

AVAILABLE FOR SALE OR LEASE: 6,100 SF MULTI TENANT RETAIL W/ END CAP DRIVE-THRU ON 1.25 ACRES



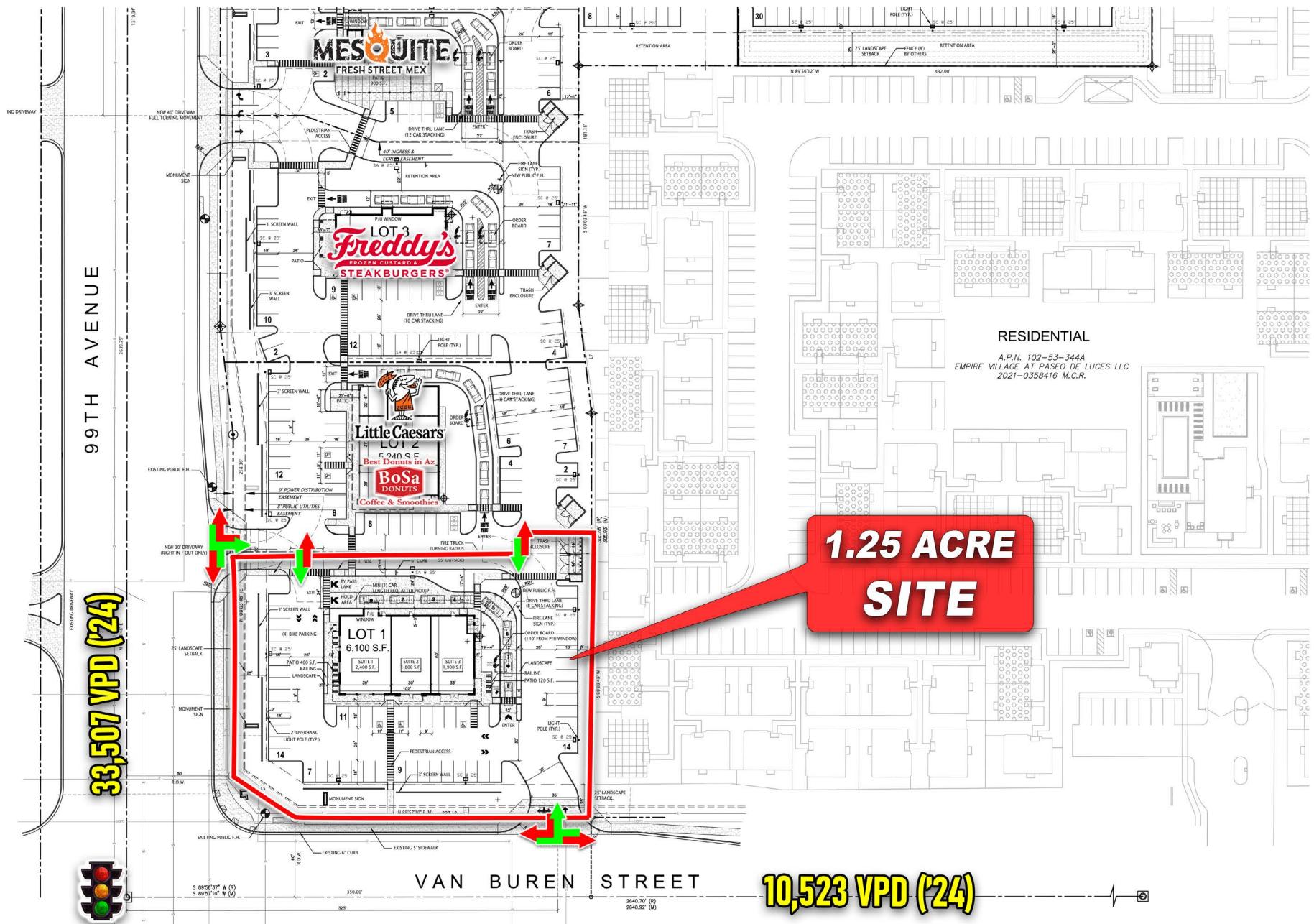
FOR LEASING INQUIRIES:

