

# SWC North Valley Pkwy & Sonoran Desert Dr

Phoenix, Arizona

**D. L. Slaughter**  
**Company**



**Available:**

**Pads**

For more information please contact:

**Mike Ord**  
mike@dlslaughter.com  
C: 602-421-2788

4742 North 24th Street  
Suite 315  
Phoenix, AZ 85016  
O: 602.957.3553

[www.dlslaughterco.com](http://www.dlslaughterco.com)

# SWC North Valley Pkwy & Sonoran Desert Dr

Phoenix, Arizona

**D. L. Slaughter**  
**Company**

## Property Highlights:

- On double going home side of Sonoran Desert Drive (Loop 303 & I-17 Interchange) and North Valley Parkway
- Ideal for convenience-oriented retail pad users
- Centrally situated in trade area that includes the exclusive planned communities of Tramonto, Carefree Crossings, and Sonoran Foothills
- W.L. Gore & Associates currently employs 500 just north of the site, with an additional 500 coming soon with a campus expansion



## Demographics:

• Average Income	1 mile \$142,276	3 mile \$134,717	5 mile \$132,192
• Population	1 mile 4,877	3 mile 31,768	5 mile 59,752

For more information please contact:

**Mike Ord**  
mike@dlslaughter.com  
C: 602-421-2788

4742 North 24th Street  
Suite 315  
Phoenix, AZ 85016

O: 602.957.3553

[www.dlslaughterco.com](http://www.dlslaughterco.com)

## PROJECT DIRECTORY

ARCHITECT:  
ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: ROBERT KUBICEK  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: rkubicek@rkaa.com

