



# EMERALD CENTER

RETAIL / LIFESTYLE CENTER

JUNIOR BOX, SHOPS  
& DRIVE-THRU AVAILABLE

NEC

I-10 &  
WARNER RD

TEMPE, AZ

PCA  
PHOENIX COMMERCIAL ADVISORS

# 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.

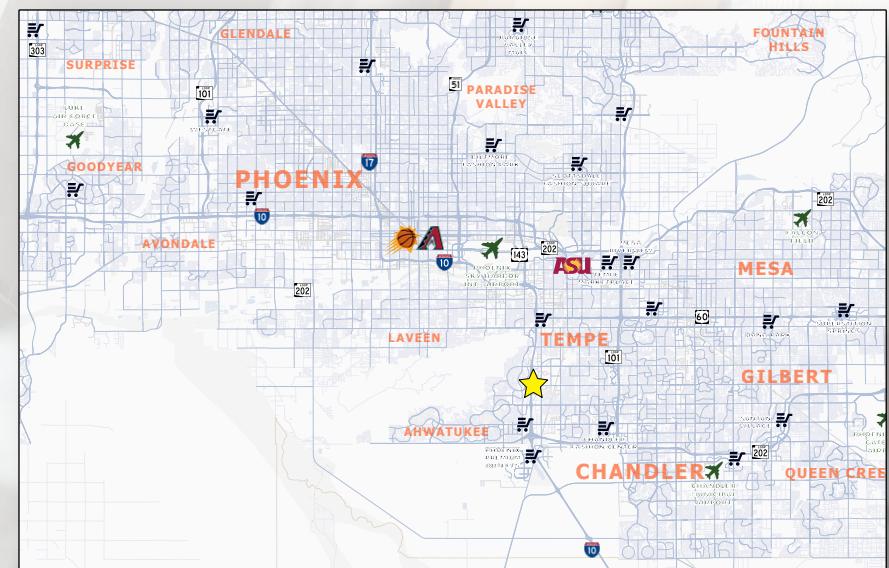
## EMERALD CENTER INCLUDES:



## 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



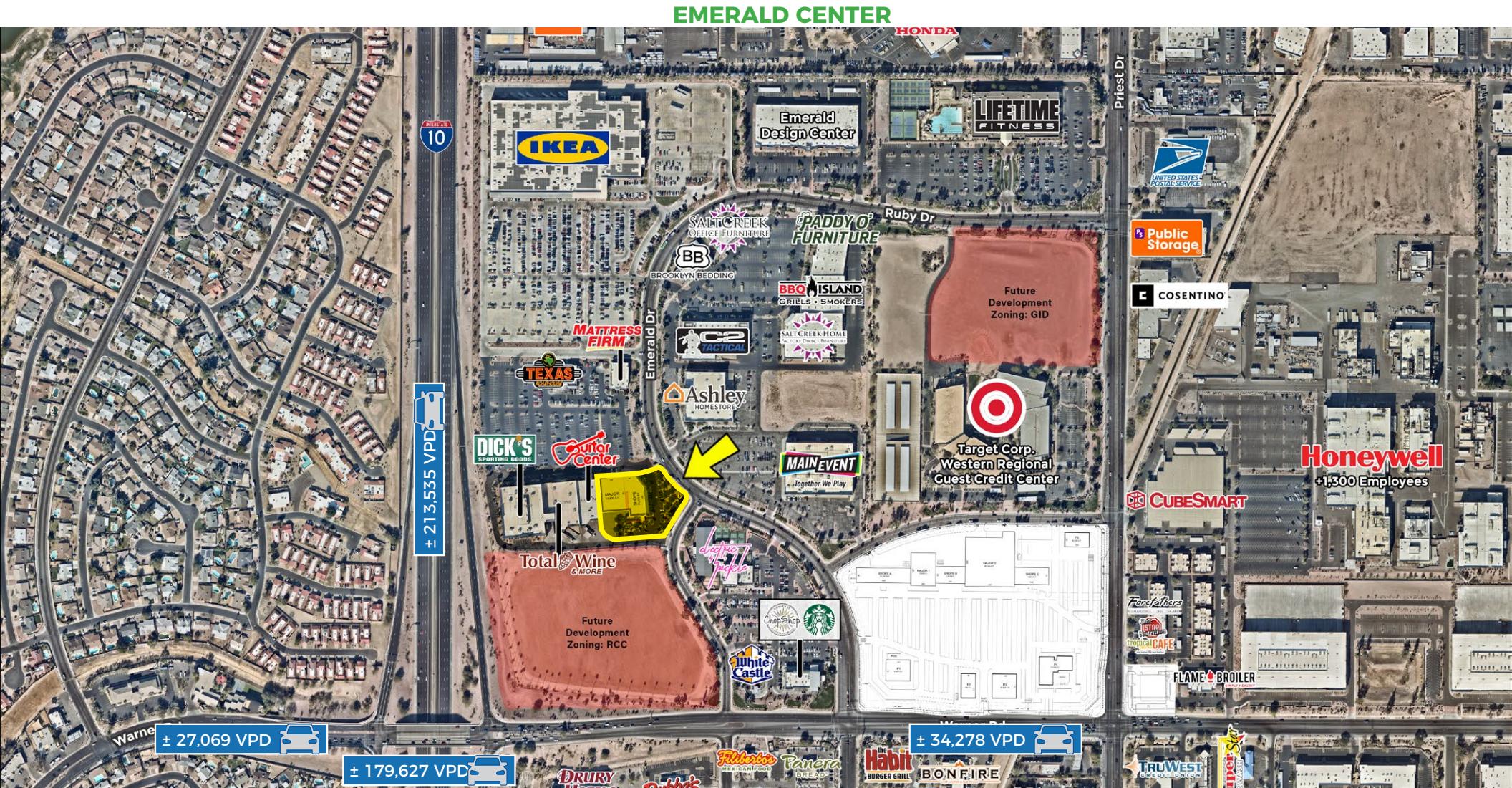
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# aerial



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# wide aerial



## JUNIOR BOX, SHOPS & DRIVE-THRU AVAILABLE

## I-10 & WARNER RD



# 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



**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



**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



**HOUSING UNITS**

**2023 Housing Units**

	1-Mile	3-Mile	5-Mile
	6,319	41,082	98,930

**Owner Occupied**

	1-Mile	3-Mile	5-Mile
	41.5%	54.3%	55.6%

**Renter Occupied**

	1-Mile	3-Mile	5-Mile
	53.1%	41.0%	39.8%



**HOUSEHOLDS**

**2023 Households**

	1-Mile	3-Mile	5-Mile
	5,977	39,164	94,328

**2028 Households**

	1-Mile	3-Mile	5-Mile
	6,038	39,351	94,892



**BUSINESSES**

**2023 Businesses**

	1-Mile	3-Mile	5-Mile
	630	4,111	9,343

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## CO-LISTING BROKER:

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