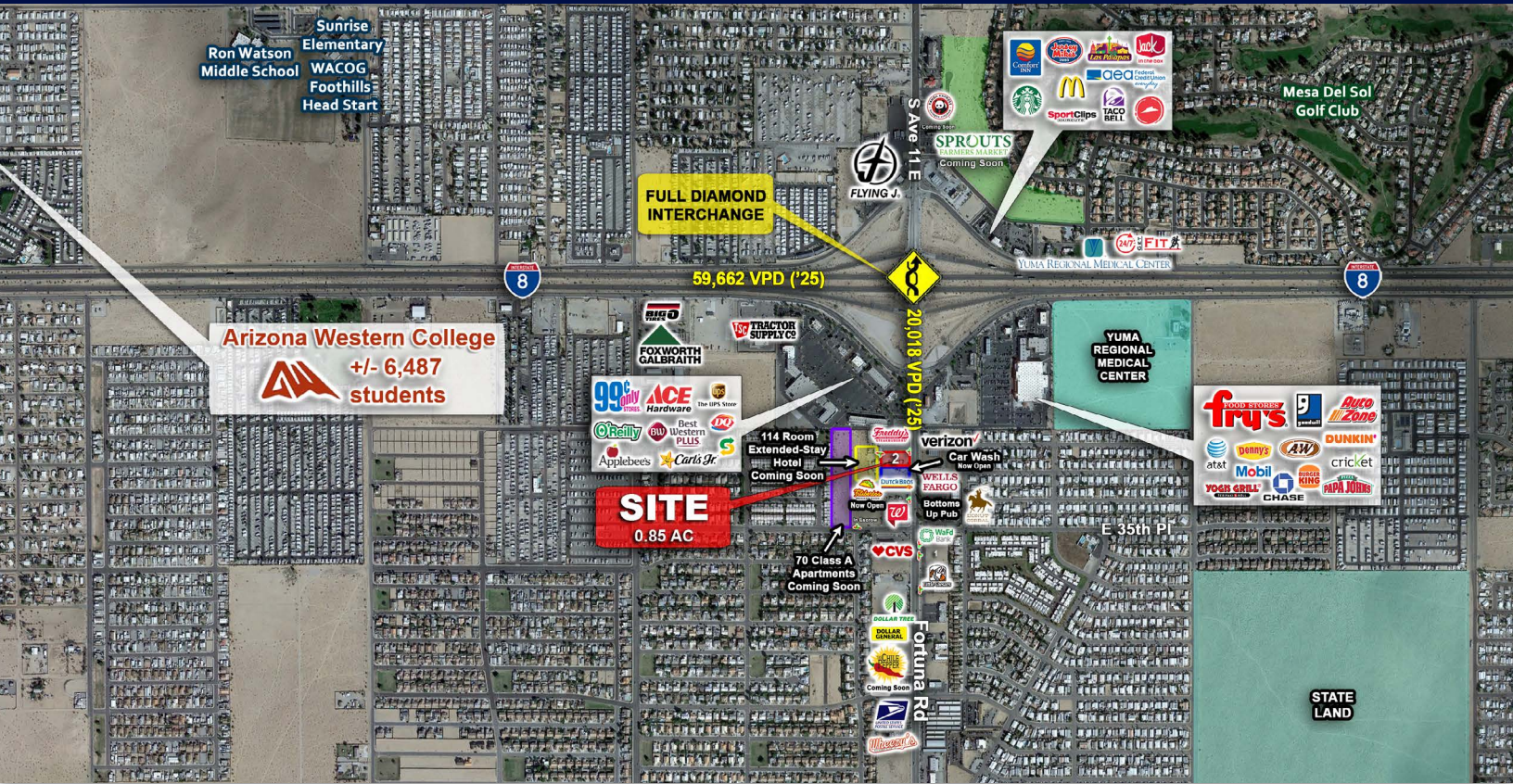


AVAILABLE FOR SALE OR LEASE: 0.85 ACRES



## PROPERTY HIGHLIGHTS

- Positioned off the full diamond interchange along I-8 at Fortuna Road visible to ±59,662 VPD
- Close proximity to Fortuna Commons, a regional shopping center anchored by one of the top performing Fry's stores in Arizona
- Strong co-tenants in the immediate area including Chase Bank, Starbucks, Burger King, Dunkin Donuts, and Dutch Bros Coffee – Now Open!
- Excellent Interstate accessibility, situated just 0.3 miles from I-8
- Centrally located along Fortuna Road, which is experiencing Retail, Hospitality, and Residential growth



