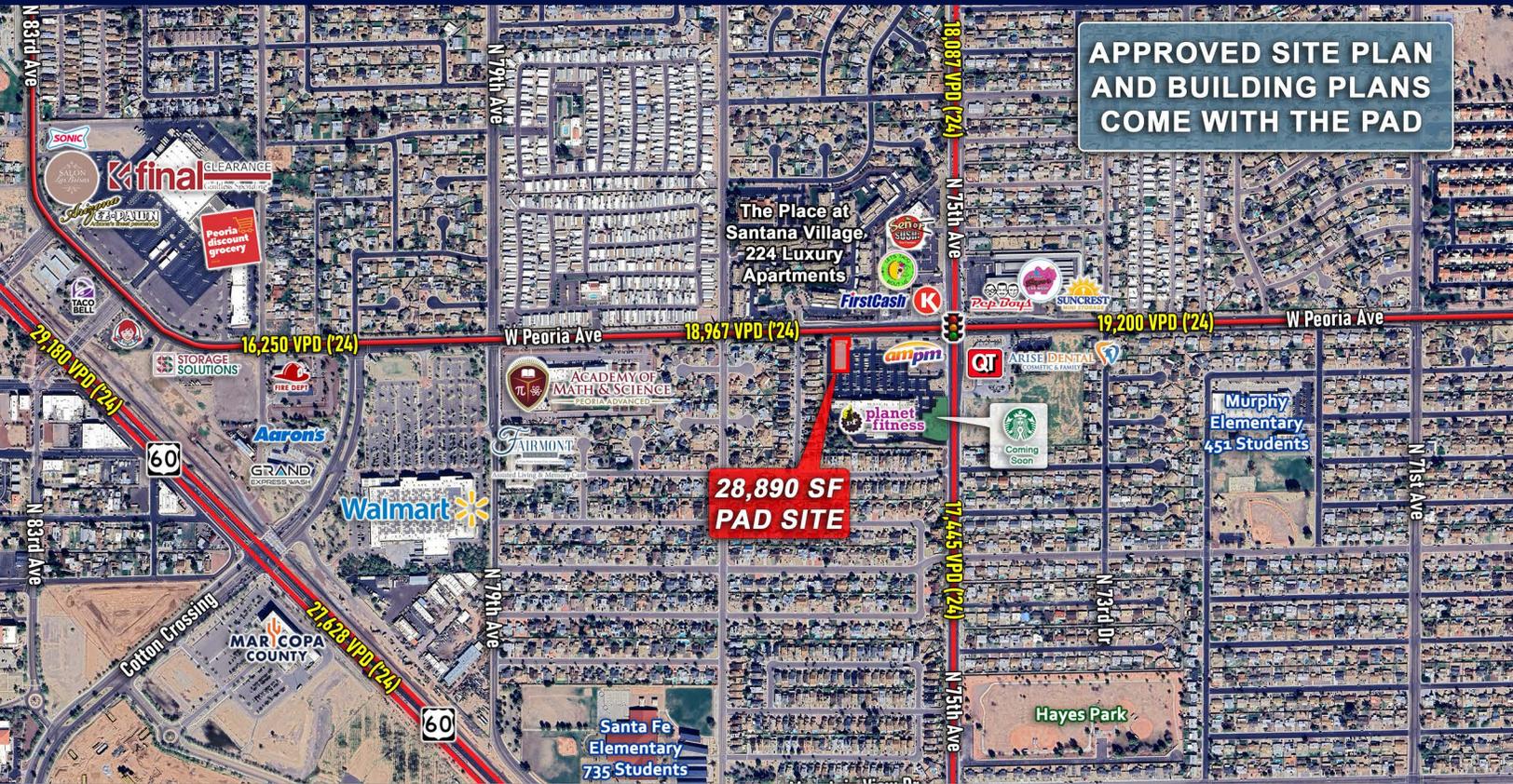


AVAILABLE FOR GROUND LEASE OR RBTS: 28,890 SQUARE FOOT PAD



APPROVED SITE PLAN  
AND BUILDING PLANS  
COME WITH THE PAD

28,890 SF  
PAD SITE

## PROPERTY HIGHLIGHTS

- Over 14,000 students enrolled at nearby Glendale Community College
- Directly across from The Place at Santana Village, a 224 unit luxury apartment community
- Full Turn-In Access and visibility to Peoria Avenue and 75th Ave, and Tremendous Visibility to the Intersection
- Strategically positioned right off the US 60 Freeway/Grand Avenue, a major West Valley artery



