Miles
<b>Population:</b>	23,546	208,961	455,129
<b>Avg. HH Income:</b>	\$43,091	\$43,213	\$47,565

Source: Applied Geographic Solutions/TIGER Geography, August 2011

**TRAFFIC COUNTS**

51st Street:	41,000 avg. cars per day
Indian School Road:	34,000 avg. cars per day
<b>Total:</b>	<b>75,000 avg. cars per day</b>

Source: Maricopa Association of Governments, 2007 Traffic Count Map



**Maryvale Plaza Pad**



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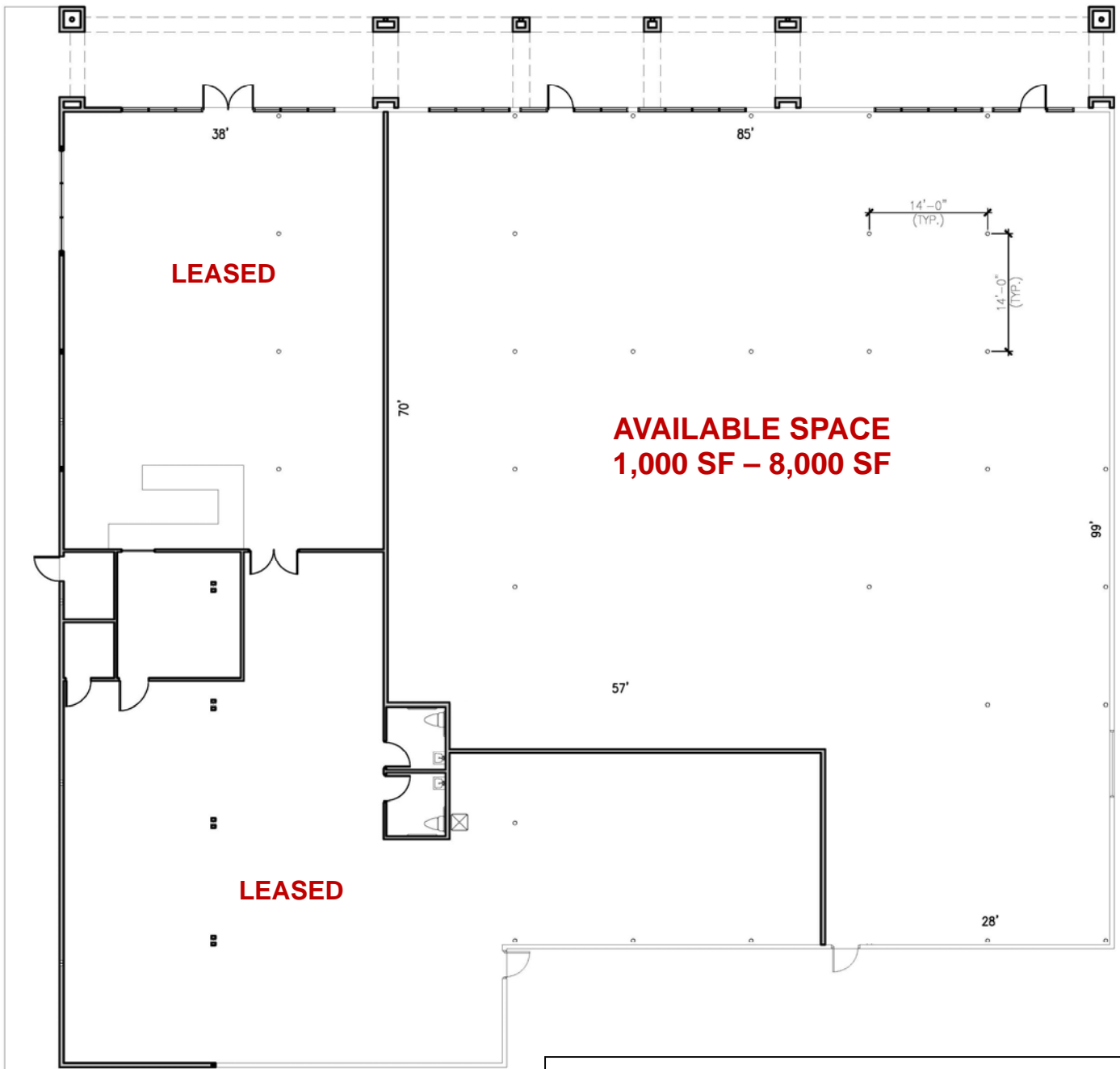
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Tucson, Arizona 85716

