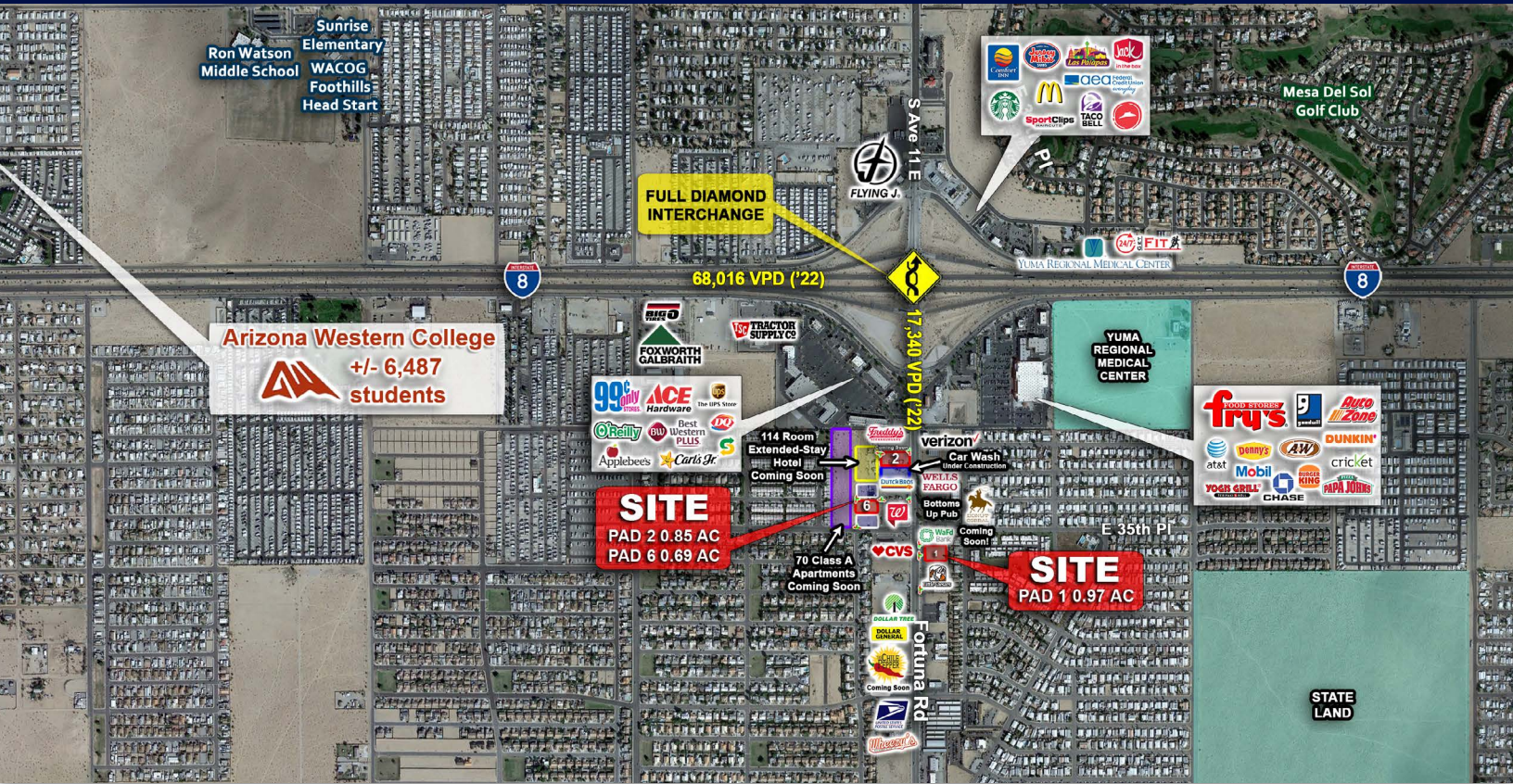


AVAILABLE: FLEXIBLE PAD SIZES



PROPERTY HIGHLIGHTS

- Positioned off the full diamond interchange along I-8 at Fortuna Road visible to ±53,303 VPD
- Close proximity to Fortuna Commons, a regional shopping center anchored by one of the top performing Fry's stores in Arizona
- Strong co-tenants in the immediate area including Chase Bank, Starbucks, Burger King, Dunkin Donuts, and Dutch Bros Coffee – Now Open!
- Excellent Interstate accessibility, situated just 0.3 miles from I-8
- Centrally located along Fortuna Road, which is experiencing Retail, Hospitality, and Residential growth



