

# ±9.63 Acres

## AVAILABLE FOR SALE

7705 - 7709 N Alsup Rd  
Maricopa County, AZ 85340

Loop 303 & Northern  
Parkway Interchange

LOOP  
303

**SUBJECT  
SITE**

NORTHERN PARKWAY



Luke Air  
Force Base



Jones Lang LaSalle Americas, Inc. License #: CO508577000



# Site Features

- Approx. Site Dimensions: 1,282' x 333'
- Zoning: RU-43; Maricopa County
- Parcel's: 501-49-010P, 501-49-143, 501-49-141, 501-49-142
- Water/Sewer: Adaman Water
- Electric: APS
- Gas: Southwest Gas
- Foreign Trade Zone capable (FTZ)
- 1 mile to Loop 303 and Northern Parkway
- Corporate neighbors: (2) Fortune 500 Companies, Williams-Sonoma, Red Bull, Nestle



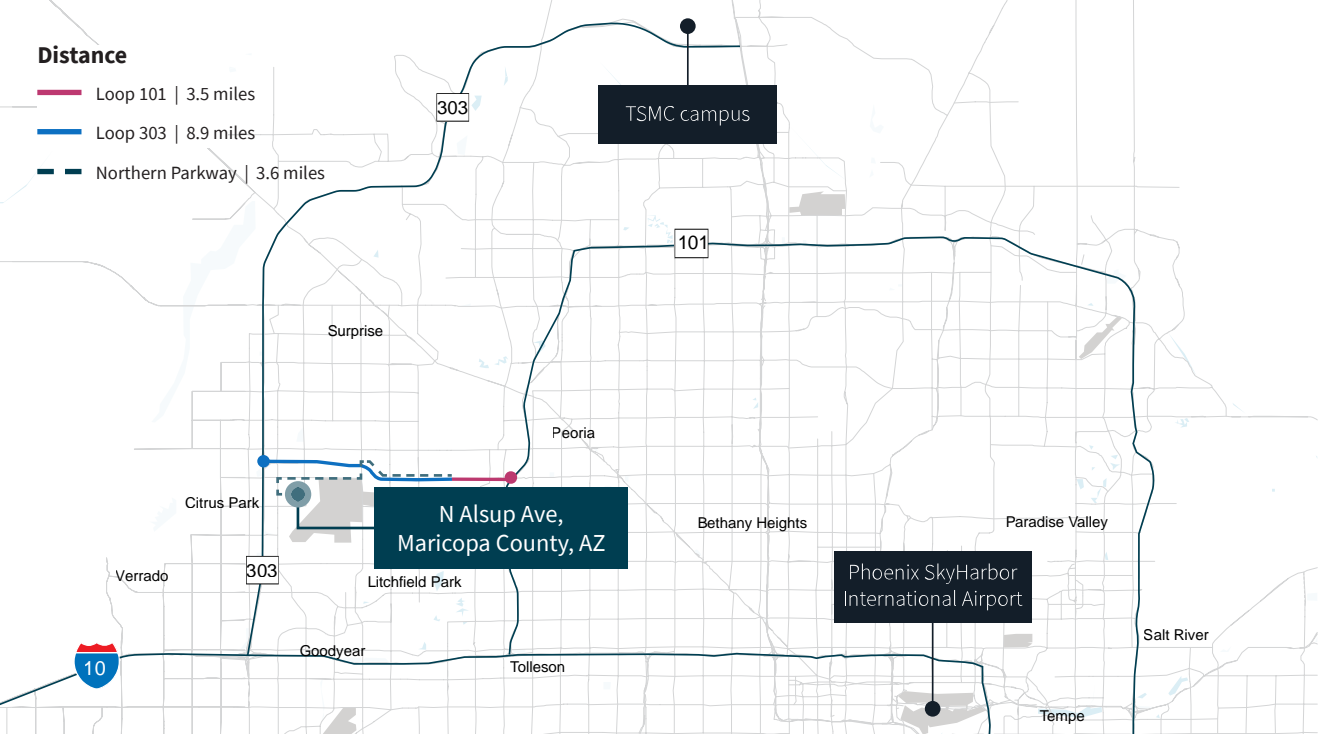


# Prime Northern Parkway Location

- Nearby corporate neighbors include Microsoft, Nestle, White Claw, REI, and Red Bull
- Proximate to the Northern Parkway, Loop 303, BNSF Trans-load railway, Loop 101, and Interstate 10
- 1.9 million people live within a 30-minute commute to the City's geo hub
- Median age of 40
- \$90,010 median household income
- Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- Accessible to a workforce of 1.9 million within a 30-minute commute

### Distance

- Loop 101 | 3.5 miles
- Loop 303 | 8.9 miles
- Northern Parkway | 3.6 miles



# Arizona Competes

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

### FOR ADDITIONAL INFORMATION:

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# Demographics

### Population

	10 miles	15 miles	20 miles
2025 Total Population	682,183	1,426,800	2,145,805
2030 Total Population	743,892	1,510,340	2,256,980
2025-2030 Forecasted Population Growth	9%	5.9%	5.2%
2025 Median Age	40	37.3	36.6
Educational Attainment (age 25+): Bachelor's Degree or Higher	18%	17%	17.8%

### Households

	10 miles	15 miles	20 miles
2025 Total Households	247,596	493,255	755,051
2025 Median Household Income	\$90,010	\$86,980	\$84,323
2025 Average Household Income	\$112,003	\$110,049	\$109,800

### Housing

	10 miles	15 miles	20 miles
2025 Total Housing Units	275,750	537,291	819,585
2025 Median Home Value	\$443,129	\$434,061	\$436,336

### Employment & Daytime Population

	10 miles	15 miles	20 miles
2025 Employed Civilian Population Age 16+ (Place of Residence)	310,222	670,225	1,025,859
2025 Total Employees (Place of Work)	149,058	322,453	631,361
2025 Total Daytime Population	579,265	1,198,788	1,962,033

Sources: JLL Research, ESRI 2024