**AVERAGE HH INCOME**  
\$70,220 (3 mile radius)



**POPULATION**  
30,912 (3 mile radius)



**DAYTIME EMPLOYMENT**  
26,435 (3 mile radius)



**TRAFFIC COUNTS**  
S Fortuna Rd: 20,018 VPD  
I-8: 59,662 VPD

\* Demographics ©ESRI 2022 | Traffic Counts @AZDOT 2025



Arizona Western College



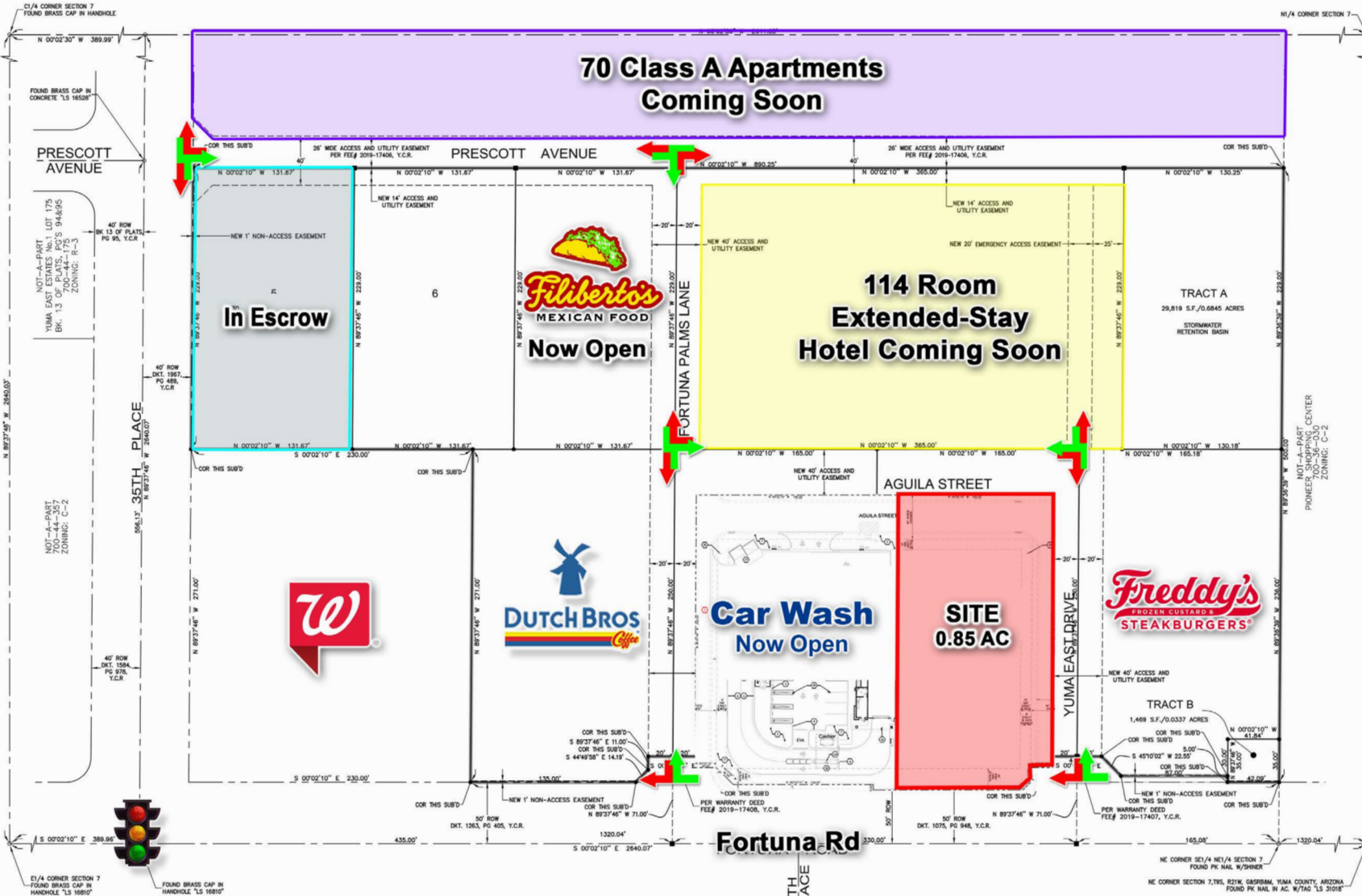
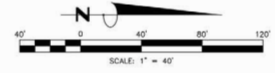
+/- 6,487  
students