AVERAGE HH INCOME
\$70,220 (3 mile radius)



POPULATION
30,912 (3 mile radius)



DAYTIME EMPLOYMENT
26,435 (3 mile radius)



TRAFFIC COUNTS
S Fortuna Rd: 17,340 VPD
I-8: 68,016 VPD

* Demographics ©ESRI 2022 | Traffic Counts @AZDOT 2022



Arizona Western College

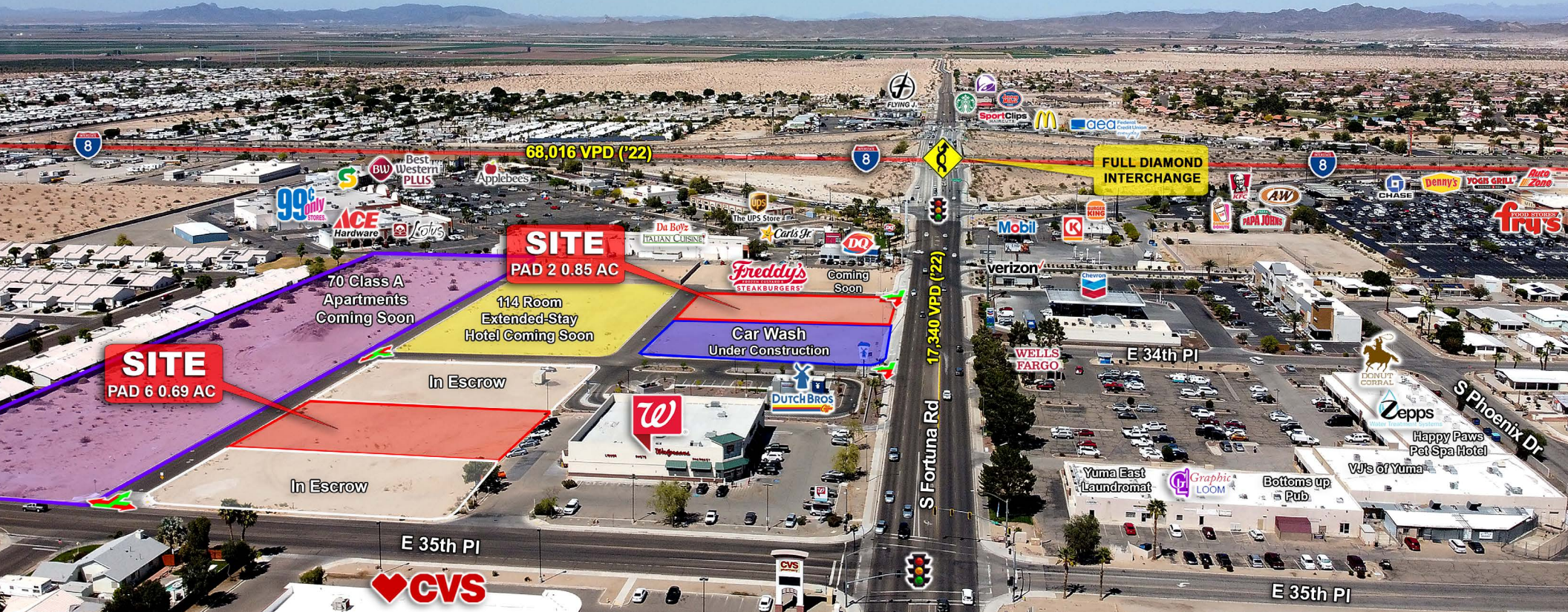


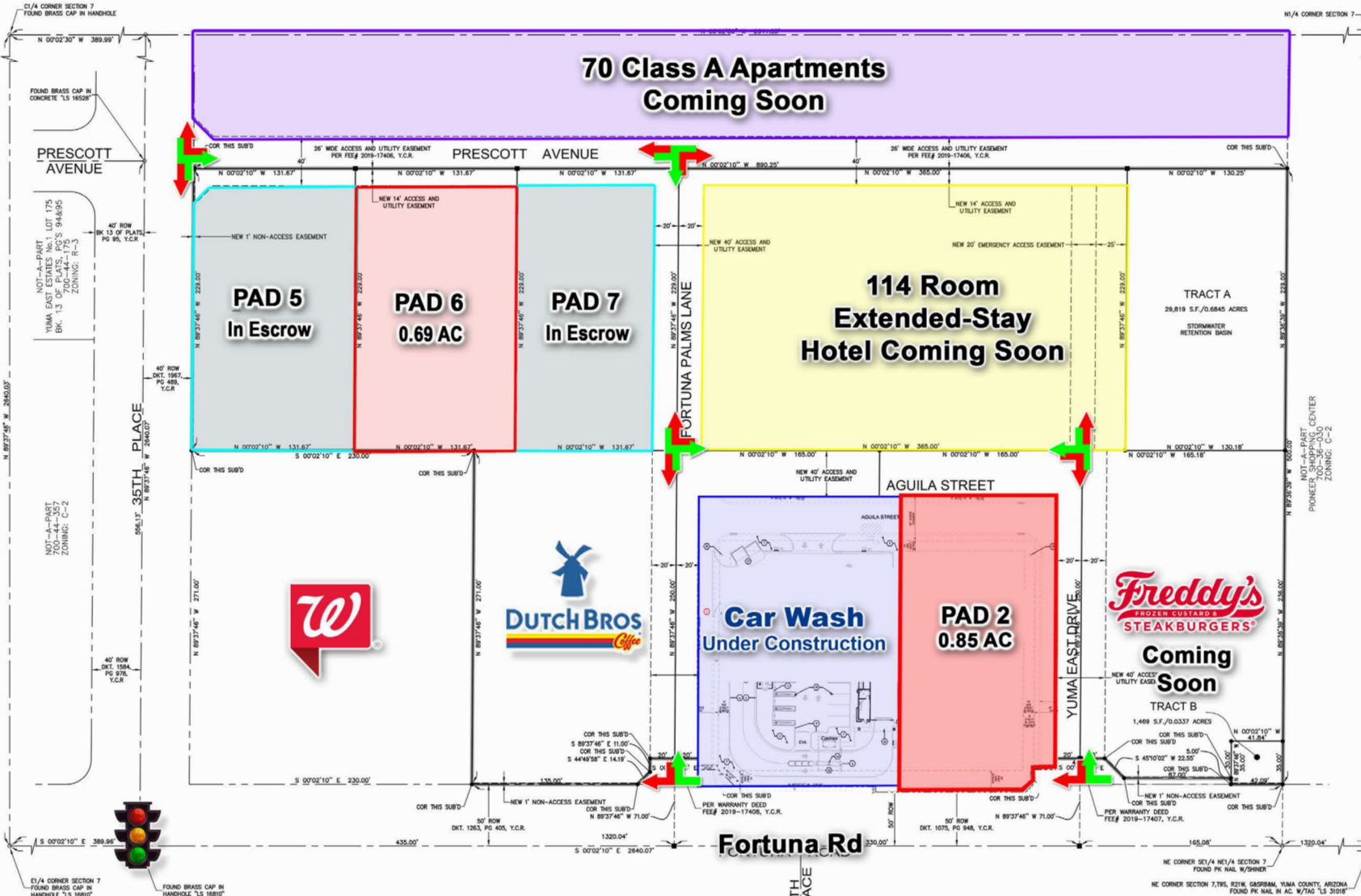
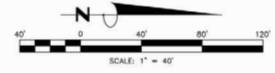
+/- 6,487
students