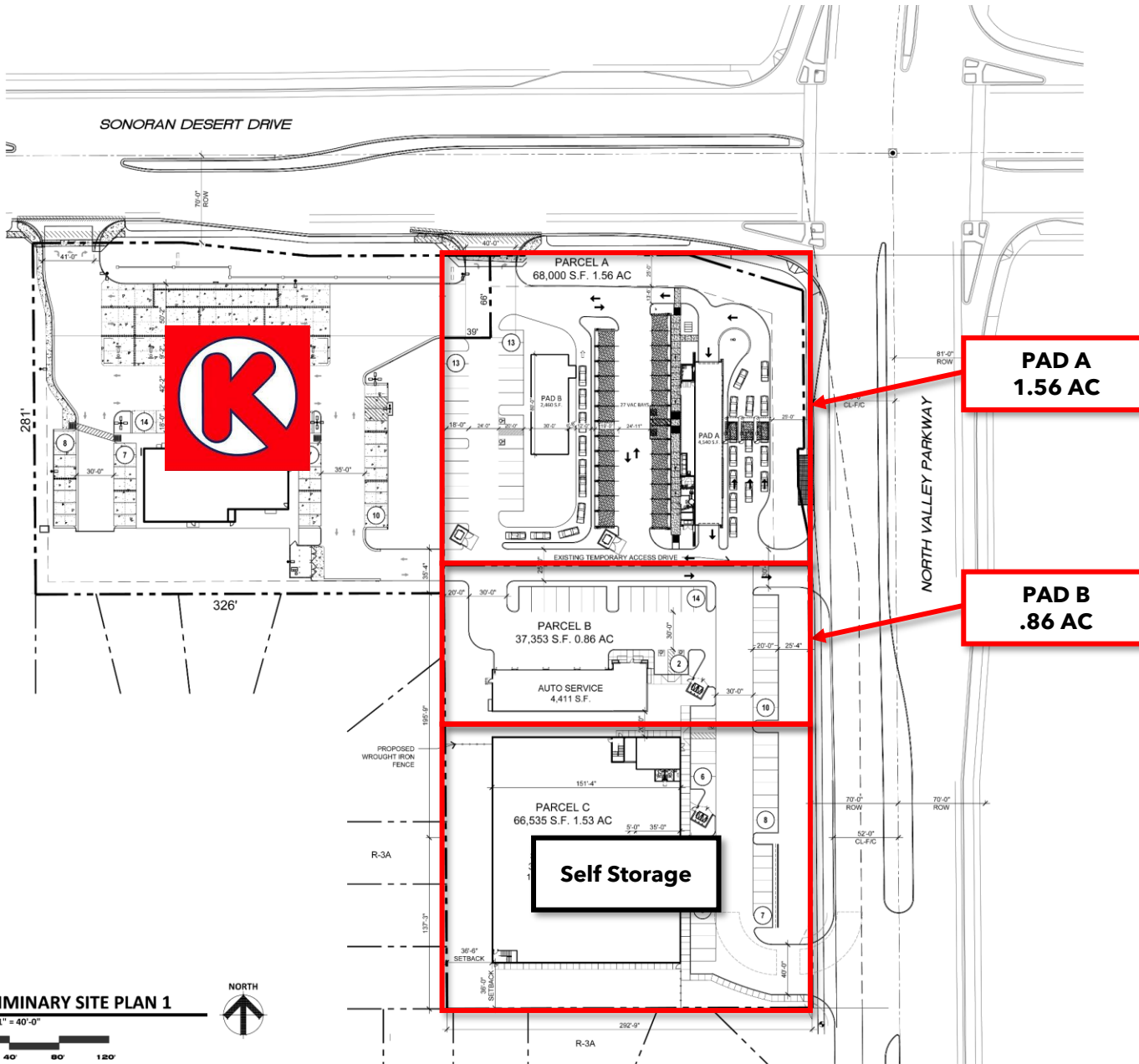
## SITE DATA

PARCEL#:	204-13-612
NET SITE AREA:	3.94 ACRES (171,888 S.F.)
PARCEL A:	1.56 AC (68,000 S.F.)
PARCEL B:	0.86 ACRES (37,353 S.F.)
PARCEL C:	1.53 ACRES (66,535 S.F.)

PROPOSED USE: SELF STORAGE/AUTO/CARWASH

PROPOSED BUILDING AREA:	109,768 S.F.
STORAGE:	4,411 S.F.
AUTO SERVICE:	4,540 S.F.
PAD A:	2,460 S.F.
PAD B:	2,460 S.F.

PARKING:  
PARCEL A PARKING PROVIDED: 53 SPACES  
PARCEL B PARKING PROVIDED: 26 SPACES  
PARCEL C PARKING PROVIDED: 27 SPACES  
TOTAL PARKING PROVIDED: 105 SPACES



**PAD A  
1.56 AC**

**PAD B  
.86 AC**

**Self Storage**



**VICINITY MAP**  
SCALE: N.T.S.

**PRELIMINARY SITE PLAN 1**  
SCALE: 1" = 40'-0"  
0 40 80 120



**SELF STORAGE**  
SWC NORTH VALLEY PKWY & SONORAN DESERT DR  
PHOENIX, AZ  
DATE:02-25-2020 (PRELIMINARY)

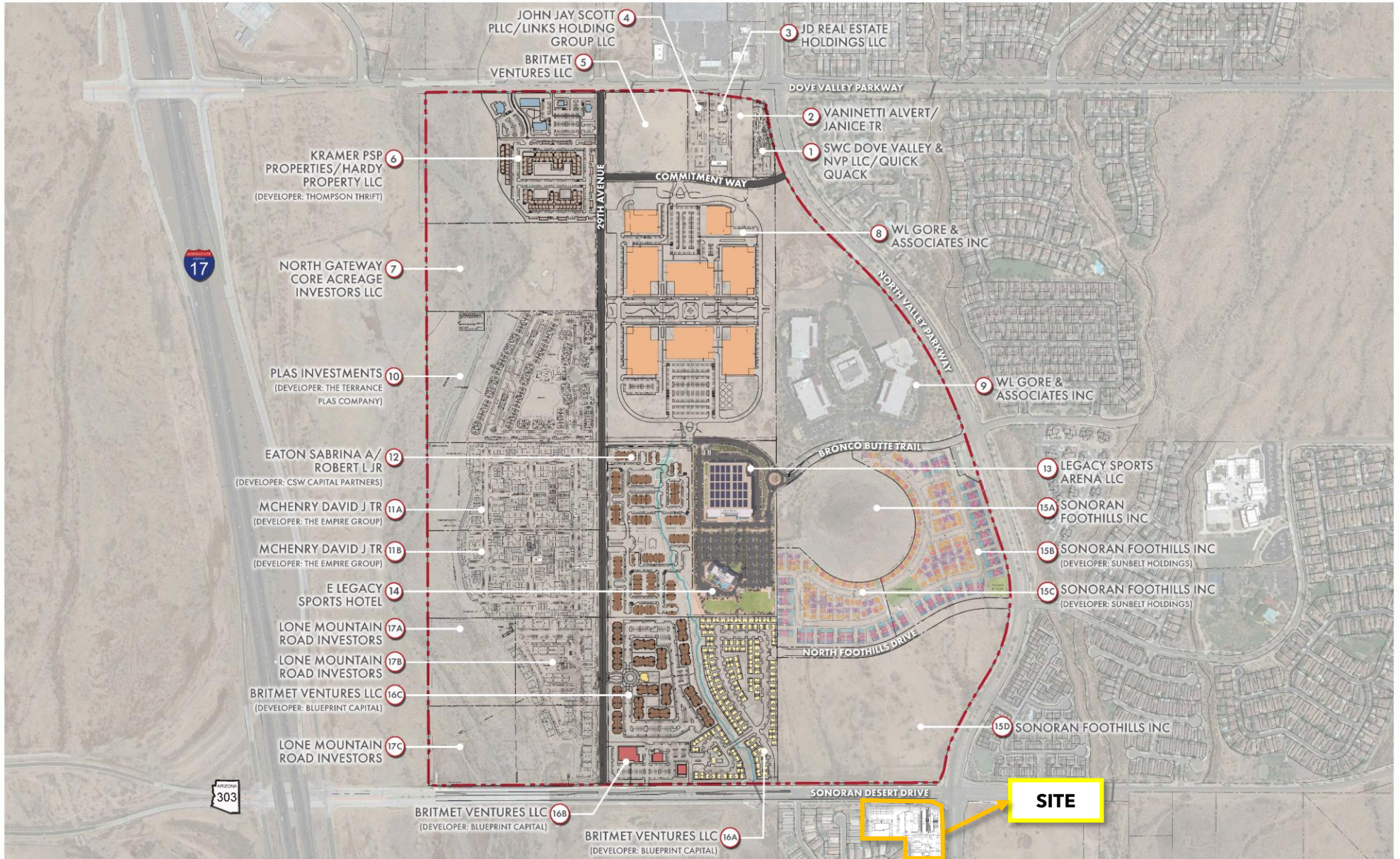
© 2020 R.K.A.A. ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF R.K.A.A. ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

