



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.

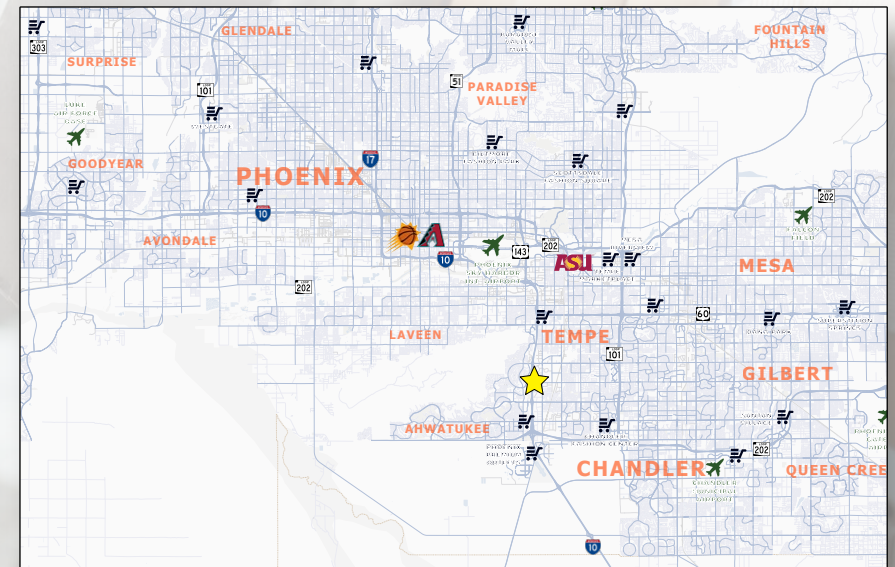
EMERALD CENTER INCLUDES:



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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aerial

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wide aerial



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demographics

2023 ESRI ESTIMATES



DAYTIME POPULATION

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



POPULATION

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



2023 INCOMES

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



HOUSING UNITS

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



HOUSEHOLDS

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



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	630	4,111	9,343

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CO-LISTING BROKER:

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