

# 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

Nationwide Real Estate Services

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcr.com

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



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# demographics 2025



## 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	\$941.51M	\$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

## 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