Mesa Del Sol Golf Club

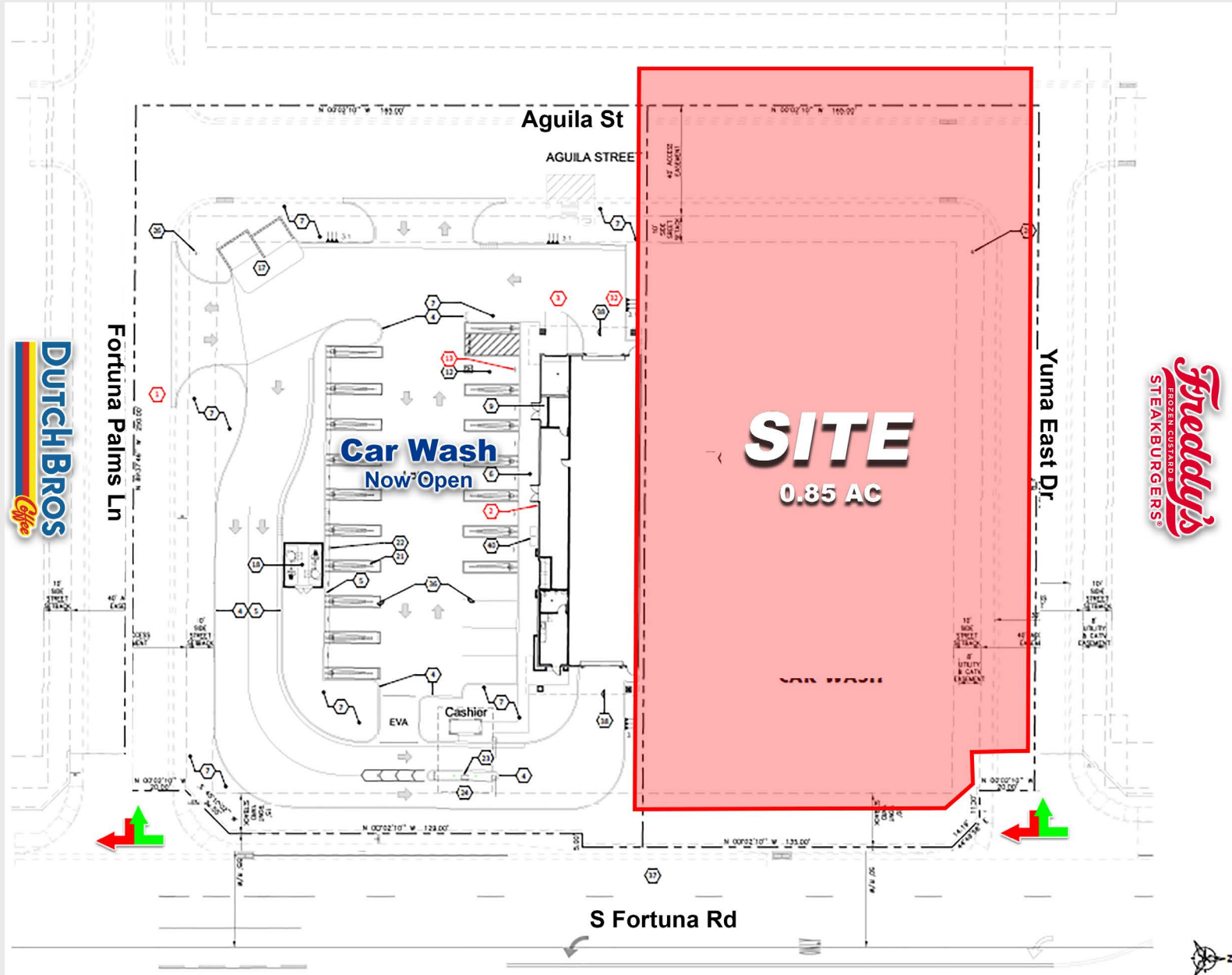


775,000  
visitors/year

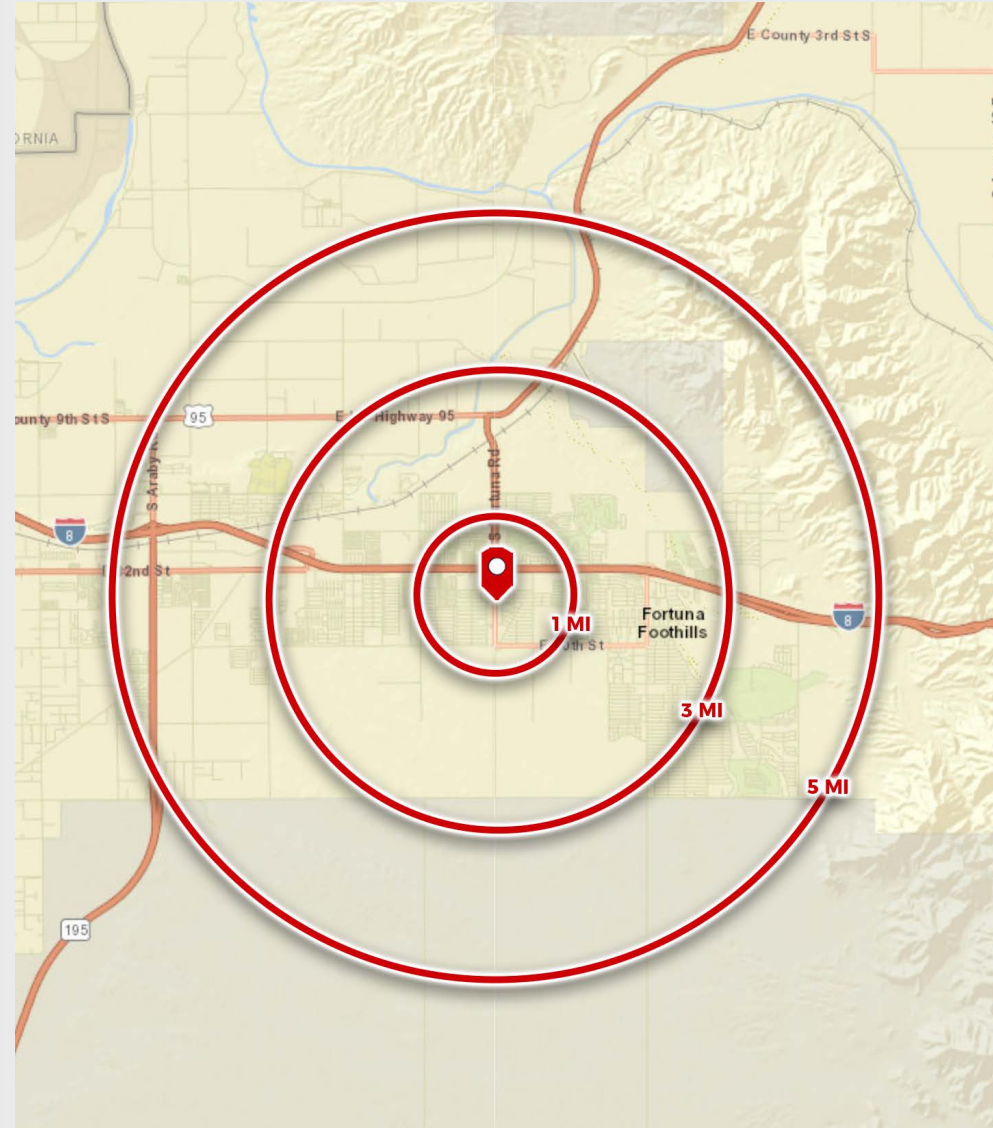




**20,018 VPD (~25)**



	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	5,007	19,481	26,795
2010 Total Population	7,070	26,940	39,351
2022 Total Population	8,267	30,912	46,466
2027 Total Population	8,436	31,674	47,568
2019-2024 Annual Rate	0.41%	0.49%	0.47%
2022 Total Daytime Population	7,840	26,435	39,651
Workers	2,252	5,279	7,954
Residents	5,588	21,156	31,697
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	2,216	8,918	11,984
2010 Households	2,993	11,574	16,478
2022 Households	3,437	13,474	19,580
2027 Households	3,529	13,865	20,121
<b>2022 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	45.7%	48.8%	48.9%
Renter Occupied Housing Units	14.2%	12.8%	12.2%
<b>2022 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$72,467	\$70,220	\$72,353
Average Home Value	\$181,939	\$171,386	\$190,378
<b>2022 POPULATION BY RACE/ETHNICITY</b>			