Mesa Del Sol Golf Club

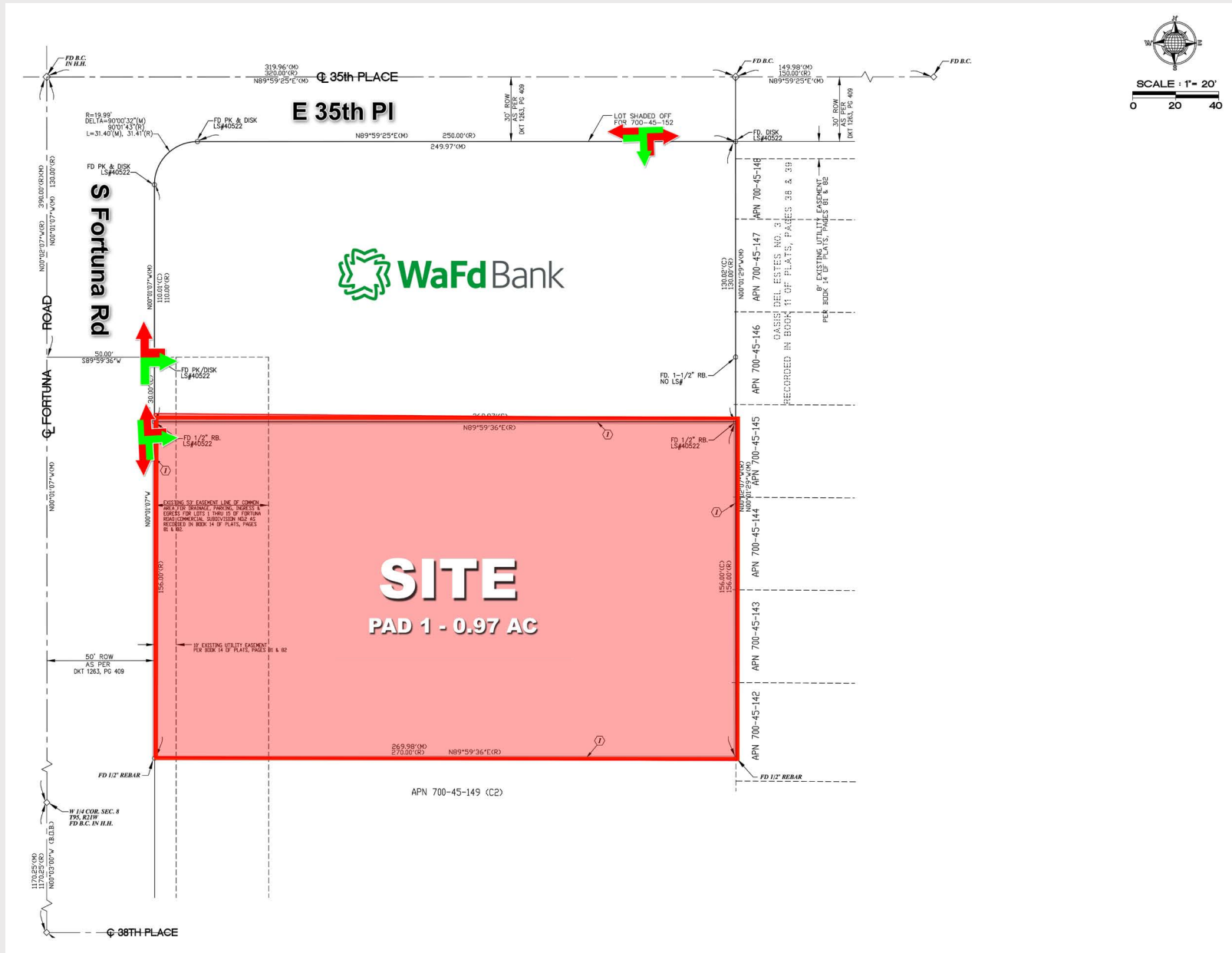


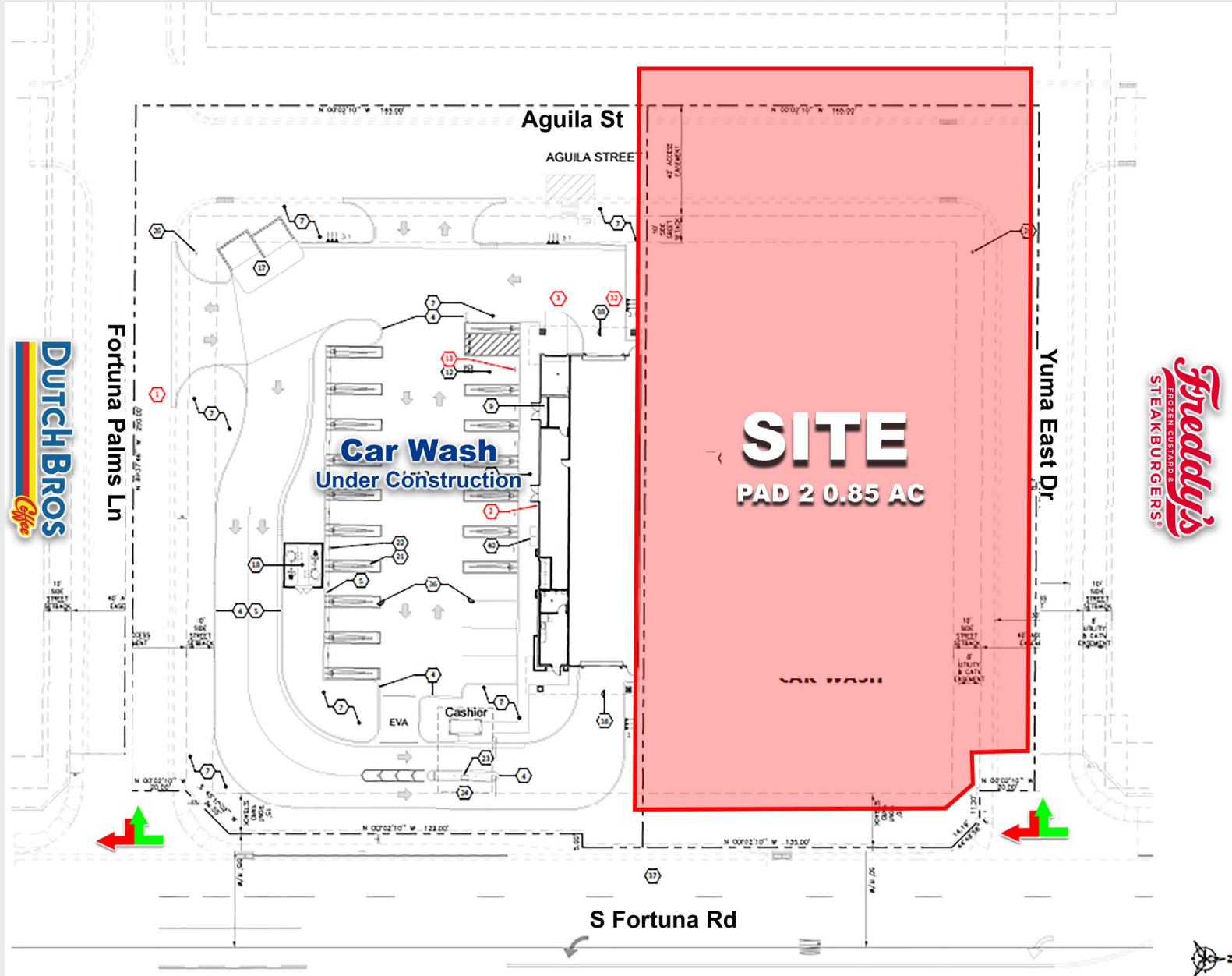
775,000
visitors/year



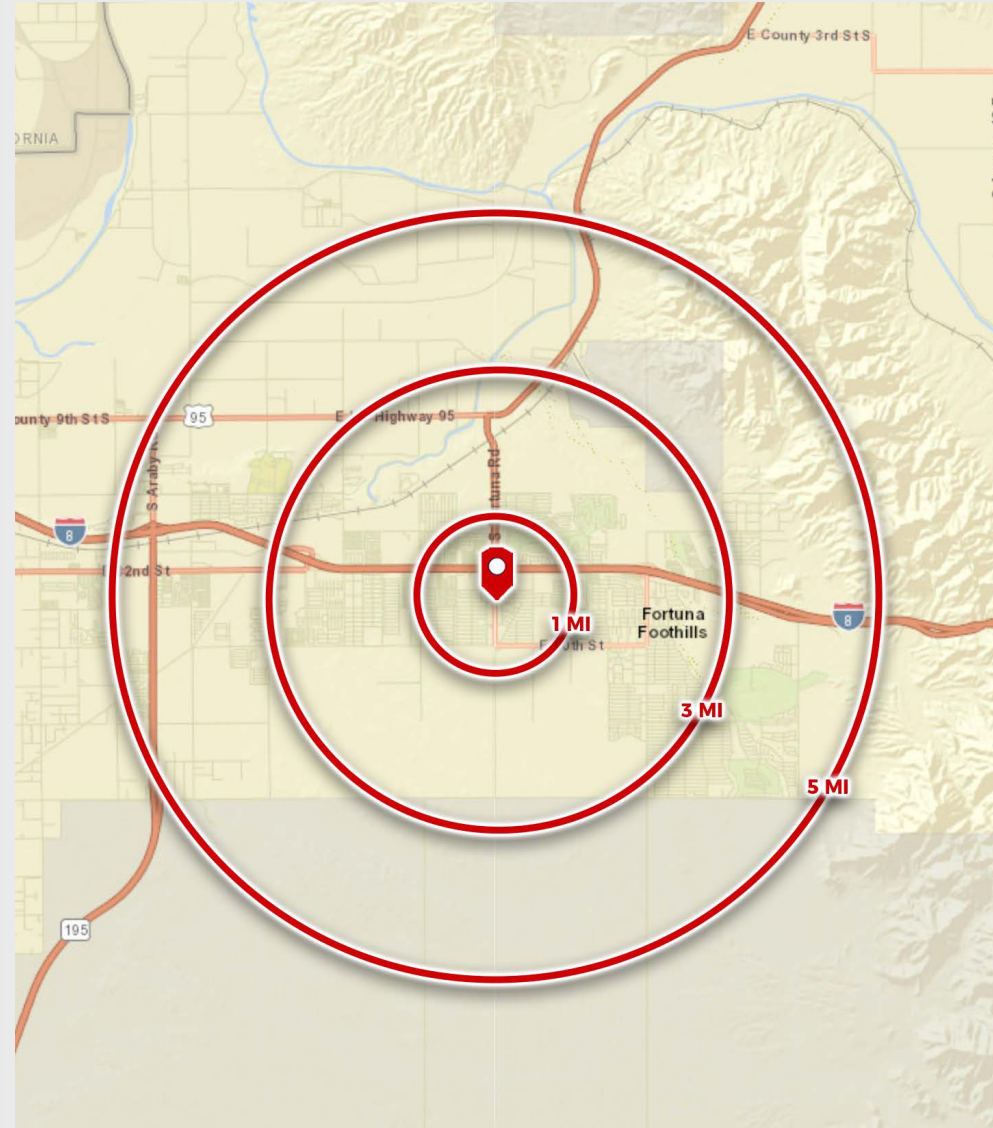


17,340 VPD (*22)





	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	5,007	19,481	26,795
2010 Total Population	7,070	26,940	39,351
2022 Total Population	8,267	30,912	46,466
2027 Total Population	8,436	31,674	47,568
2019-2024 Annual Rate	0.41%	0.49%	0.47%
2022 Total Daytime Population	7,840	26,435	39,651
Workers	2,252	5,279	7,954
Residents	5,588	21,156	31,697
HOUSEHOLD SUMMARY			
2000 Households	2,216	8,918	11,984
2010 Households	2,993	11,574	16,478
2022 Households	3,437	13,474	19,580