**AVERAGE HH INCOME**  
\$95,514 (3 mile radius)



**POPULATION**  
133,124 (3 mile radius)



**DAYTIME EMPLOYMENT**  
113,147 (3 mile radius)



**TRAFFIC COUNTS**  
W Peoria Ave: 18,967 VPD  
N 75th Ave: 17,445 VPD

\* Demographics ©ESRI 2024 | Traffic Counts @AZDOT 2024

**FOR LEASING INQUIRIES:**

**IGNITE**

COMMERCIAL  
REAL ESTATE

**JESSE ROZIO**  
FOUNDER & CEO  
**480.603.6892**

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The Place at Santana Village  
224 Luxury Apartments

W Peoria Ave

18,967 VPD ('24)

18,087 VPD ('24)

17,445 VPD ('24)

**28,890 SF**  
**PAD SITE**

FirstCash

Senor SUSHI

LET'S TASTE  
SOUTH US

Pep Boys

ampm

QT

pf

planet  
fitness

Don's NY  
Pizza

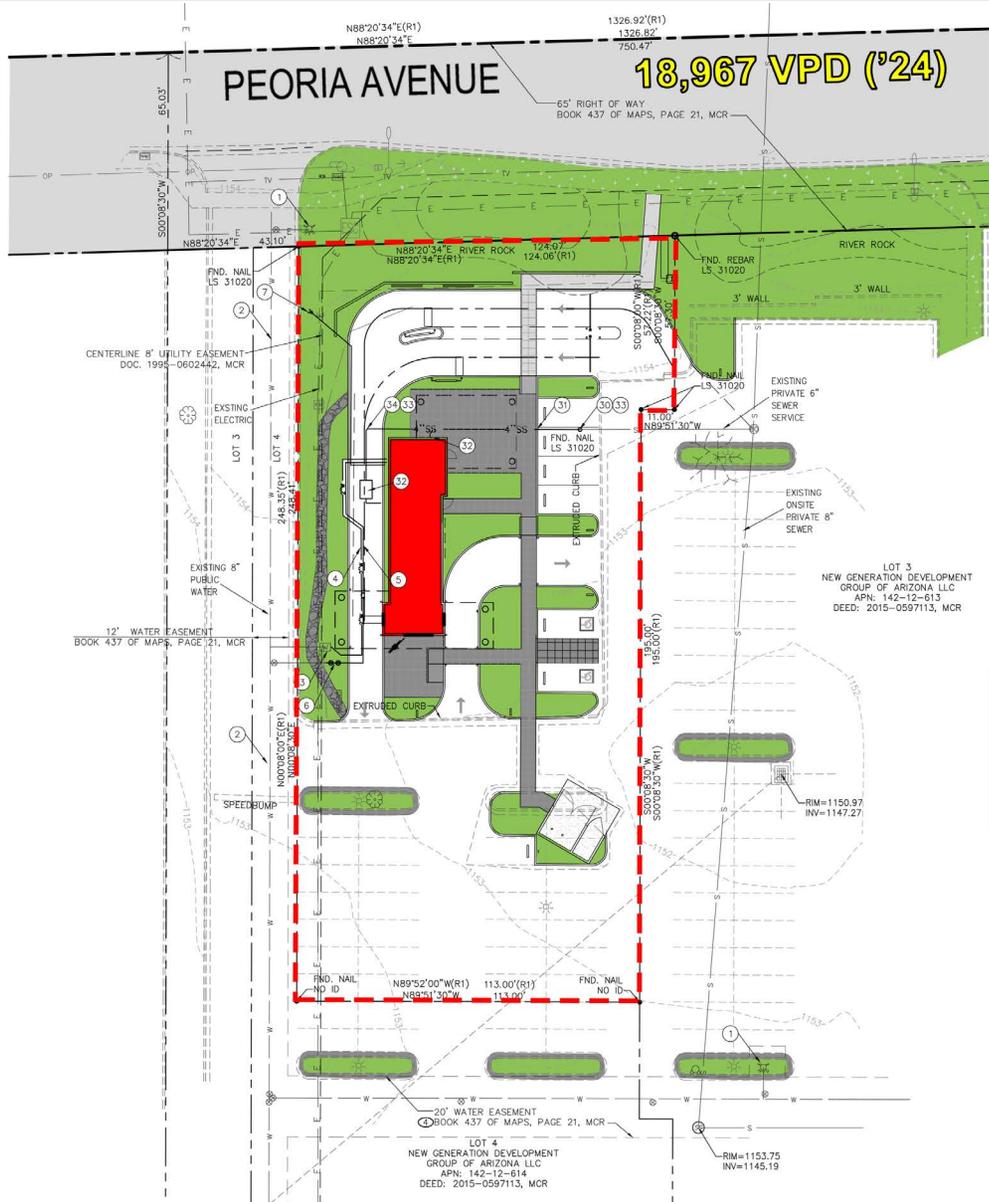
Auction House

Starbucks

Coming Soon







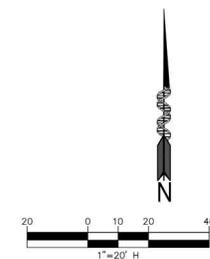
**(X) KEYED NOTES WATER**

1. EXISTING PUBLIC FH TO REMAIN
2. EXISTING PUBLIC WATER
3. EXISTING 1.5" METER TO REMAIN. INSTALL 2" RPPA DOUBLE CHECK PER COP STD DET PE-352-1
4. CONSTRUCT 2" PVD. SCH SERVICE LINE. INCLUDE TRACER WIRE
5. CONSTRUCT 4" PRIVATE FIRELINE. PIPE SHALL BE DIP CL 350 PIPE. RESTRAIN ALL JOINTS.
6. CONSTRUCT 4" BACKFLOW DEVICE PER COP STD DET PE-351
7. CONSTRUCT 4" REMOTE FDC LINE AND FDC CONNECTION. LINE SHALL BE RESTRAINED DIP CL350 PIPE. SIGN FDC PER NFPA STANDARDS. ALSO SEE COP STD DET P-361

**(X) KEYED NOTES SEWER**

30. CONNECT TO EXISTING 6" SEWER. CONTRACTOR SHALL LOCATE HORIZONTAL AND VERTICAL LOCATION PRIOR TO ANY ONSITE CONSTRUCTION. INSPECT AND CLEAN SEWER FROM CONNECTION POINT TO MANHOLE. REPORT ANY DISCREPANCIES TO OWNER AND ENGINEER. INSTALL CLEANOUT AND REDUCE TO 4" PIPE.
31. CONSTRUCT 4" SEWER SERVICE. PIPE SHALL BE SCH 40 MIN SLOPE 1.04%
32. SEE MEP PLANS FOR CONTINUATION AND INTERCEPTOR DETAILS. LIDS TO ACCESS TO INTERCEPTOR MUST BE ADJUSTED TO FINAL GRADE AND BE VISIBLE AND ACCESSIBLE.
33. INSTALL CLEANOUT WITH TRAFFIC BEARING LID PER MAG STD DET 270. PIPE SHALL HAVE SOLVENT WELDED ADAPTER AND SCREW CAP UNDER LID.
