

SHOP SPACE AND END CAP AVAILABLE – 4,600 SQUARE FEET (DIVISIBLE)





**FOR LEASING INQUIRIES:**

**IGNITE**

COMMERCIAL  
REAL ESTATE

**JESSE ROZIO**  
FOUNDER & CEO

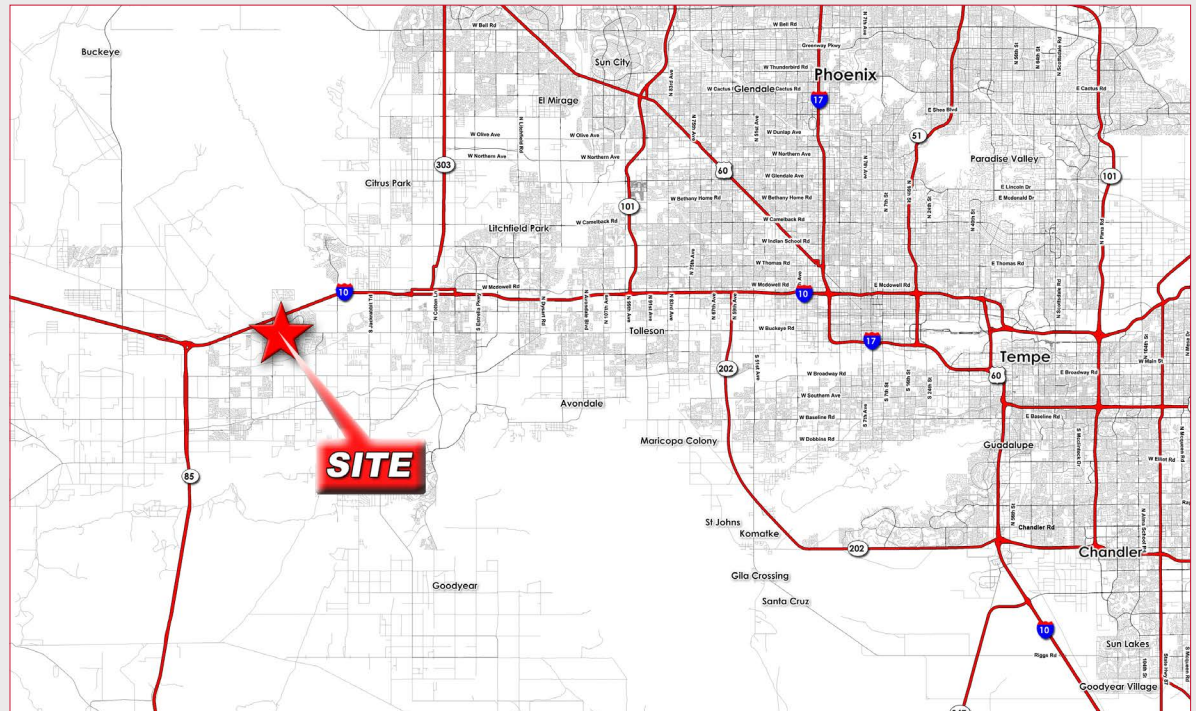
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## PROPERTY HIGHLIGHTS

- Infill Development at the Main Intersection of the Trade Area
- Situated Less than 1-Mile from I-10 Freeway, providing Critical Access to the Entire Phoenix Metropolitan Area
- The City of Buckeye is the 2nd Fastest Growing City in the U.S. in Year-Over-Year Percentage Growth



## NEARBY RETAILERS



## DEMOGRAPHICS

|                       | 1 Mile    | 3 Mile    | 5 Mile    |
|-----------------------|-----------|-----------|-----------|
| 2024 Population       | 11,261    | 38,562    | 87,780    |
| 2029 Proj. Population | 13,460    | 43,963    | 92,507    |
| 2024 Daytime Pop      | 7,544     | 25,086    | 56,030    |
| 2024 Households       | 3,522     | 11,502    | 25,108    |
| Avg HH Income         | \$111,514 | \$114,229 | \$115,978 |
| Median Age            | 34.6      | 32.7      | 32.9      |



















