

## 99th Avenue/McDowell a 'hot intersection' for retail

### Shows area's locations are prime, official says

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Among the Valley's hottest intersections is 99th Avenue and McDowell Road, shared by Avondale, Tolleson and Phoenix.

That "hot intersection" designation was bestowed by Arizona Realty professionals. The group chose the Valley's hottest intersections at an Urban Land Institute meeting in August. The selection was based on developments, nearby population, traffic counts, median incomes, zoning and land use.

Three centers in Avondale and Tolleson offer 1.5 million square feet of retail and restaurant space. The Phoenix corner features a gas station and carwash.

Claudia Whitehead, Avondale's economic development director, and Tolleson City Manager Reyes Medrano Jr. said their cities are hyped about the hot-intersection designation.

"I think that it definitely brings recognition to that area," Whitehead said. "That intersection has a lot of things going on with it, with the retail that is there and the convergence of the crossroads of the (Loop) 101 and I-10. It really brings a lot of prominence and recognition to the area as far as development goes."

The intersection boasts convenient access to Interstate 10, and Loop 101 is less than a quarter mile away. Daily traffic counts at the freeway intersection are more than 300,000 vehicles per day.

Medrano said the recognition of the intersection proves Tolleson has some prime quality retail locations.

"In addition to Crossroads of Tolleson specifically, it's proven that in the region, Tolleson, Avondale, Phoenix, Goodyear, all of us are able to support the same level of quality as any community," Medrano said. "We've always admired Scottsdale from afar, and it's good to see that retailers are beginning to admire us for the same quality."

McDowell Road and 99th Avenue offer full access to the retail centers with three lanes in each direction. The railroad and Buckeye Road, a county highway, are also nearby, Medrano noted, and Valley Metro Bus Service will offer services on McDowell Road hourly beginning in January.

The intersection is home to Avondale's Gateway Pavilions on the northwestern corner and Gateway Crossing on the southwestern corner. Both developments are mixed-use with retail and restaurant space.

Gateway Pavilions features 750,000 square feet of space with such anchor tenants as Costco; Borders Books & Music; Marshalls; Harkins Theatres; Bed, Bath & Beyond; Sports Authority; and Circuit City.

Gateway Crossing has 250,000 square feet of space that includes Best Buy, Hobby Lobby, Guitar Center and Old Navy.