

AVAILABLE FOR LEASE: 2,466 SQUARE FOOT STAND ALONE DRIVE-THRU



PROPERTY HIGHLIGHTS

- Outparcel to **Sam's Club** with **Cross-Access** and **Connectivity**
- Located just North of the bustling I-10 freeway (314,306 VPD)
- Proximity to Major Retailers such as Sam's Club and other national brands that drive traffic to the area
- Surrounded by established neighborhoods with ongoing residential and multifamily developments fueling demand for retail services



AVERAGE HH INCOME

\$91,238 (3-mile radius)



POPULATION

145,614 (3-mile radius)



DAYTIME POPULATION

133,039 (3-mile radius)



TRAFFIC COUNTS

47,683 VPD on 83rd Ave
23,026 VPD on McDowell Rd

* Demographics ©ESRI 2025

For more information please contact:

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| | 1 mile | 3 miles | 5 miles |
|----------------------------------|-----------|----------|----------|
| Population Summary | | | |
| 2010 Total Population | 15,357 | 122,512 | 314,325 |
| 2020 Total Population | 19,107 | 135,937 | 357,829 |
| 2020 Group Quarters | 14 | 223 | 719 |
| 2025 Total Population | 19,771 | 145,614 | 392,523 |
| 2025 Group Quarters | 15 | 273 | 800 |
| 2030 Total Population | 20,281 | 151,932 | 409,752 |
| 2025-2030 Annual Rate | 0.51% | 0.85% | 0.86% |
| 2025 Total Daytime Population | 13,177 | 133,039 | 324,247 |
| Workers | 3,154 | 55,320 | 117,841 |
| Residents | 10,023 | 77,719 | 206,406 |
| Household Summary | | | |
| 2010 Households | 4,931 | 33,901 | 87,325 |
| 2010 Average Household Size | 3.11 | 3.61 | 3.60 |
| 2020 Total Households | 6,020 | 38,693 | 100,641 |
| 2020 Average Household Size | 3.17 | 3.51 | 3.55 |
| 2025 Households | 6,311 | 42,583 | 113,485 |
| 2025 Average Household Size | 3.13 | 3.41 | 3.45 |
| 2030 Households | 6,582 | 45,150 | 120,183 |
| 2030 Average Household Size | 3.08 | 3.36 | 3.40 |
| 2025-2030 Annual Rate | 0.84% | 1.18% | 1.15% |
| 2010 Families | 3,525 | 26,811 | 69,306 |
| 2010 Average Family Size | 3.63 | 3.99 | 3.96 |
| 2025 Families | 4,470 | 32,535 | 87,250 |
| 2025 Average Family Size | 3.67 | 3.80 | 3.83 |
| 2030 Families | 4,633 | 34,338 | 91,875 |
| 2030 Average Family Size | 3.61 | 3.74 | 3.78 |
| 2025-2030 Annual Rate | 0.72% | 1.08% | 1.04% |
| Housing Unit Summary | | | |
| 2020 Housing Units | 6,475 | 40,794 | 106,415 |
| Owner Occupied Housing Units | 40.2% | 47.9% | 54.0% |
| Renter Occupied Housing Units | 52.7% | 47.0% | 40.6% |
| Vacant Housing Units | 7.0% | 5.1% | 5.4% |
| 2025 Housing Units | 6,794 | 45,538 | 120,908 |
| Owner Occupied Housing Units | 42.1% | 48.2% | 55.8% |
| Renter Occupied Housing Units | 50.8% | 45.4% | 38.1% |
| Vacant Housing Units | 7.1% | 6.5% | 6.1% |
| 2030 Housing Units | 7,134 | 48,324 | 128,000 |
| Owner Occupied Housing Units | 42.7% | 48.9% | 56.1% |
| Renter Occupied Housing Units | 49.6% | 44.5% | 37.8% |
| Vacant Housing Units | 7.7% | 6.6% | 6.1% |
| 2025 Households by Income | | | |
| Household Income Base | 6,311 | 42,582 | 113,482 |
| <\$15,000 | 5.9% | 7.3% | 6.7% |
| \$15,000 - \$24,999 | 3.0% | 4.6% | 4.1% |
| \$25,000 - \$34,999 | 9.8% | 6.9% | 5.9% |
| \$35,000 - \$49,999 | 14.7% | 15.6% | 12.7% |
| \$50,000 - \$74,999 | 17.1% | 18.9% | 18.2% |
| \$75,000 - \$99,999 | 16.4% | 15.6% | 15.3% |
| \$100,000 - \$149,999 | 13.5% | 16.3% | 19.3% |
| \$150,000 - \$199,999 | 10.7% | 7.6% | 9.5% |
| \$200,000+ | 8.9% | 7.3% | 8.1% |
| Average Household Income | \$100,754 | \$91,238 | \$96,755 |



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