34. CONSTRUCT BEND OR WYE

**APPROVED SITE PLAN  
AND BUILDING PLANS  
COME WITH THE PAD**





	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	18,408	111,610	318,076
2010 Total Population	17,207	118,088	331,138
2024 Total Population	18,204	133,124	375,483
2029 Total Population	18,016	135,409	386,030
2019-2024 Annual Rate	-0.21%	0.34%	0.56%
2024 Total Daytime Population	14,043	113,147	346,477
Workers	4,572	45,165	144,648
Residents	9,471	67,982	201,829
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	5,905	39,241	118,790
2010 Households	5,827	42,757	124,850
2024 Households	6,406	48,672	141,168
2029 Households	6,433	50,086	146,850
<b>2024 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	73.6%	62.1%	60.6%
Renter Occupied Housing Units	24.1%	32.7%	33.0%
<b>2024 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$86,343	\$95,514	\$89,076
Average Home Value	\$404,836	\$433,430	\$438,870
<b>2024 POPULATION BY RACE/ETHNICITY</b>			
Total	18,205	133,124	375,483
White Alone	55.1%	56.0%	54.4%
Black Alone	5.3%	7.0%	6.8%
American Indian Alone	2.8%	2.0%	2.1%
Asian Alone	2.7%	4.7%	4.1%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	16.4%	14.1%	16.9%
Two or More Races	17.6%	16.0%	15.6%
Hispanic Origin	40.8%	34.3%	37.1%
Diversity Index	81.1	79.9	81.0
<b>2024 POPULATION BY AGE</b>			
Total	18,205	133,125	375,486
0 - 4	6.3%	5.9%	5.7%
5 - 9	6.3%	6.2%	5.7%
10 - 14	6.7%	6.4%	6.1%
15 - 24	13.4%	13.3%	13.3%
25 - 34	14.7%	14.7%	14.0%
35 - 44	13.6%	13.2%	12.2%
45 - 54	11.9%	11.4%	11.0%
55 - 64	12.4%	11.9%	11.8%
65 - 74	9.4%	9.9%	10.7%
75 - 84	4.3%	5.4%	7.0%
85 +	1.1%	1.8%	2.6%
18 +	76.7%	77.6%	78.7%
2024 Median Age	36.9	37.6	39.2
<b>2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	12,251	90,816	259,751
Some College, No Degree	23.2%	22.5%	22.7%
Associate Degree	11.9%	11.1%	10.9%
Bachelor's Degree	13.1%	15.3%	14.9%
Graduate/Professional Degree	4.7%	8.3%	7.9%

Source: Esri, U.S. Census

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