

**FOR SALE OR LEASE: ½ ACRE DRIVE-THRU PAD**



## PROPERTY HIGHLIGHTS

- Join notable tenants at the Intersection including Fry's Food & Drug, Beall's Outlet, Dollar Tree, Starbucks, Popeyes, Dairy Queen & more!
- Sun City is a vibrant submarket in Northwest Phoenix Metro with a population of approximately 40,000 people!
- Dense infill residential trade area with 260,426 people living within 5 miles of this retail center.
- Located at the intersection of 107th Ave and Grand Ave which sees over 58k vehicles per day.



**AVERAGE HH INCOME**  
\$83,047 (3 mile radius)



**POPULATION**  
112,543 (3 mile radius)



**DAYTIME EMPLOYMENT**  
102,724 (3 mile radius)



**TRAFFIC COUNTS**  
Grand Ave: 52,619 VPD ('24)  
N 107th Ave: 6,534 VPD ('25)

\* Demographics ©ESRI 2026 | Traffic Counts: ADOT





| Suite | Tenant                    | SF     |
|-------|---------------------------|--------|
| 10722 | Steiner's Amish Furniture | 16,662 |
| 10729 | Beall's Outlet Store      | 17,810 |
| 10745 | The Speakeasy             | 2,500  |
| 10749 | Precious Paws Salon       | 934    |
| 10751 | Hair on Grand             | 934    |
| 10753 | H&R Block                 | 1,504  |
| 10755 | Utah Nails                | 2,012  |
| 10759 | Grand Ave Barber Shop     | 780    |
| 10763 | Sun City Computers        | 800    |
| 10785 | Dollar Tree               | 10,500 |
| 10789 | Sun 888                   | 1,500  |
| 10793 | Royal Cafe                | 5,250  |
| 13002 | Sun City Cleaners         | 2,934  |