**SP-1  
OPTION 1**

RKAA# 19104.50



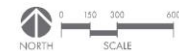
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



NORTH GATEWAY CORE | SITE PLANS

06/10/2021

Note: This is an assemblage of conceptual site plans for the various properties within the North Gateway Village Core. These plans are all subject to changes as site design, design coordination, zoning activities and development review procedures all advance. This plan will be updated from time to time with the intent of remaining current.



# 3,500 acres in north Phoenix could be transformed into major employment corridor

By Corina Vanek – Reporter, Phoenix Business Journal



Phoenix City Council will consider a major zoning case that could create a massive new Arizona employment corridor.

The city of Phoenix and the Arizona State Land Department are aiming to reposition 3,500 acres of desert in north Phoenix for a major future employment corridor that would include a tech campus and mixed-use components.

"So much of the state land up north is the future of the city," Alan Stephenson, planning and development director for the city of Phoenix, told the Business Journal.

The land is at the northwest corner of Interstate 17 and Loop 303, directly south of the Ben Avery Shooting Facility.

The rezoning effort will also increase the value of the land, which the state leases and sells at auction, and the funds are managed to create revenue for the beneficiaries of the State Land Trust. The biggest beneficiary of the trust is K-12 education.

The large scale planned unit development with the state land department as the owner allows the city to plan the land uses on a bigger scale than it would be able to if it were working with multiple landowners all controlling pieces in the area, Stephenson said.

"If you look at this particular location, it is surrounded by three freeways, which is a unique condition," Joshua Bednarek, deputy director of planning for the city said. "We can reinforce where we already have existing infrastructure."

The proposed zoning includes three districts: a technology campus, a technology park and freeway mixed-use development.

The technology campus portion includes 1,078 acres and is located near the center of the site, according to city documents. This portion will be allowed to contain the most

intensive development and commercial uses. The technology park portion of the area will include 1,217 acres of planned employment and commerce park uses on the northern and western portions of the site. The freeway mixed-use district will include 1,243 acres on the eastern portion of the site along the I-17 corridor and could include additional employment uses, regional commercial, office, hospitality and multifamily development.

"Managing a land portfolio of more than 9 million acres across the state, the State Land Department files rezoning requests with local governments to create value for the beneficiaries' holdings," Arizona State Land Commissioner Lisa Atkins said in a statement. "We have a number of them in the pipeline across the state, and this particular one is a joint effort with the city of Phoenix."

Stephenson said the rezoning will create another option for users looking to come to Phoenix, especially those looking to locate along a freeway.

"We have the land resources available for any user in any size," he said. "We have seen some interest over the years, especially because of the infrastructure. As the economy has come back around, there were parcels that had the zoning, but those got bought up first and developed. Now we are looking at a new place."