|                                                          | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------------------------------|-----------|-----------|-----------|
| <b>POPULATION SUMMARY</b>                                |           |           |           |
| 2000 Total Population                                    | 883       | 3,101     | 9,616     |
| 2010 Total Population                                    | 8,038     | 23,139    | 42,755    |
| 2024 Total Population                                    | 11,261    | 38,562    | 82,780    |
| 2029 Total Population                                    | 13,460    | 43,963    | 92,507    |
| 2019-2024 Annual Rate                                    | 3.63%     | 2.66%     | 2.25%     |
| 2024 Total Daytime Population                            | 7,544     | 25,086    | 56,030    |
| Workers                                                  | 1,770     | 5,985     | 13,416    |
| Residents                                                | 5,774     | 19,101    | 42,614    |
| <b>HOUSEHOLD SUMMARY</b>                                 |           |           |           |
| 2000 Households                                          | 312       | 1,029     | 3,061     |
| 2010 Households                                          | 2,489     | 6,890     | 13,049    |
| 2024 Households                                          | 3,522     | 11,502    | 25,108    |
| 2029 Households                                          | 4,230     | 13,320    | 28,429    |
| <b>2024 HOUSING UNIT SUMMARY</b>                         |           |           |           |
| Owner Occupied Housing Units                             | 79.6%     | 79.8%     | 77.8%     |
| Renter Occupied Housing Units                            | 14.3%     | 14.5%     | 14.8%     |
| <b>2024 HOUSEHOLD INCOME &amp; HOME VALUE</b>            |           |           |           |
| Average Household Income                                 | \$111,514 | \$114,229 | \$115,978 |
| Average Home Value                                       | \$422,245 | \$461,688 | \$485,608 |
| <b>2024 POPULATION BY RACE/ETHNICITY</b>                 |           |           |           |
| Total                                                    | 11,261    | 38,562    | 82,780    |
| White Alone                                              | 51.2%     | 49.0%     | 51.3%     |
| Black Alone                                              | 8.3%      | 7.7%      | 6.9%      |
| American Indian Alone                                    | 2.1%      | 1.9%      | 1.7%      |
| Asian Alone                                              | 1.7%      | 1.7%      | 1.9%      |
| Pacific Islander Alone                                   | 0.4%      | 0.5%      | 0.4%      |
| Some Other Race Alone                                    | 19.0%     | 20.7%     | 19.4%     |
| Two or More Races                                        | 17.3%     | 18.6%     | 18.3%     |
| Hispanic Origin                                          | 43.7%     | 46.7%     | 44.7%     |
| Diversity Index                                          | 82.9      | 83.7      | 82.8      |
| <b>2024 POPULATION BY AGE</b>                            |           |           |           |
| Total                                                    | 11,262    | 38,561    | 82,780    |
| 0 - 4                                                    | 7.0%      | 7.6%      | 7.8%      |
| 5 - 9                                                    | 7.7%      | 7.9%      | 8.1%      |
| 10 - 14                                                  | 8.2%      | 8.6%      | 8.6%      |
| 15 - 24                                                  | 13.7%     | 15.0%     | 14.6%     |
| 25 - 34                                                  | 14.0%     | 14.6%     | 14.3%     |
| 35 - 44                                                  | 12.9%     | 14.0%     | 14.5%     |
| 45 - 54                                                  | 10.7%     | 11.4%     | 11.8%     |
| 55 - 64                                                  | 9.6%      | 9.0%      | 9.0%      |
| 65 - 74                                                  | 9.9%      | 7.5%      | 7.1%      |
| 75 - 84                                                  | 5.4%      | 3.7%      | 3.5%      |
| 85 +                                                     | 1.0%      | 0.8%      | 0.8%      |
| 18 +                                                     | 72.7%     | 71.0%     | 70.6%     |
| 2024 Median Age                                          | 34.6      | 32.7      | 32.9      |
| <b>2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b> |           |           |           |
| Total                                                    | 7,132     | 23,498    | 50,470    |
| Some College, No Degree                                  | 23.1%     | 21.8%     | 22.3%     |
| Associate Degree                                         | 12.0%     | 13.1%     | 14.2%     |
| Bachelor's Degree                                        | 18.9%     | 14.7%     | 17.2%     |
| Graduate/Professional Degree                             | 4.8%      | 5.6%      | 6.6%      |

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