



## PAD for sale or ground lease in Walmart-anchored center



Located in a dominant grocery-anchored center



Captive submarket in growing trade area



Strong national retail co-tenancy at this destination shopping center in the southwest valley



Located near Loop-202 and I-10 freeways

### For further information

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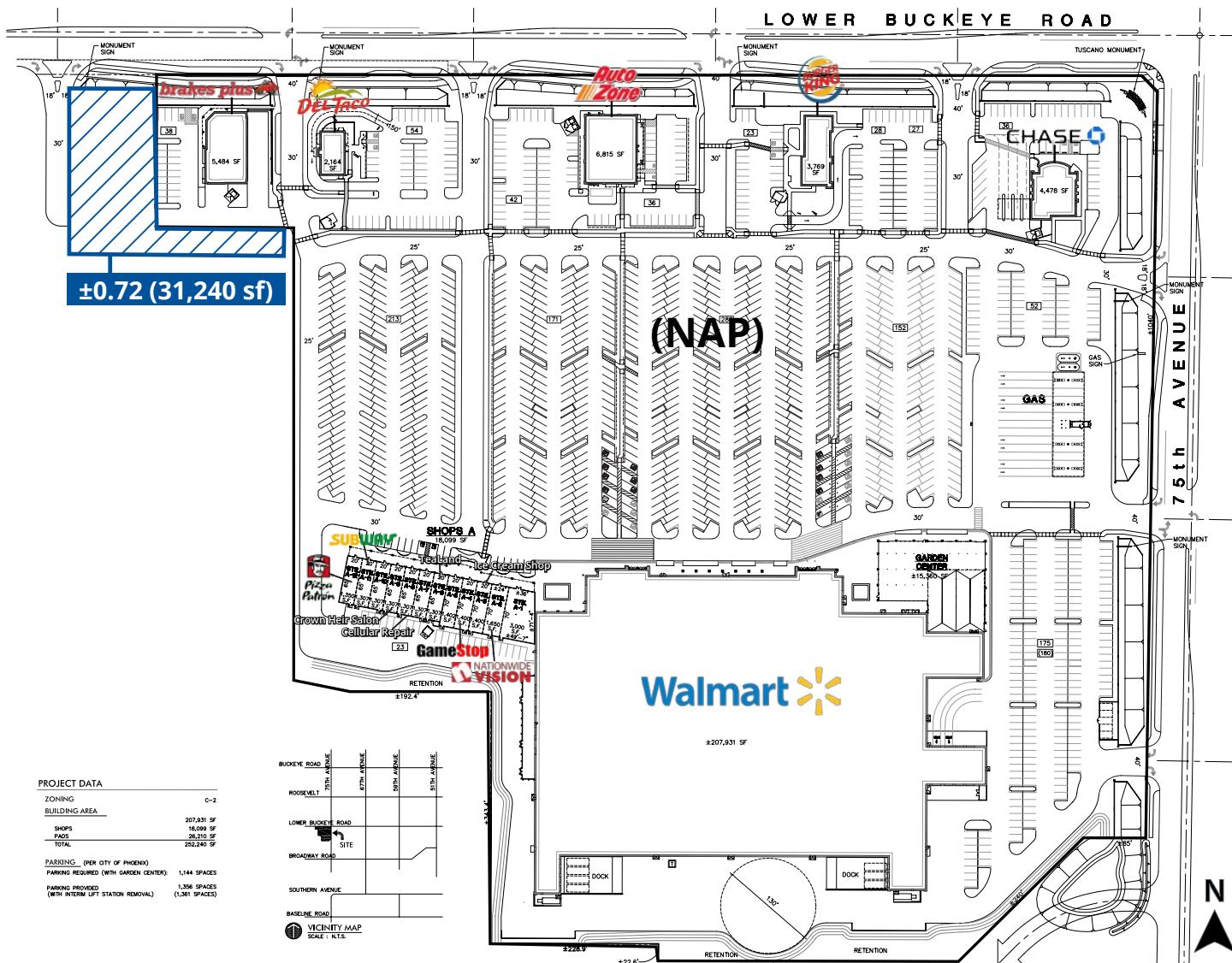
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# Site plan