2027 Households	3,529	13,865	20,121
2022 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	45.7%	48.8%	48.9%
Renter Occupied Housing Units	14.2%	12.8%	12.2%
2022 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$72,467	\$70,220	\$72,353
Average Home Value	\$181,939	\$171,386	\$190,378
2022 POPULATION BY RACE/ETHNICITY			
Total	8,267	30,913	46,467
White Alone	68.4%	67.1%	66.6%
Black Alone	1.9%	1.3%	1.4%
American Indian Alone	1.1%	1.3%	1.2%
Asian Alone	1.6%	1.4%	1.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	10.8%	13.0%	13.2%
Two or More Races	16.0%	15.8%	16.0%
Hispanic Origin	32.8%	34.4%	35.0%
Diversity Index	71.7	73.0	73.5
2022 POPULATION BY AGE			
Total	8,271	30,913	46,465
0 - 4	5.2%	5.0%	4.9%
5 - 9	5.0%	4.9%	4.9%
10 - 14	4.6%	4.6%	4.8%
15 - 24	7.5%	8.2%	8.5%
25 - 34	10.3%	9.8%	9.7%
35 - 44	9.2%	9.7%	9.7%
45 - 54	7.8%	8.1%	8.4%
55 - 64	10.6%	12.0%	12.1%
65 - 74	21.6%	19.1%	19.1%
75 - 84	14.0%	14.3%	13.9%
85 +	4.1%	4.3%	3.9%
18 +	82.8%	83.0%	82.7%
2022 Median Age	55.3	54.7	53.9
2022 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	6,420	23,903	35,710
Some College, No Degree	32.3%	30.3%	28.9%
Associate Degree	10.7%	9.3%	9.7%
Bachelor's Degree	12.3%	11.7%	12.8%
Graduate/Professional Degree	5.3%	6.8%	6.9%



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