

# EMERALD CENTER

RETAIL / LIFESTYLE CENTER

JUNIOR BOX, SHOPS & DRIVE-THRU AVAILABLE

NEC **I-10 & WARNER RD**  
TEMPE, AZ



# property summary

AVAILABLE

± 13,500 SF - Junior Box  
± 8,000 SF - Shops (Divisible)

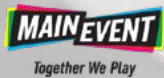
PRICING

Call for Rates

## LOCATION HIGHLIGHTS

- » Emerald Center is super regional with IKEA, Lifetime Fitness, Dick's Sporting Goods, Main Event, Guitar Center, and Total Wine, all driving traffic from a wide radius.
- » 1.1 million square feet of existing space.
- » Easy access off I-10.
- » Two 70' pylon signs, with over 6 million views per month.
- » High traffic counts with over 213,000 CPD on I-10 and over 34,000 CPD on Warner Road.
- » Solid demographics make up the trade area with an average income of over \$127,000 in a 3-mile radius and over 77,000 employees within a 3-mile radius.

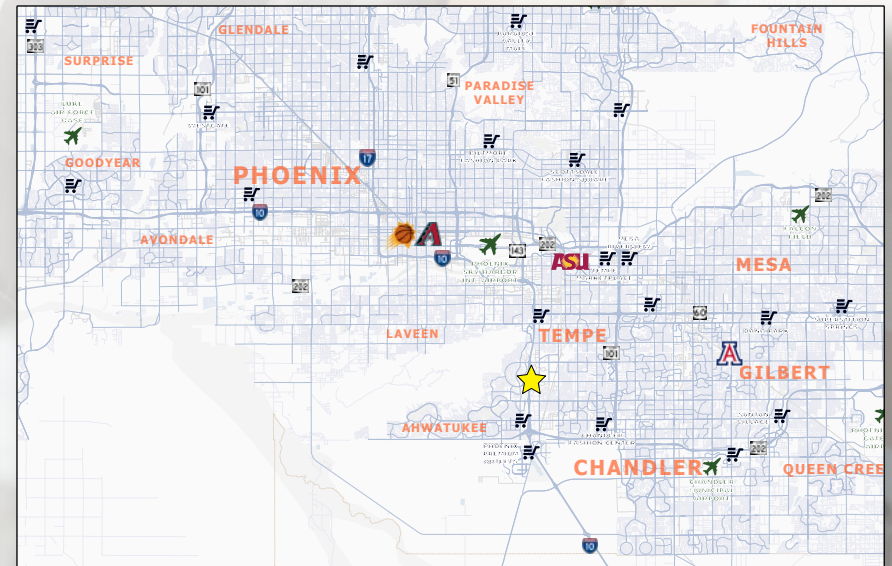
## EMERALD CENTER INCLUDES:



## TRAFFIC COUNTS

**N** ±213,535 VPD (NB & SB)    **E** ±34,278 VPD (EB & WB)  
**S** ±179,627 VPD (NB & SB)    **W** ±27,069 VPD (EB & WB)