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Walmart

Indian School Road



MARYVALE PLAZA PAD



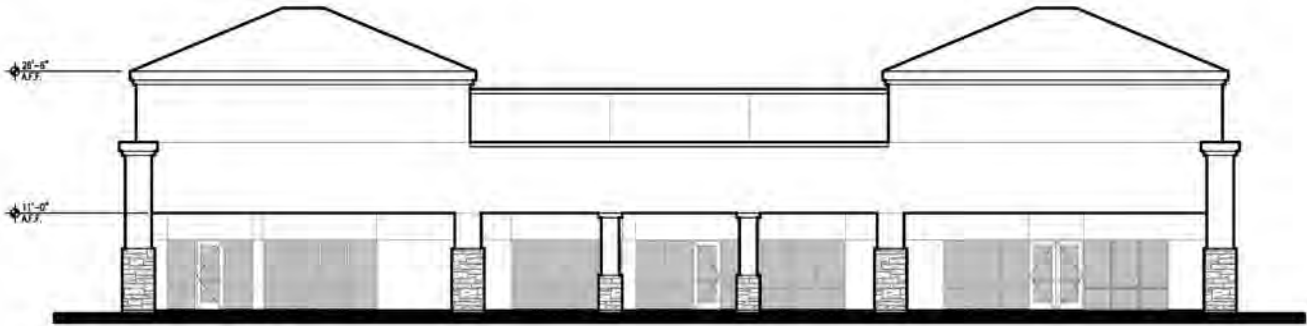
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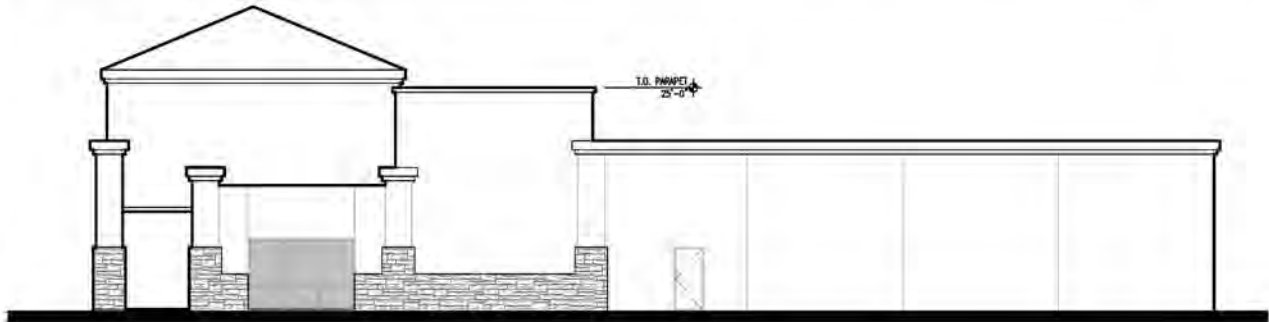
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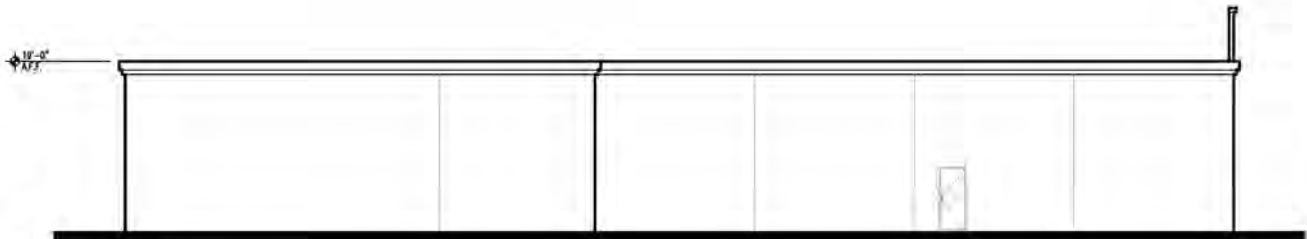
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



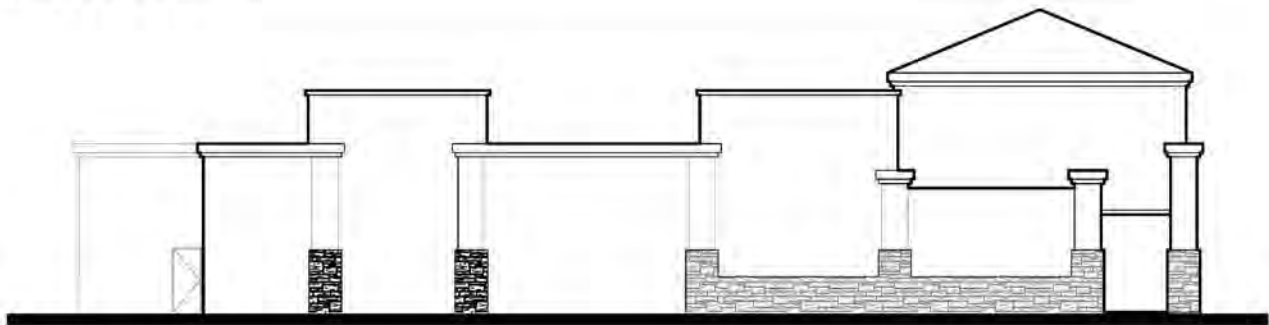
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



