



# Metro Square

Phoenix, AZ

Phoenix-Mesa-Chandler (AZ)



**Zach Blatteis**

Leasing Representative

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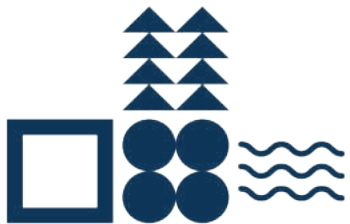
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AERIAL



GROSS LEASABLE AREA (GLA)

218,608 SF

PARKING SPACES

947

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DENSITY AERIAL



## Property Overview

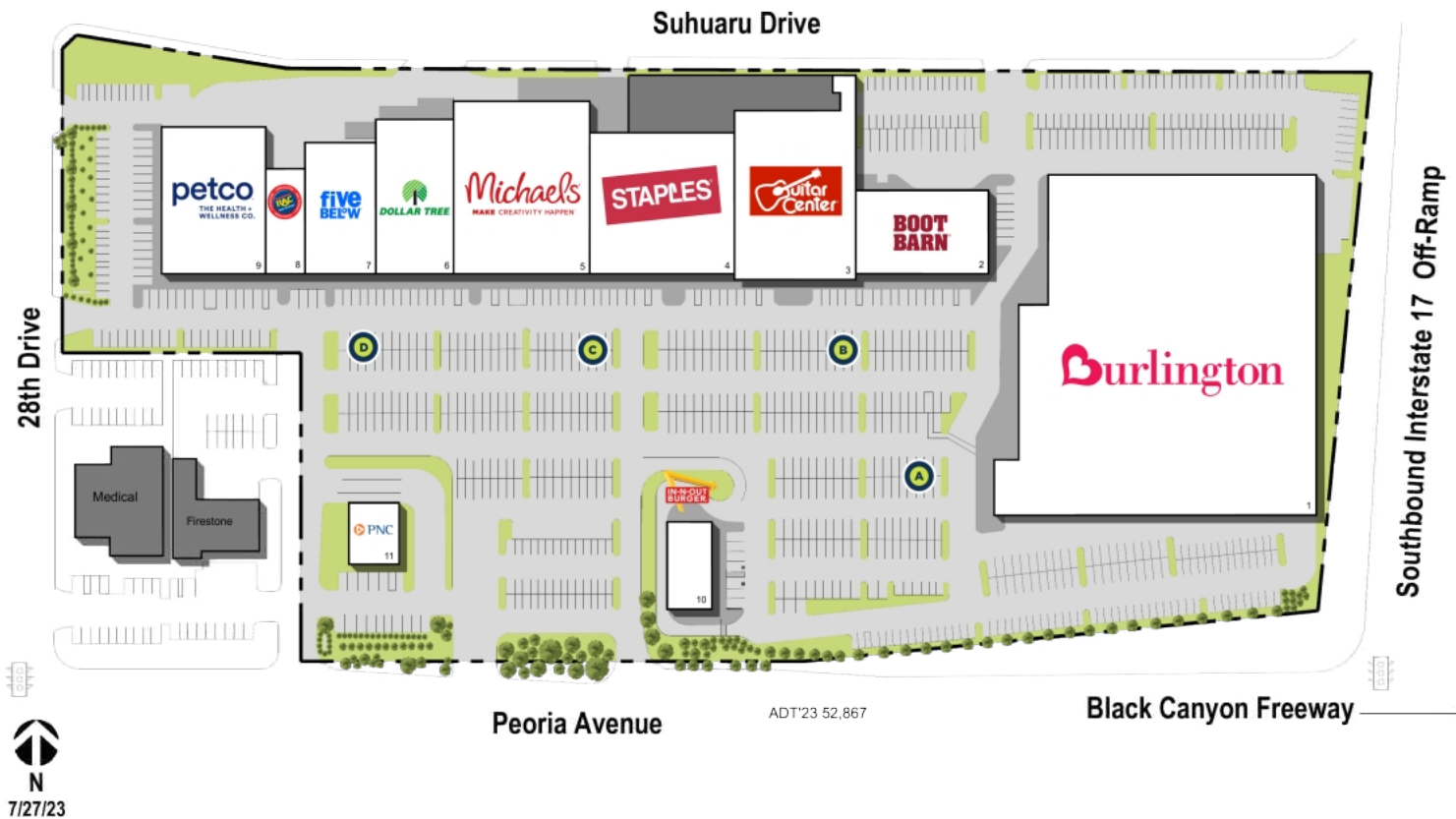
Metro Square is a 218,608-square-foot shopping center that was built in 1970 and renovated in 1996. The site boasts strong anchors and junior anchors with one ground leased pad in the front of the center.