IGNITE

COMMERCIAL
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PROPERTY HIGHLIGHTS

- Join established cotenants such as Starbucks, Freddy's, BOSA Donuts, Little Caesar's, Mr. Mesquite, QT, Cobblestone Auto Spa, and Woodspring Suites.
- Strategically positioned just off the I-10 freeway which sees 250,141 vehicles per day
- Hard corner, signalized intersection affording high visibility and excellent ingress/egress
- Over 20 Fortune 500 companies have major regional distribution centers nearby including Amazon, PepsiCo, Albertsons, Kroger, Costco, Home Depot and Trane.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2025 Population	4,966	126,974	335,161
2030 Proj. Pop.	6,148	139,741	355,273
Daytime Pop.	12,916	108,047	267,507
Avg Home Value	\$322,593	\$448,689	\$428,089
Avg HH Income	\$53,873	\$108,882	101,532
Median Age	34.1	30.9	31.0



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,391	91,943	251,939
2020 Total Population	3,612	112,345	294,695
2020 Group Quarters	0	130	697
2025 Total Population	4,966	126,974	335,161
2025 Group Quarters	0	162	769
2030 Total Population	6,148	136,741	355,273
2025-2030 Annual Rate	4.36%	1.49%	1.17%
2025 Total Daytime Population	12,916	108,047	267,507
Workers	9,793	44,812	95,528
Residents	3,123	63,235	171,979
Household Summary			
2010 Households	1,016	27,068	72,451
2010 Average Household Size	3.34	3.40	3.47
2020 Total Households	1,095	32,231	84,932
2020 Average Household Size	3.30	3.48	3.46
2025 Households	1,552	36,974	98,593
2025 Average Household Size	3.20	3.43	3.39
2030 Households	1,939	40,332	105,939
2030 Average Household Size	3.17	3.39	3.35
2025-2030 Annual Rate	4.55%	1.75%	1.45%
2010 Families	753	21,112	57,160
2010 Average Family Size	3.91	3.77	3.84
2025 Families	1,159	28,851	76,207
2025 Average Family Size	3.46	3.75	3.75
2030 Families	1,451	31,284	81,412
2030 Average Family Size	3.43	3.71	3.70
2025-2030 Annual Rate	4.60%	1.63%	1.33%
Housing Unit Summary			
2020 Housing Units	1,170	33,997	89,654
Owner Occupied Housing Units	43.8%	56.7%	55.3%
Renter Occupied Housing Units	49.7%	38.1%	39.4%
Vacant Housing Units	6.2%	5.0%	5.3%
2025 Housing Units	1,927	39,690	105,017
Owner Occupied Housing Units	31.9%	56.8%	57.5%
Renter Occupied Housing Units	48.6%	36.4%	36.3%
Vacant Housing Units	19.5%	6.8%	6.1%
2030 Housing Units	2,300	43,102	112,640
Owner Occupied Housing Units	26.9%	56.0%	57.3%
Renter Occupied Housing Units	57.4%	37.5%	36.7%
Vacant Housing Units	15.7%	6.4%	5.9%
2025 Households by Income			
Household Income Base	1,552	36,973	98,592
<\$15,000	14.2%	5.7%	6.1%
\$15,000 - \$24,999	15.7%	3.2%	3.7%
\$25,000 - \$34,999	3.8%	5.2%	5.7%
\$35,000 - \$49,999	17.2%	9.9%	11.8%
\$50,000 - \$74,999	28.2%	16.5%	18.0%
\$75,000 - \$99,999	9.1%	14.8%	15.0%
\$100,000 - \$149,999	9.1%	22.2%	20.2%
\$150,000 - \$199,999	2.0%	12.2%	10.3%
\$200,000+	0.7%	10.4%	9.2%
Average Household Income	\$53,873	\$108,882	\$101,532

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