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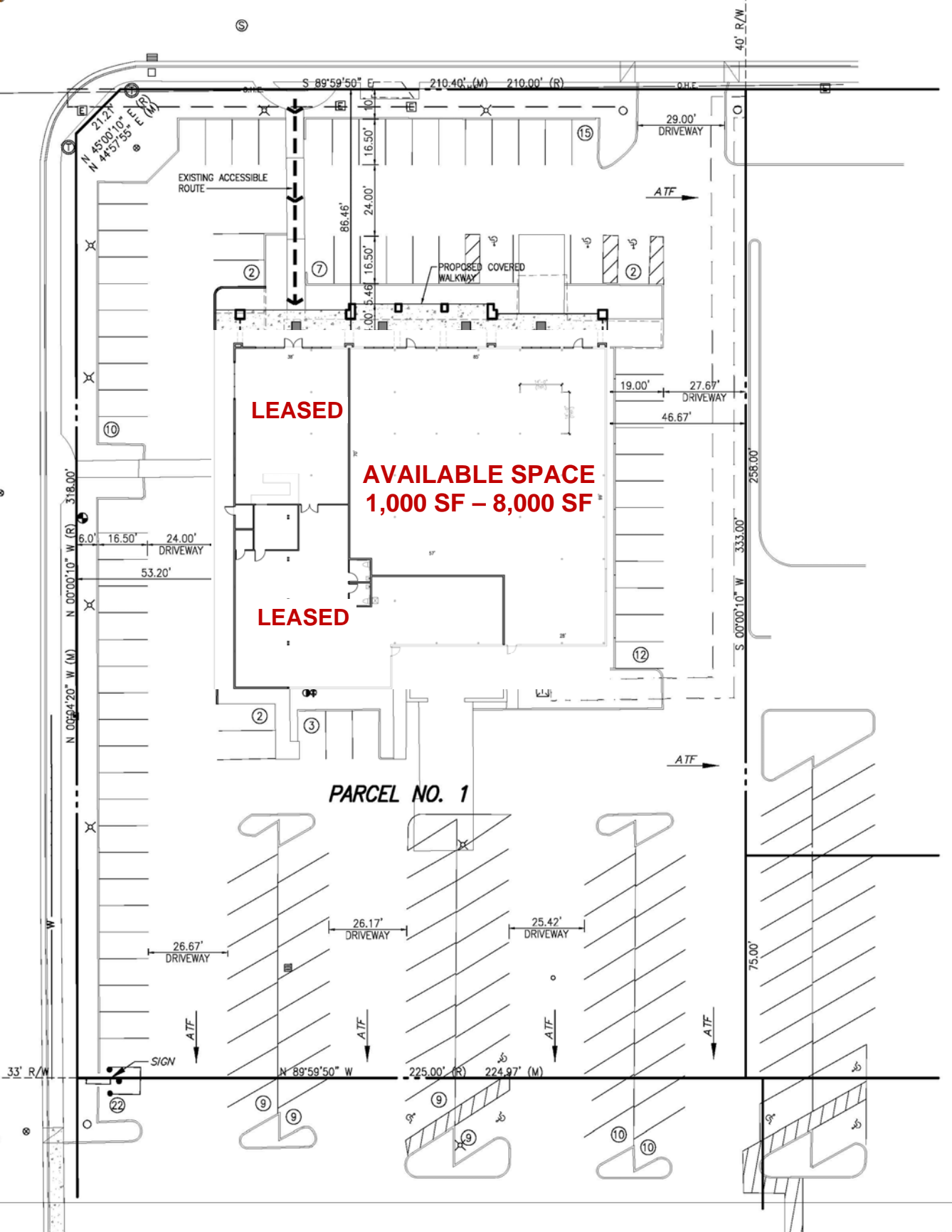
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**INDIAN SCHOOL ROAD**  
(PUBLIC ROADWAY)

**53RD AVENUE**  
(PUBLIC ROADWAY)



**SITE PLAN**  
SCALE: 1" = 20.0'

**MARYVALE PLAZA FREESTANDING PAD**