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**A** Curbside Pick-up



	TENANT	SQ FT
1	Burlington	98,054
2	Boot Barn	10,654
3	Guitar Center	20,293
4	Staples	20,000
5	Michaels	23,190
6	Dollar Tree	11,935
7	Five Below	9,081
8	Rent-A-Center	4,000
9	Petco	15,024
10	In-N-Out Burger	3,407
11	PNC Bank	2,970

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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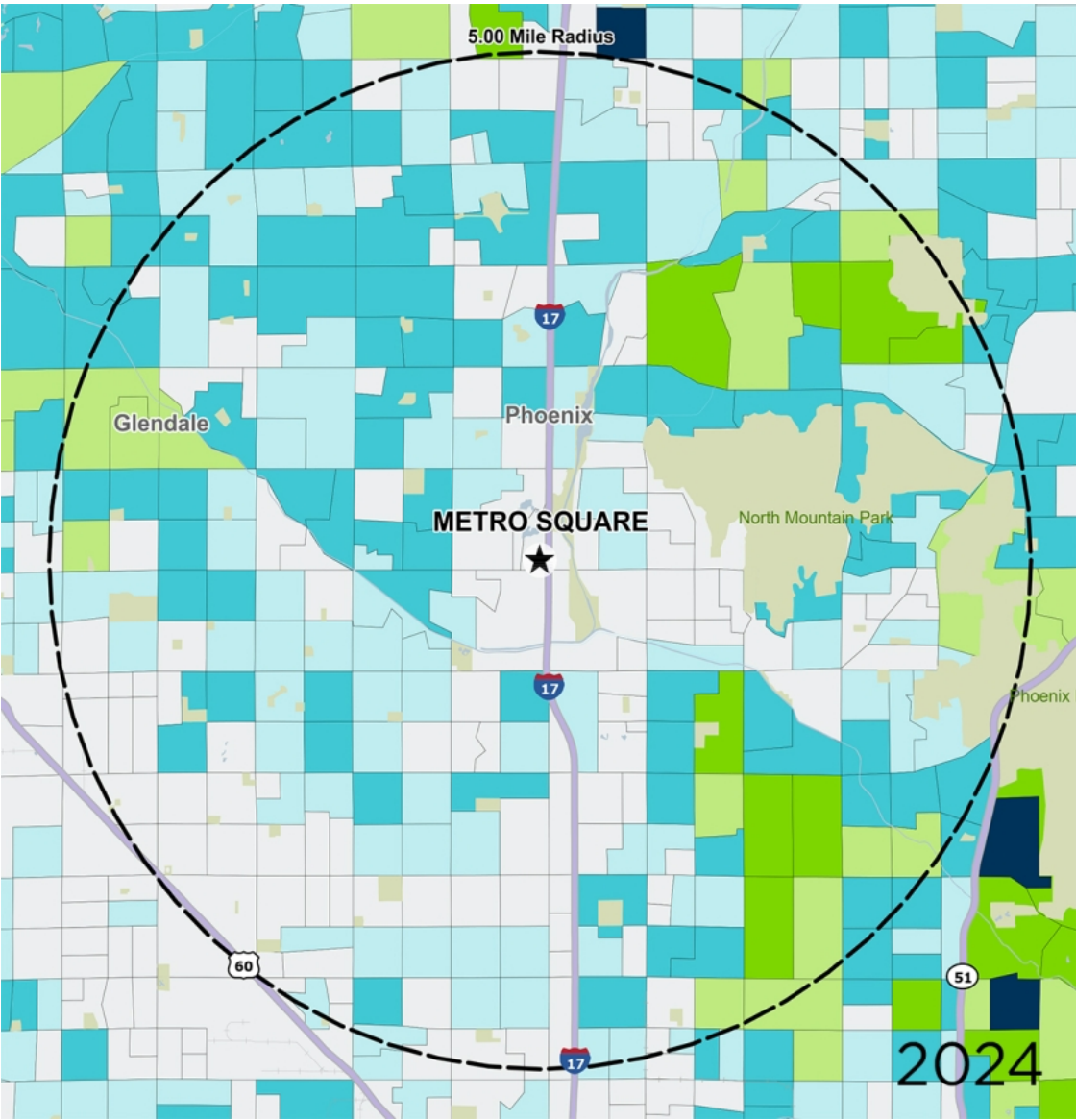
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COMPETITION MAP





by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,191	159,570	437,024
Daytime Pop	34,099	192,660	466,808
Households	6,034	58,812	163,353
Average HH Income	\$62,785	\$83,232	\$90,544
Median HH Income	\$51,034	\$62,951	\$67,320
Per Capita Income	\$26,892	\$30,967	\$34,193

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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# Metro Square

N. Peoria Ave. & I-17, Phoenix, AZ



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