

AVAILABLE: DRIVE-THRU PAD, 800 SF - 12,720 SF SPACES FOR LEASE



PROPERTY HIGHLIGHTS

- Join notable tenants at the Intersection including Fry's Food & Drug, Beall's Outlet, Starbucks, Popeyes, Dairy Queen & more!
- Sun City is a vibrant submarket in Northwest Phoenix Metro with a population of approximately 40,000 people!
- Dense infill residential trade area with 253,392 people living within 5 miles of this retail center.
- Located at the intersection of 107th Ave and Grand Ave which sees over 62k vehicles per day.



AVERAGE HH INCOME
\$72,280 (3 mile radius)



POPULATION
111,284 (3 mile radius)



DAYTIME EMPLOYMENT
101,996 (3 mile radius)



TRAFFIC COUNTS
Grand Ave: 53,599 VPD ('22)*
N 107th Ave: 8,635 VPD ('23)**

* Demographics ©ESRI 2023 | Traffic Counts: *ADOT, **ESRI



Suite	Tenant	SF
10722	Steiner's Amish Furniture	16,662
10729	Beall's Outlet Store	17,810
10745	The Speakeasy	2,500
10749	Precious Paws Salon	934
10751	Hair on Grand	934
10753	H&R Block	1,504
10755	Utah Nails	2,012
10759	Grand Ave Barber Shop	780
10763	AVAILABLE	800
10768	AVAILABLE*	1,220
10771	Sun City Computer	601
10785	AVAILABLE 3/31/24*	11,500
10789	Sun 888	1,500
10793	Royal Cafe	5,250
13002	Sun City Cleaners	2,934
DRIVE-THRU PAD SITE AVAILABLE		
* 10768 & 10785 can be combined for a max of 12,720 SF		



AVAILABLE
3/31/2024
11,500 SF

AVAILABLE
1,220 SF

AVAILABLE
800 SF

**DRIVE-THRU
PAD SITE
AVAILABLE**

8,635 VPD ('23)

53,599 VPD ('22)

13,096 VPD ('23)