Total	8,267	30,913	46,467
White Alone	68.4%	67.1%	66.6%
Black Alone	1.9%	1.3%	1.4%
American Indian Alone	1.1%	1.3%	1.2%
Asian Alone	1.6%	1.4%	1.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	10.8%	13.0%	13.2%
Two or More Races	16.0%	15.8%	16.0%
Hispanic Origin	32.8%	34.4%	35.0%
Diversity Index	71.7	73.0	73.5
<b>2022 POPULATION BY AGE</b>			
Total	8,271	30,913	46,465
0 - 4	5.2%	5.0%	4.9%
5 - 9	5.0%	4.9%	4.9%
10 - 14	4.6%	4.6%	4.8%
15 - 24	7.5%	8.2%	8.5%
25 - 34	10.3%	9.8%	9.7%
35 - 44	9.2%	9.7%	9.7%
45 - 54	7.8%	8.1%	8.4%
55 - 64	10.6%	12.0%	12.1%
65 - 74	21.6%	19.1%	19.1%
75 - 84	14.0%	14.3%	13.9%
85 +	4.1%	4.3%	3.9%
18 +	82.8%	83.0%	82.7%
2022 Median Age	55.3	54.7	53.9
<b>2022 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	6,420	23,903	35,710
Some College, No Degree	32.3%	30.3%	28.9%
Associate Degree	10.7%	9.3%	9.7%
Bachelor's Degree	12.3%	11.7%	12.8%
Graduate/Professional Degree	5.3%	6.8%	6.9%



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