

# Alameda Crossing

NORTHEAST CORNER DYSART ROAD & McDOWELL ROAD  
AVONDALE, ARIZONA

**Tuesday Morning  
Opening Soon!**

Anchored by the following tenants:

**JO<sup>etc</sup>ANN**



**Tuesday Morning**  
First Quality. Legendary Savings.

**BIG 5**  
SPORTING GOODS

**ANNA'S LINENS**

**KOHL'S**

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A MEMBER OF  
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Another project of:



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### *Area Description:*

- A 9,000-acre master-planned community in the Southwest Phoenix metro area, developed by SunCor Development Company.
- In 1994, named "Best New Development in the Valley" by The Arizona Republic.
- Located 20 minutes from Phoenix (and Phoenix Sky Harbor International Airport), primarily in the cities of Goodyear, Avondale, and Litchfield Park.
- Extraordinary population growth since the 1990's, which is expected to continue through the next two decades.
- Rapidly changing demographics, with the typical household becoming younger, better educated, and more affluent.
- Impressive housing prices, reflecting the areas' high desirability to homebuyers.
- **Excellent business opportunities:** SunCor's meticulous planning and long-term commitment in Palm Valley have resulted in an established, flourishing community with a broad range of housing, a highly rated school system, top-quality recreational amenities, and superior locations for retail, restaurants, professional and corporate offices, and industrial uses.

### *Demographics:*

<b>Population:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2009 Estimate	8,185	80,131	166,012
2014 Projection	10,117	99,061	210,370
<b>Average HH Income:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2009 Estimate	\$72,126	\$71,923	\$69,044

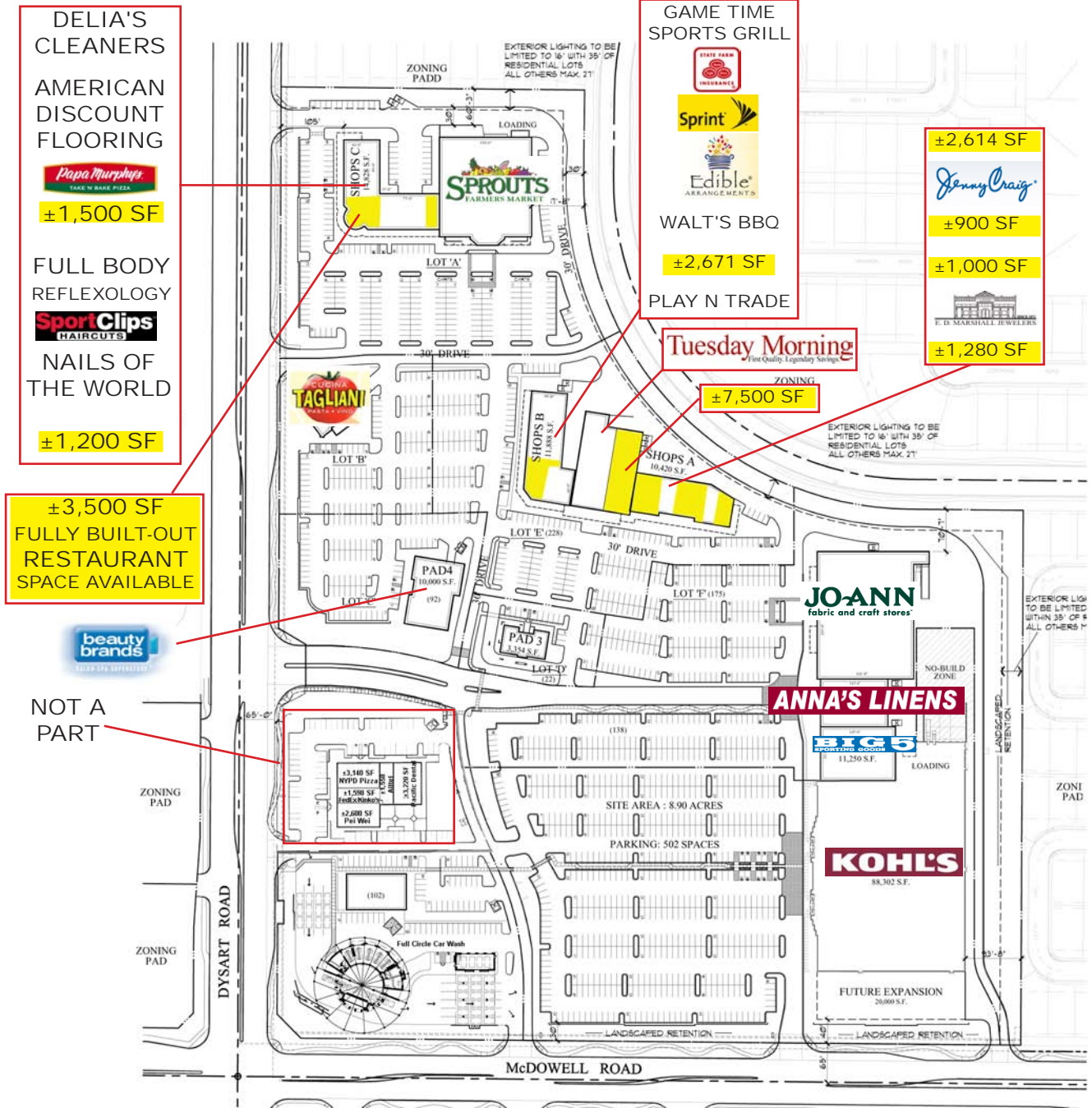
*For further information,  
please contact:*

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Site Plan (NOT DRAWN TO SCALE)



Master Site Plan



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