DRIVE-THRU
PAD SITE
AVAILABLE

AVAILABLE
1,220 SF

11,500 SF
AVAILABLE
3/31/2024

AVAILABLE
800 SF

SUBWAY

Papa Murphy's
TAKE 'N BAKE PIZZA

FOOD STORES
fray's

KFC

Starbucks

N 107th Ave

POPEYES

desert
FINANCIAL
CREDIT UNION

STEINER'S
amish
FURNITURE

bealls
OUTLET

SPEAKEASY

H&R
BLOCK

Bank of America

Grand Ave

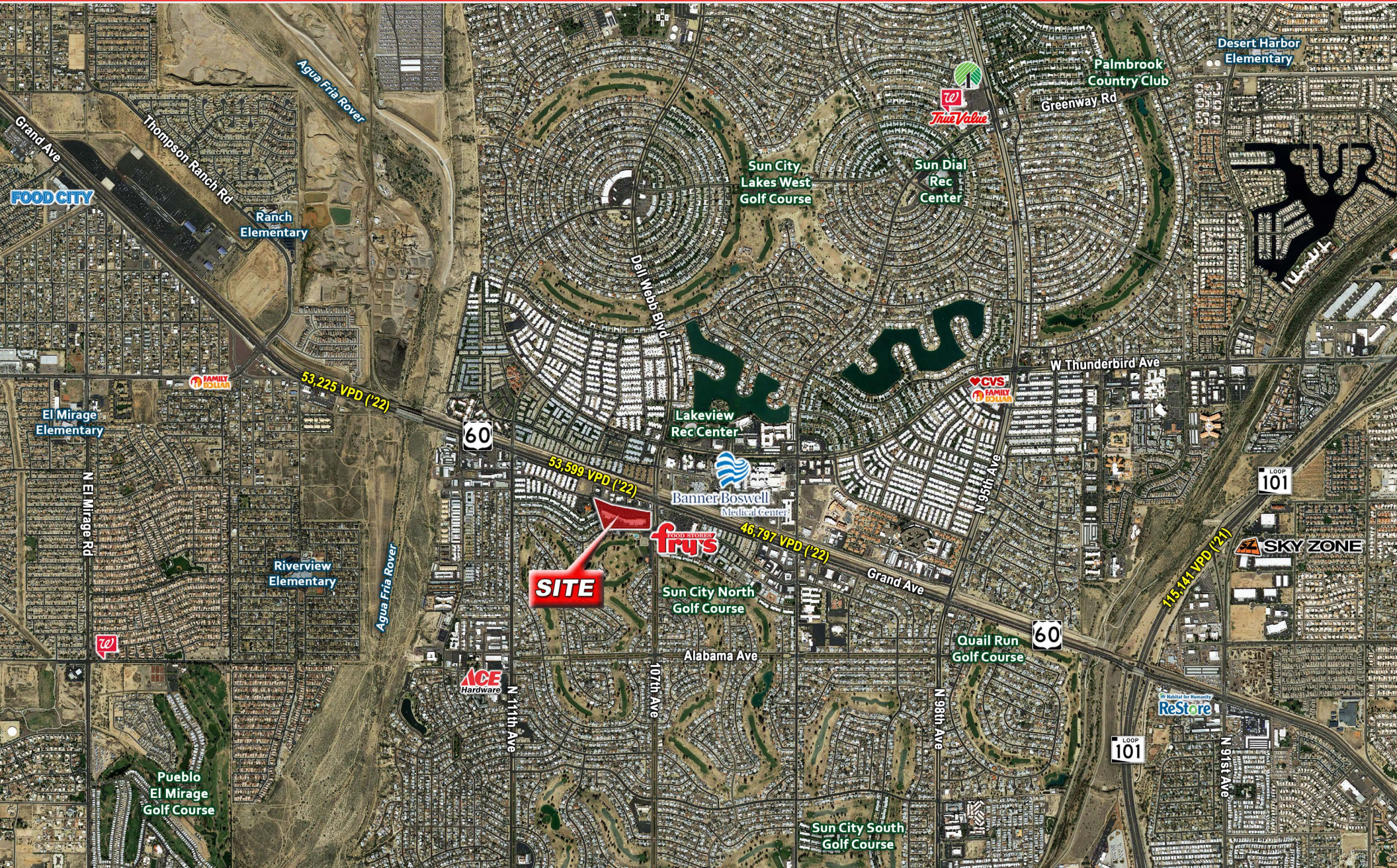
53,599 VPD (~22)

60

Filiberto's
MEXICAN FOOD

IQ
Grill & Chill





	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	8,678	71,322	166,013
2010 Total Population	8,895	101,366	224,135
2023 Total Population	9,565	111,453	253,392
2028 Total Population	9,440	111,284	254,068
2019-2024 Annual Rate	-0.26%	-0.03%	0.05%
2023 Total Daytime Population	15,104	101,996	245,435
Workers	7,500	31,798	96,834
Residents	7,604	70,198	148,601
HOUSEHOLD SUMMARY			
2000 Households	5,446	34,605	71,224
2010 Households	5,570	44,588	93,332
2023 Households	5,941	48,325	104,258
2028 Households	5,907	48,474	105,151
2023 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	66.8%	65.4%	64.8%
Renter Occupied Housing Units	22.1%	24.9%	25.9%
2023 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$60,016	\$72,280	\$84,970
Average Home Value	\$236,112	\$312,491	\$355,802
2023 POPULATION BY RACE/ETHNICITY			
Total	9,565	111,453	253,392
White Alone	83.8%	65.6%	66.1%
Black Alone	3.1%	5.6%	5.5%
American Indian Alone	0.7%	1.3%	1.4%
Asian Alone	1.3%	2.2%	3.1%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	4.6%	12.1%	10.4%
Two or More Races	6.4%	13.0%	13.3%
Hispanic Origin	12.0%	29.0%	26.9%
Diversity Index	44.1	72.6	71.5
2023 POPULATION BY AGE			
Total	9,564	111,453	253,392
0 - 4	1.0%	5.1%	5.4%
5 - 9	1.0%	5.2%	5.5%
10 - 14	0.9%	4.9%	5.4%
15 - 24	1.9%	8.8%	9.9%
25 - 34	2.2%	10.5%	12.3%
35 - 44	2.4%	9.7%	11.0%
45 - 54	3.6%	7.6%	9.1%
55 - 64	11.3%	10.1%	10.7%
65 - 74	29.7%	16.8%	14.3%
75 - 84	28.9%	13.8%	10.9%
85 +	16.9%	7.5%	5.6%
18 +	96.5%	82.2%	80.7%
2023 Median Age	73.8	52.6	45.5
2023 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	9,101	84,723	187,081
Some College, No Degree	27.3%	23.9%	23.7%
Associate Degree	8.0%	11.3%	11.6%
Bachelor's Degree	13.1%	13.7%	17.0%
Graduate/Professional Degree	12.1%	9.0%	9.4%

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