**1/2 AC DRIVE-THRU PAD SITE AVAILABLE**

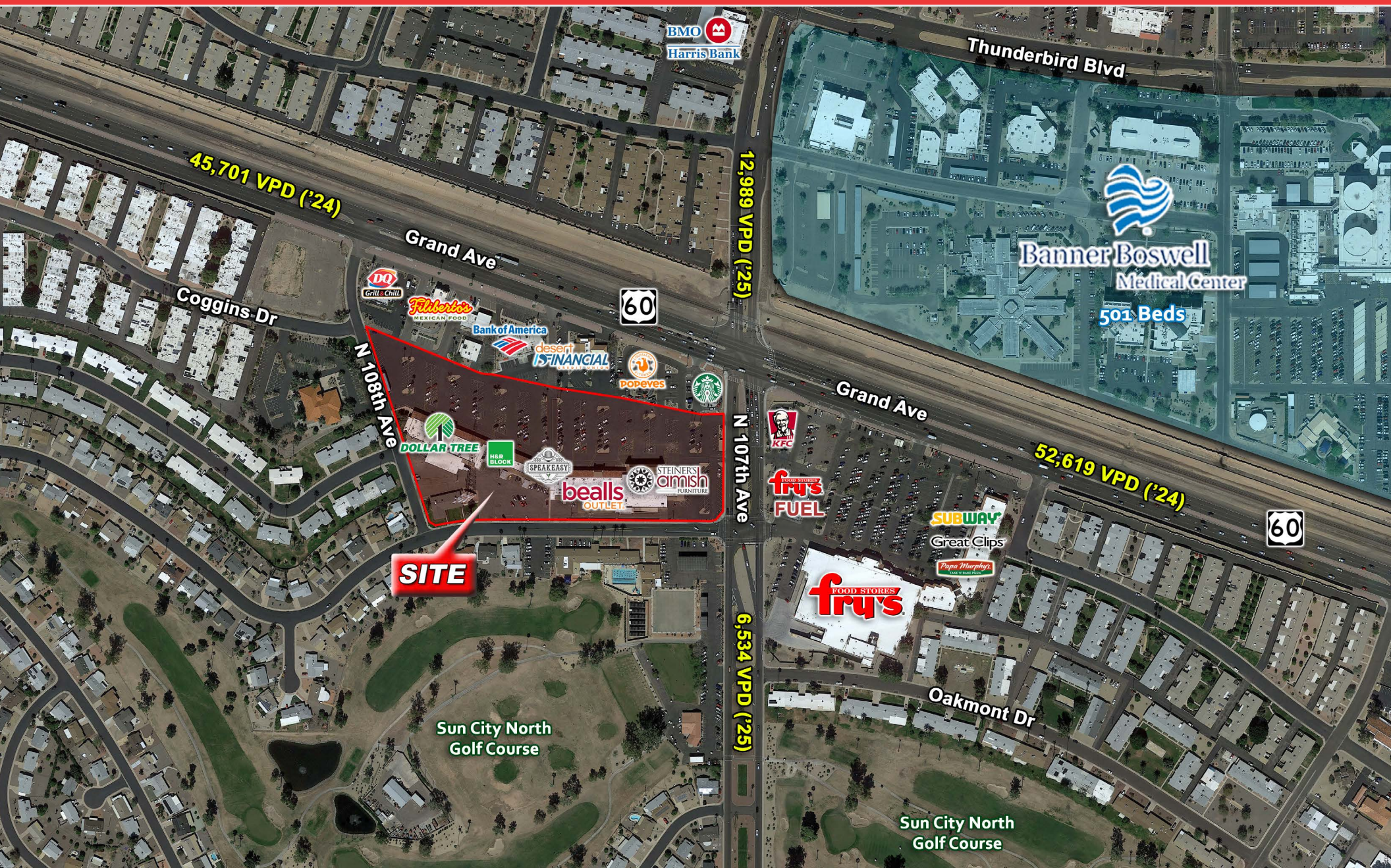




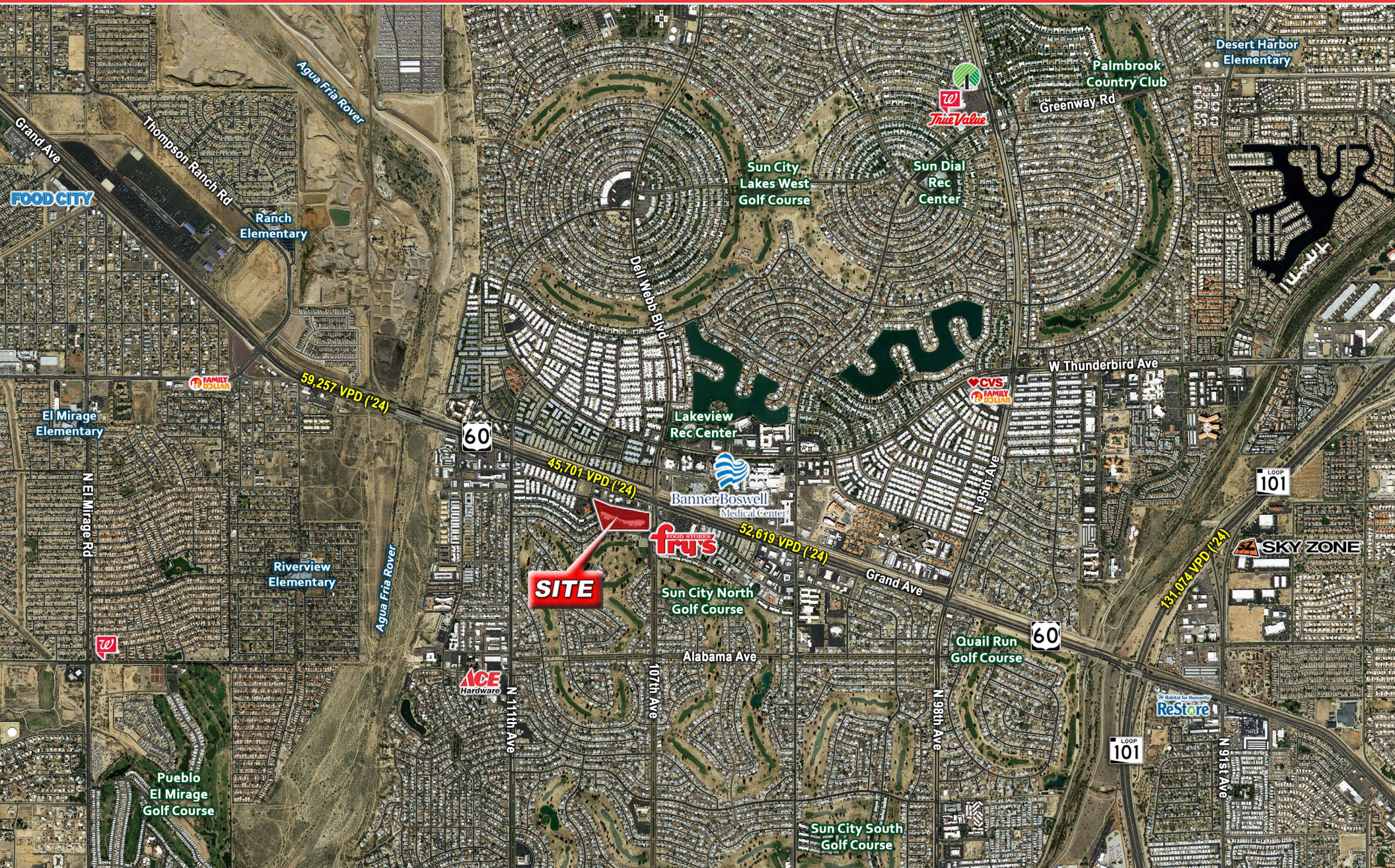














|                                               | 1 mile    | 3 mile    | 5 mile    |
|-----------------------------------------------|-----------|-----------|-----------|
| <b>POPULATION SUMMARY</b>                     |           |           |           |
| 2026 Total Population                         | 10,425    | 112,543   | 260,426   |
| 2031 Total Population                         | 10,729    | 114,746   | 271,228   |
| 2026 Total Daytime Population                 | 14,390    | 102,724   | 253,756   |
| Workers                                       | 6,260     | 33,310    | 105,942   |
| Residents                                     | 8,130     | 69,414    | 147,814   |
| <b>HOUSEHOLD SUMMARY</b>                      |           |           |           |
| 2026 Total Households                         | 6,529     | 49,286    | 108,113   |
| 2026 Average Household Size                   | 1.55      | 2.25      | 2.37      |
| 2031 Total Households                         | 6,776     | 50,580    | 113,169   |
| 2031 Average Household Size                   | 1.54      | 2.23      | 2.36      |
| <b>HOUSING UNIT SUMMARY</b>                   |           |           |           |
| 2026 Housing Units                            | 7,345     | 54,716    | 120,609   |
| Owner Occupied Housing Units                  | 75.4%     | 74.1%     | 71.4%     |
| Renter Occupied Housing Units                 | 24.6%     | 26.0%     | 28.6%     |
| <b>HOUSEHOLD INCOME &amp; VALUE</b>           |           |           |           |
| Average Household Income                      | \$65,493  | \$83,047  | \$96,592  |
