

BRAND NEW SOUTHEAST VALLEY DEVELOPMENT w/ Ironwood Frontage

SEC Ironwood Rd & Pima Rd

LAST SPACE AVAILABLE: End Cap Drive-Thru Available for LEASE

San Tan Valley, Arizona



D DIVERSIFIED
PARTNERS

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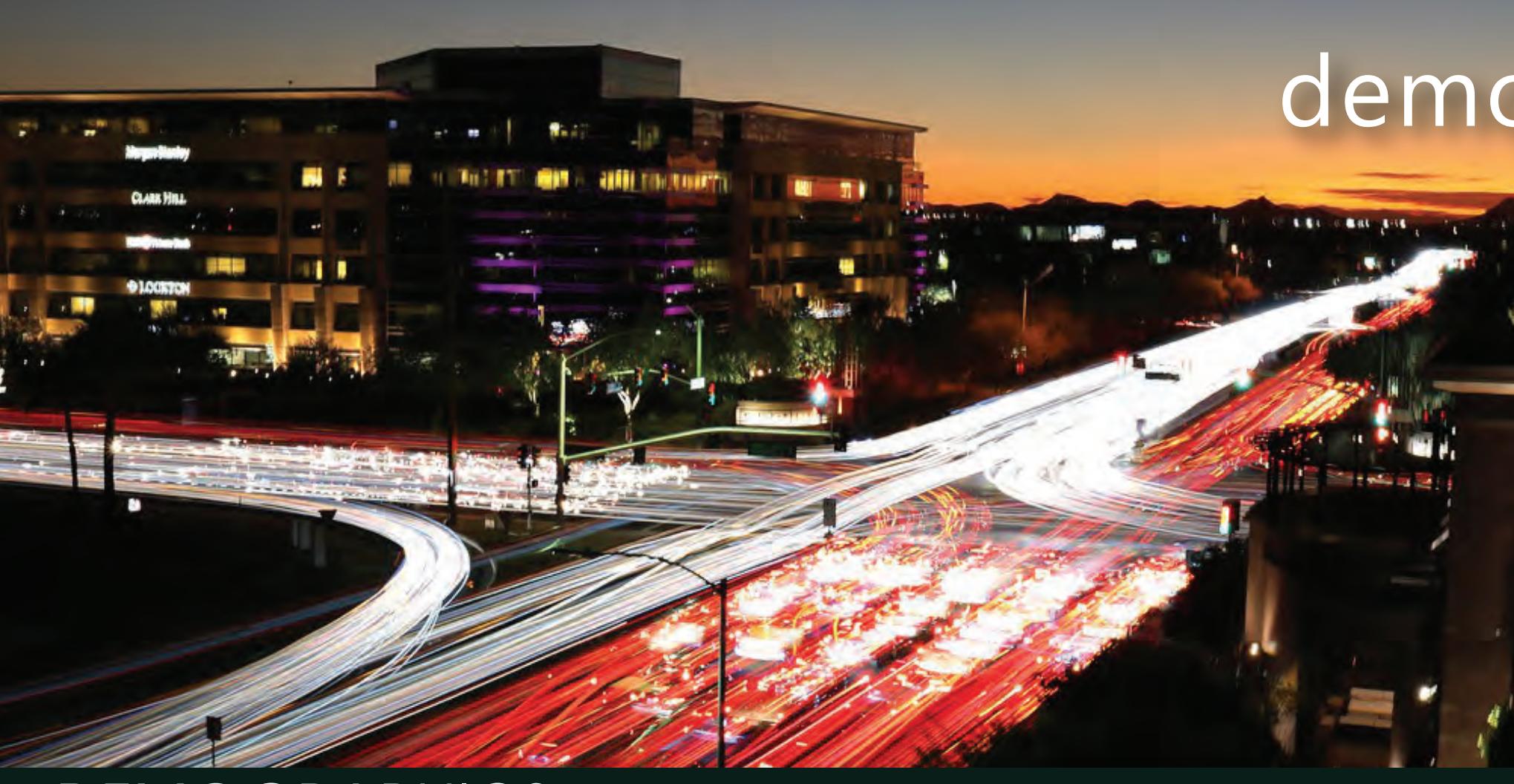
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AVAILABLE
1,200 SF



demographics 2025

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION (2025)	10,310	48,407	119,950
PROJECTED POPULATION (2030)	11,823	57,982	146,314
AVG HH INCOME	\$145,210	\$147,806	\$150,200
DAYTIME POPULATION	3,324	14,464	41,291
MEDIAN AGE	35.8	34.2	35.9
TOTAL BUSINESSES	172	783	2,104

Source: *Sites USA*



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$397.49 M	\$1.9 B	\$4.97 B
Total Non-Retail	\$193.23 M	\$941.51 M	\$2.48 B
Total Retail	\$204.26 M	\$959.66 M	\$2.48 B
Entertainment	\$23.28 M	\$110.43 M	\$286.02 M
Food & Beverages (Away from Home)	\$20.41 M	\$97.03 M	\$251.92 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$10,346	\$10,726	\$10,827
Total Non-Retail	\$5,030	\$5,312	\$5,413
Total Retail	\$5,317	\$5,414	\$5,413
Entertainment	\$606	\$623	\$623
Food & Beverages (Away from Home)	\$531	\$547	\$550