ADOT 2022-2023



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# site plan



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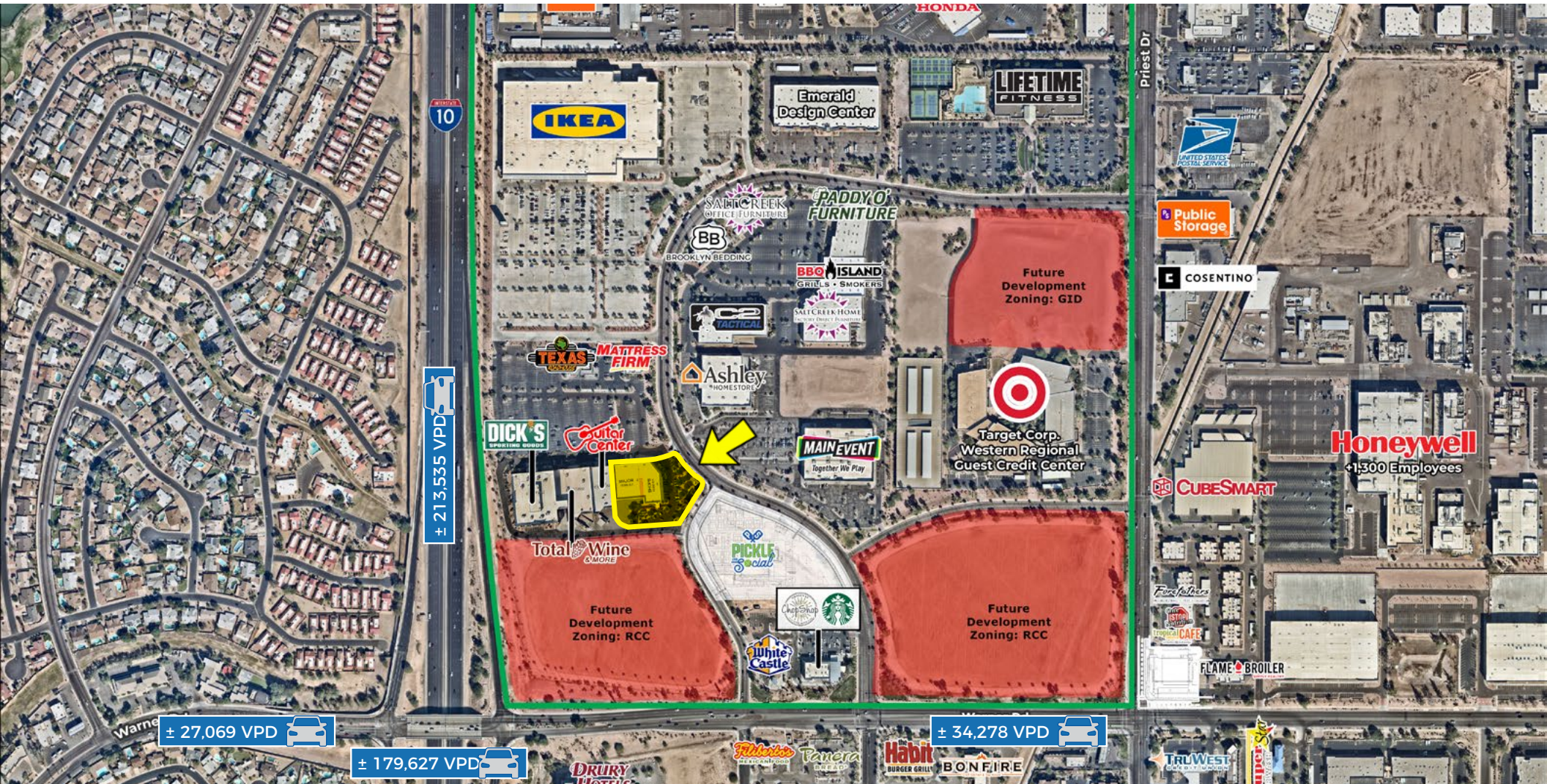
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# aerial

## EMERALD CENTER



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# wide aerial



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# demographics

2023 ESRI ESTIMATES



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
<b>2023 Total Daytime Pop</b>	20,007	118,618	267,368
<b>Workers</b>	14,542	77,350	165,543
<b>Residents</b>	5,465	41,268	101,825



## HOUSING UNITS

	1-Mile	3-Mile	5-Mile
<b>2023 Housing Units</b>	6,319	41,082	98,930
<b>Owner Occupied</b>	41.5%	54.3%	55.6%
<b>Renter Occupied</b>	53.1%	41.0%	39.8%



## POPULATION

	1-Mile	3-Mile	5-Mile
<b>2023 Total Population</b>	12,498	93,651	232,259
<b>2028 Total Population</b>	12,532	93,374	231,640



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
<b>2023 Households</b>	5,977	39,164	94,328
<b>2028 Households</b>	6,038	39,351	94,892



## 2023 INCOMES

	1-Mile	3-Mile	5-Mile
<b>Median HH Income</b>	\$74,729	\$91,368	\$88,834
<b>Average HH Income</b>	\$103,169	\$127,197	\$122,802
<b>Per Capita Income</b>	\$48,838	\$53,028	\$49,761



## BUSINESSES

	1-Mile	3-Mile	5-Mile
<b>2023 Businesses</b>	630	4,111	9,343

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## CO-LISTING BROKER:

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