| Average Home Value                            | \$307,253 | \$396,393 | \$447,757 |
| <b>POPULATION BY RACE/ETHNICITY</b>           |           |           |           |
| White Alone                                   | 83.1%     | 64.3%     | 64.6%     |
| Black Alone                                   | 3.2%      | 5.7%      | 5.6%      |
| American Indian Alone                         | 0.8%      | 1.4%      | 1.4%      |
| Asian Alone                                   | 1.5%      | 2.5%      | 3.5%      |
| Pacific Islander Alone                        | 0.1%      | 0.2%      | 0.2%      |
| Some Other Race Alone                         | 4.8%      | 12.7%     | 11.0%     |
| Two or More Races                             | 6.6%      | 13.3%     | 13.8%     |
| Hispanic Origin                               | 12.3%     | 29.9%     | 27.9%     |
| <b>2025 POP 25+ BY EDUCATIONAL ATTAINMENT</b> |           |           |           |
| Total                                         | 9,721     | 85,726    | 193,455   |
| Less than 9th Grade                           | 2.0%      | 3.2%      | 2.7%      |
| 9th - 12th Grade, No Diploma                  | 6.7%      | 7.6%      | 6.0%      |
| High School Graduate                          | 25.7%     | 26.2%     | 24.2%     |
| GED/Alternative Credential                    | 4.3%      | 5.3%      | 5.0%      |
| Some College, No Degree                       | 24.5%     | 23.7%     | 22.9%     |
| Associate Degree                              | 9.3%      | 10.4%     | 11.2%     |
| Bachelor's Degree                             | 13.8%     | 13.7%     | 17.1%     |
| Graduate/Professional Degree                  | 13.7%     | 10.0%     | 10.8%     |

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