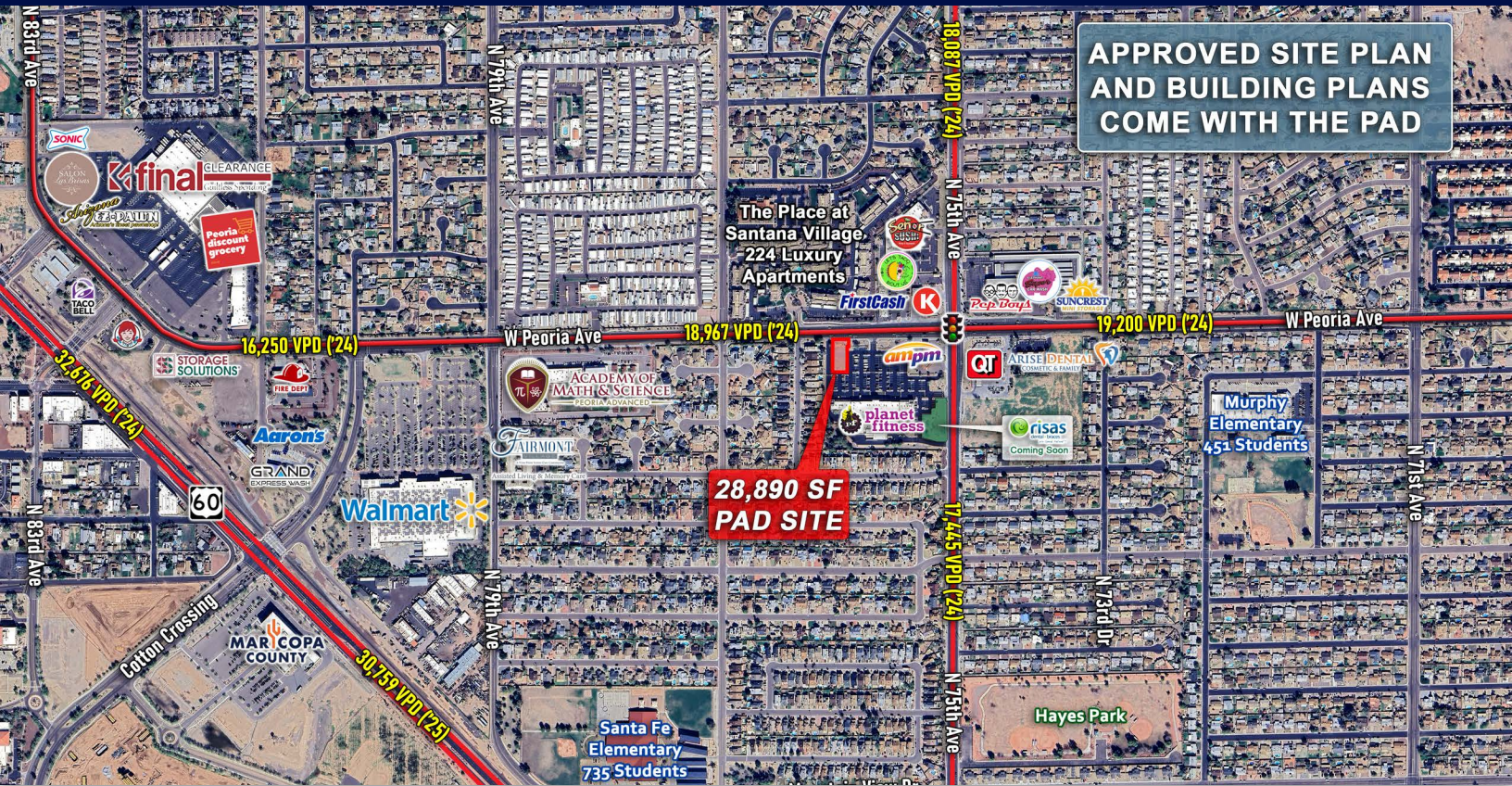


AVAILABLE FOR GROUND LEASE OR RBTS: 28,890 SQUARE FOOT PAD



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

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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 IS

Pepp Boys

ampm

QT

pf

planet
fitness

Don's NY
Pizza

Auction House

risas
dental-braces
We Speedy Fix and

Coming Soon



60

30,759 VPD ('25)

Hayes Park

N 75th Ave

Murphy
Elementary
451 Students

risas
dental - braces
Coming Soon

MONARCH AUCTION
& ESTATE SERVICES

ARISE DENTAL
COSMETIC & FAMILY

QT

19,200 VPD ('24)

17,445 VPD ('24)

Auction House

planet fitness

**28,890 SF
PAD SITE**

ampm

N 75th Ave



K



FirstCash

W Peoria Ave

N 76th Dr

The Place at
Santana Village
224 Luxury
Apartments

18,967 VPD ('24)



	1 mile	3 miles	5 miles
POPULATION SUMMARY			
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
HOUSEHOLD SUMMARY			
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
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	73.6%	62.1%	60.6%
Renter Occupied Housing Units	24.1%	32.7%	33.0%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$86,343	\$95,514	\$89,076
Average Home Value	\$404,836	\$433,430	\$438,870
2024 POPULATION BY RACE/ETHNICITY			
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
2024 POPULATION BY AGE			
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
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
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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