No auctions are scheduled yet for the land, and the zoning application will go before Phoenix City Council in late October.



An aerial photo shows the 3,500 acres the city of Phoenix is planning to rezone for an employment corridor.

**Legacy Sports Arena Breaks Ground In North Phoenix!**

Today, this greatly anticipated state of the art facility begins construction in Gateway Village North, just a stone's throw from the I-17/303 intersection.

Cave Creek resident Rob Eaton is pushing hard to open this 170k+ square foot amateur facility and adjoining sports catering hotel by the fall of 2020. Legacy Sports Arena will be a completely air-conditioned indoor facility with two NHL sized ice rinks, and believe it or not, a new high-tech giant-sized glass floor with underneath LED lighting that accommodates basketball courts, volleyball courts, dodgeball, soccer, lacrosse and even a dozen pickleball courts. Also included is a large upstairs restaurant with special spectator seating, a gymnasium and numerous other amenities.

Sports arena architect Eric Milberger states that "The interior of the building's focus is on the spectator and player, from beginner to elite athlete. Open space viewing throughout the arena shares lighting, sounds and sights of multiple activities. This means someone can sit and relax with a cup of gourmet coffee while watching several events and the crowd, all at the same time. Legacy incorporates green concepts in its passive and active planning for lower energy usage while the roof will incorporate solar panels to generate energy year around."

Hotel Architect Jay Jolley also remarked "We wanted to design a roomier sports theme hotel that not only caters to local visitors and business travelers but accommodates the sports athlete that plays at Legacy Sports Arena with some larger team rooms and special amenities for all ages."

The owners expect to not only attract participation from neighborhood and North Valley residents but establish the area as a destination magnet for tournament play, sports camps, conventions, family vacations and special events.

Legacy Sports Arena, LLC



**Construction Underway**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	5,178		33,013		61,417	
2023 Estimate	4,877		31,768		59,752	
2010 Census	2,873		23,055		47,471	
Growth 2023 - 2028	6.17%		3.92%		2.79%	
Growth 2010 - 2023	69.75%		37.79%		25.87%	
2023 Population by Hispanic Origin	463		3,687		6,585	
2023 Population	4,877		31,768		59,752	
White	4,122	84.52%	26,319	82.85%	50,435	84.41%
Black	186	3.81%	1,073	3.38%	1,830	3.06%
Am. Indian & Alaskan	42	0.86%	303	0.95%	523	0.88%
Asian	322	6.60%	2,851	8.97%	4,885	8.18%
Hawaiian & Pacific Island	12	0.25%	74	0.23%	148	0.25%
Other	193	3.96%	1,148	3.61%	1,931	3.23%
U.S. Armed Forces	0		16		39	
<b>Households</b>						
2028 Projection	2,089		11,954		22,421	
2023 Estimate	1,971		11,482		21,762	
2010 Census	1,179		8,201		16,963	
Growth 2023 - 2028	5.99%		4.11%		3.03%	
Growth 2010 - 2023	67.18%		40.01%		28.29%	
Owner Occupied	995	50.48%	7,738	67.39%	15,718	72.23%
Renter Occupied	976	49.52%	3,744	32.61%	6,045	27.78%
<b>2023 Households by HH Income</b>						
Income: <\$25,000	123	6.24%	477	4.15%	1,146	5.27%
Income: \$25,000 - \$50,000	191	9.69%	1,034	9.00%	2,325	10.68%
Income: \$50,000 - \$75,000	311	15.77%	1,516	13.20%	3,123	14.35%
Income: \$75,000 - \$100,000	186	9.43%	1,915	16.67%	3,253	14.95%
Income: \$100,000 - \$125,000	133	6.74%	1,427	12.42%	2,727	12.53%
Income: \$125,000 - \$150,000	225	11.41%	1,364	11.88%	2,453	11.27%
Income: \$150,000 - \$200,000	436	22.11%	2,021	17.60%	3,243	14.90%
Income: \$200,000+	367	18.61%	1,731	15.07%	3,493	16.05%
2023 Avg Household Income	\$142,276		\$134,717		\$132,192	
2023 Med Household Income	\$129,666		\$114,024		\$109,483	

6/19/2023

For more information please contact:

**Mike Ord**  
[mike@dlslaughter.com](mailto:mike@dlslaughter.com)  
**C: 602-421-2788**

4742 North 24th Street  
 Suite 315  
 Phoenix, AZ 85016

**O: 602.957.3553**

[www.dlslaughterco.com](http://www.dlslaughterco.com)