**PAD for sale or ground lease**  
SWC 75th Ave & Lower Buckeye Rd



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# Location

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# Trade area

PAD for sale or ground lease  
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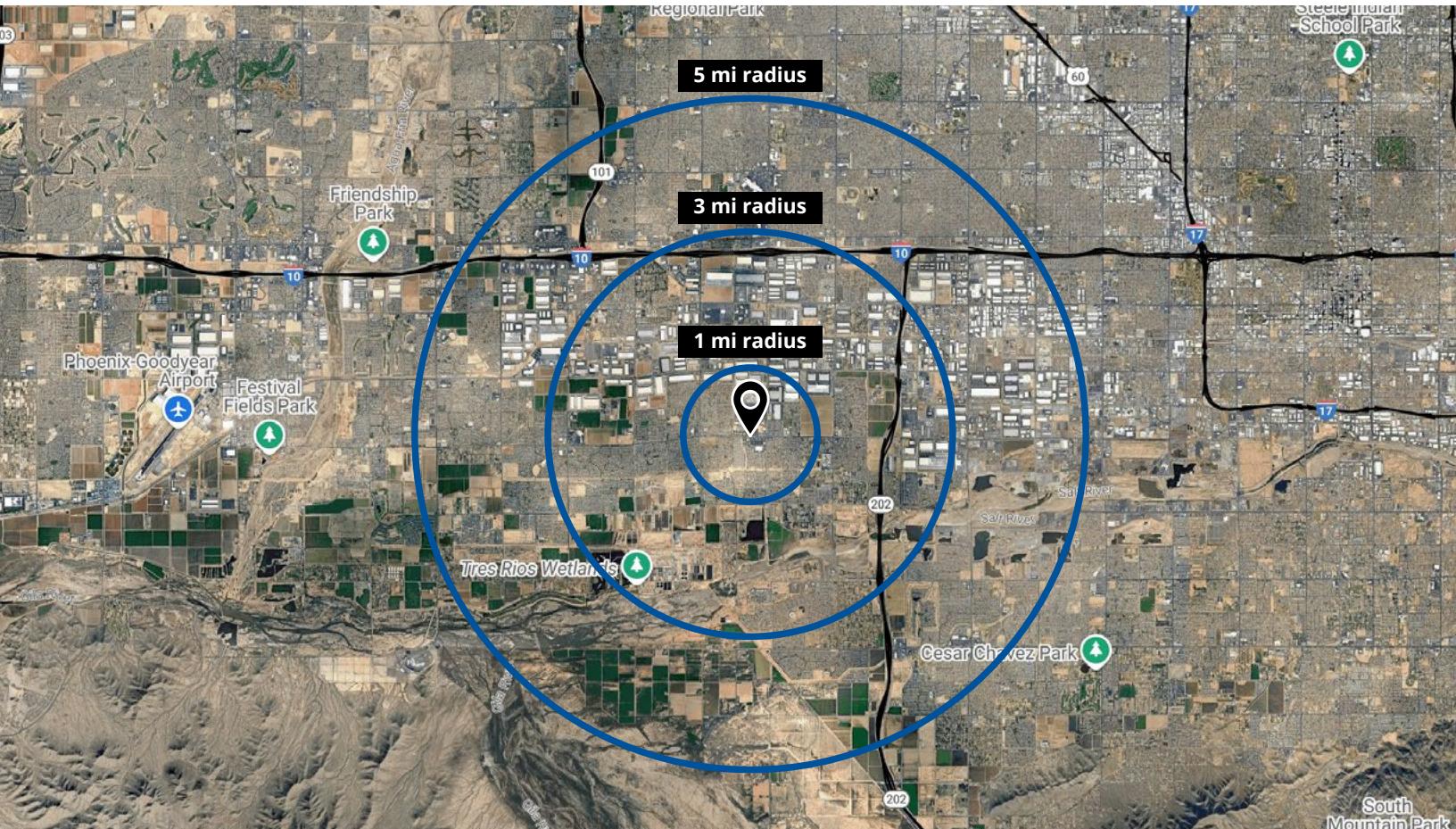
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# Demographics

**PAD for sale or ground lease**  
SWC 75th Ave & Lower Buckeye Rd



|                    | 1-mile           | 3-miles          | 5-miles         |
|--------------------|------------------|------------------|-----------------|
| Population         | <b>14,153</b>    | <b>69,581</b>    | <b>252,718</b>  |
| Median age         | <b>29.7</b>      | <b>28.8</b>      | <b>28.9</b>     |
| Daytime employment | <b>1,264</b>     | <b>22,797</b>    | <b>64,987</b>   |
| Avg. HH income     | <b>\$124,982</b> | <b>\$108,408</b> | <b>\$99,348</b> |
| HH units           | <b>4,050</b>     | <b>20,475</b>    | <b>76,284</b>   |

## Traffic counts

|                    |                    |
|--------------------|--------------------|
| 75th Avenue        | <b>±27,169 cpd</b> |
| Lower Buckeye Road | <b>±19,327 cpd</b> |

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