

# Alameda Crossing

NORTHEAST CORNER DYSART ROAD & McDOWELL ROAD  
AVONDALE, ARIZONA

Anchored by the following tenants:

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



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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> |
| 2010 Estimate             | 8,163         | 79,777        | 165,248       |
| 2015 Projection           | 9,911         | 96,775        | 205,581       |
| <b>Average HH Income:</b> | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
| 2010 Estimate             | \$78,133      | \$75,671      | \$72,896      |

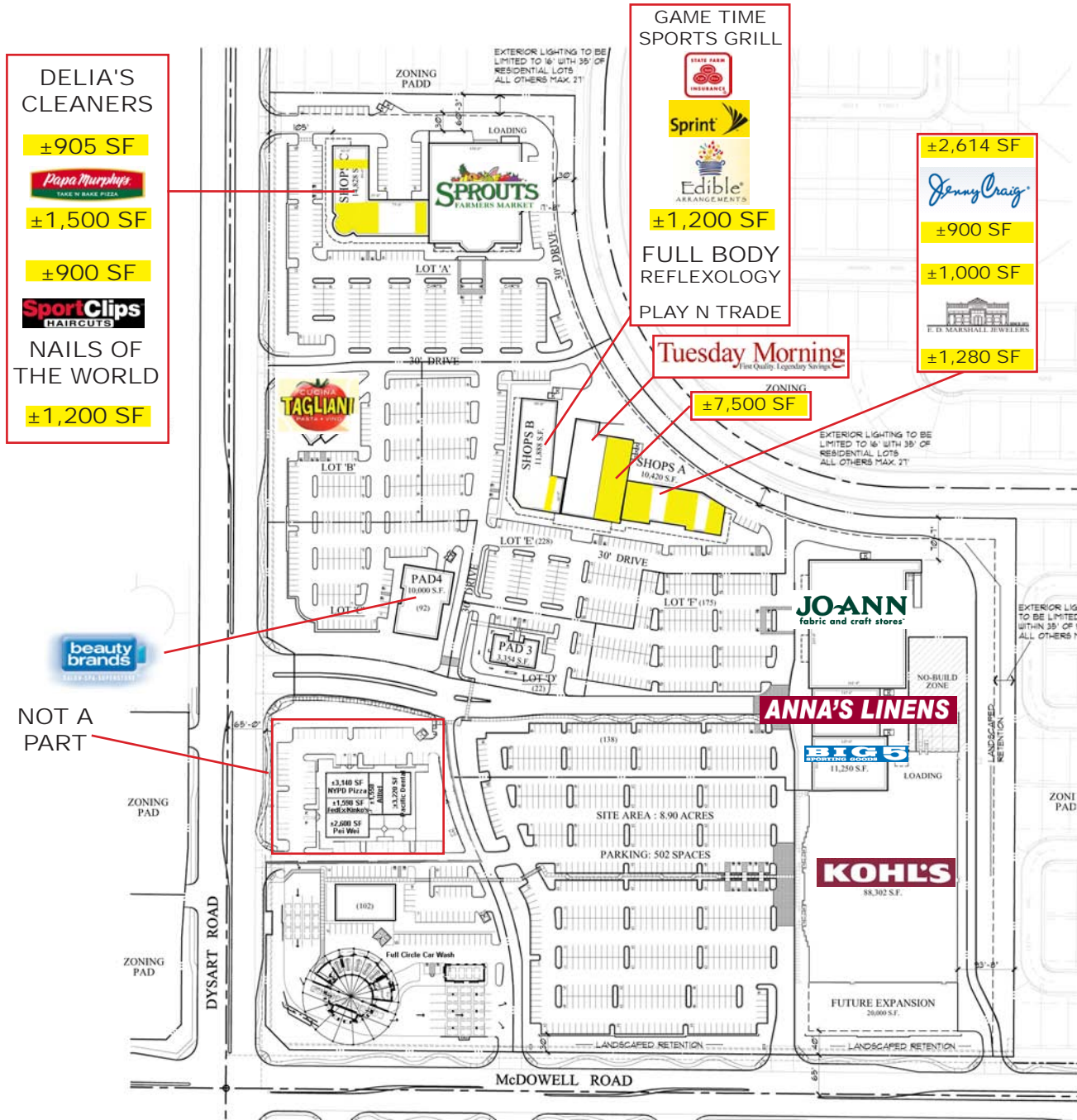
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NEC DYSART ROAD & MCDOWELL ROAD  
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Site Plan (NOT DRAWN TO SCALE)



Master Site Plan



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