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# 10005

N. METRO PARKWAY

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## FOR SALE OR LEASE

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 **Newmark  
Knight Frank**



Walmart

Harkins  
THEATRES

Dillard's

17

159,759 VPD

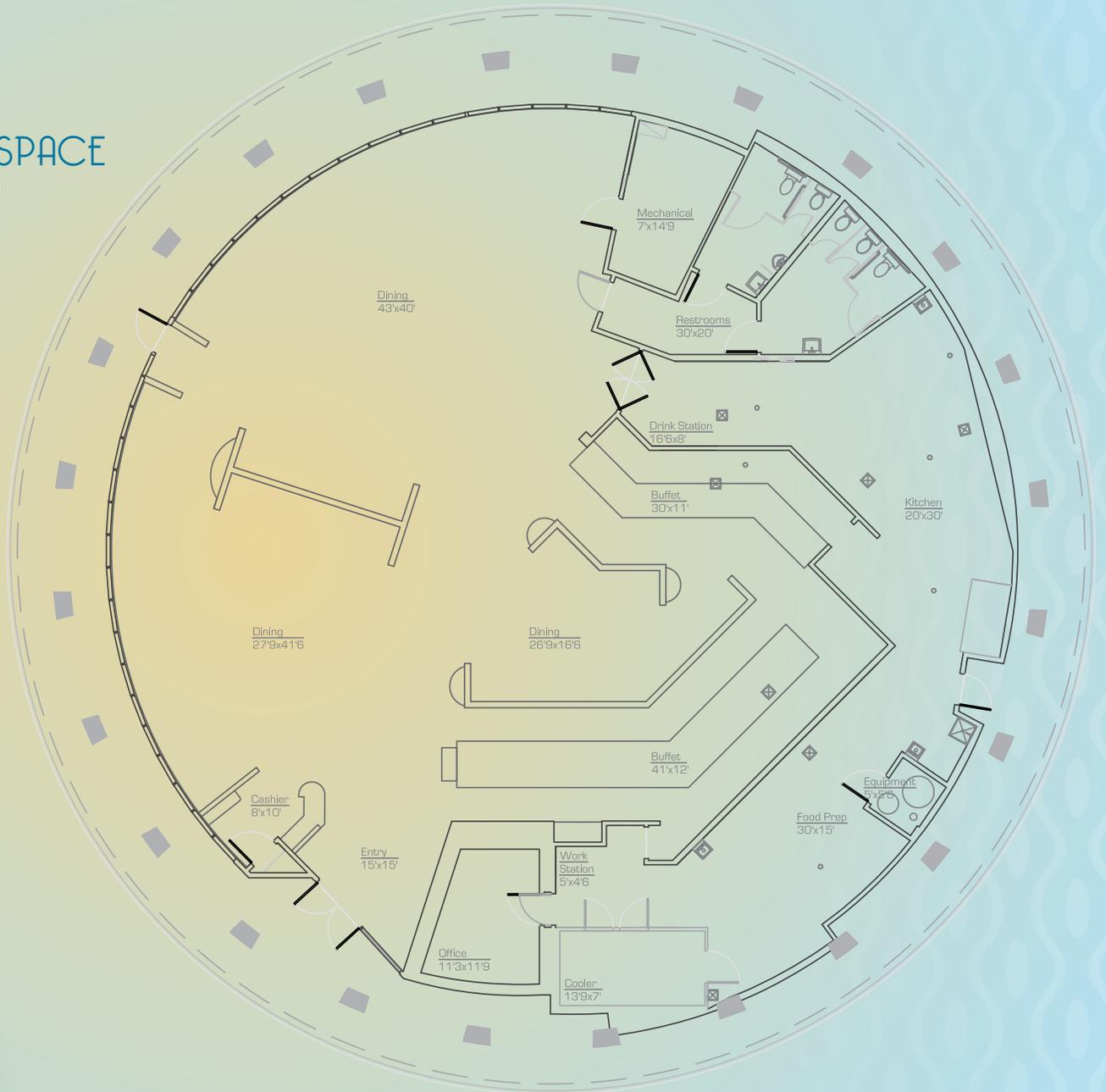
# 10005

## N. METRO PARKWAY

### AS-BUILT FLOORPLAN



±5,940 SF RESTAURANT SPACE  
FREESTANDING, SECOND GENERATION



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**±5,940 SF RESTAURANT SPACE**  
 FREESTANDING, SECOND GENERATION



**HISTORICAL PROPERTY**  
 WITH EXCELLENT EXPOSURE FROM THE I-17 FREEWAY  
 \*Building can be repurposed, altered or demolished. No limitations exist for potential user.



**DENSELY POPULATED SUBMARKET**  
 442,313 PEOPLE WITHIN A 5-MILE RADIUS



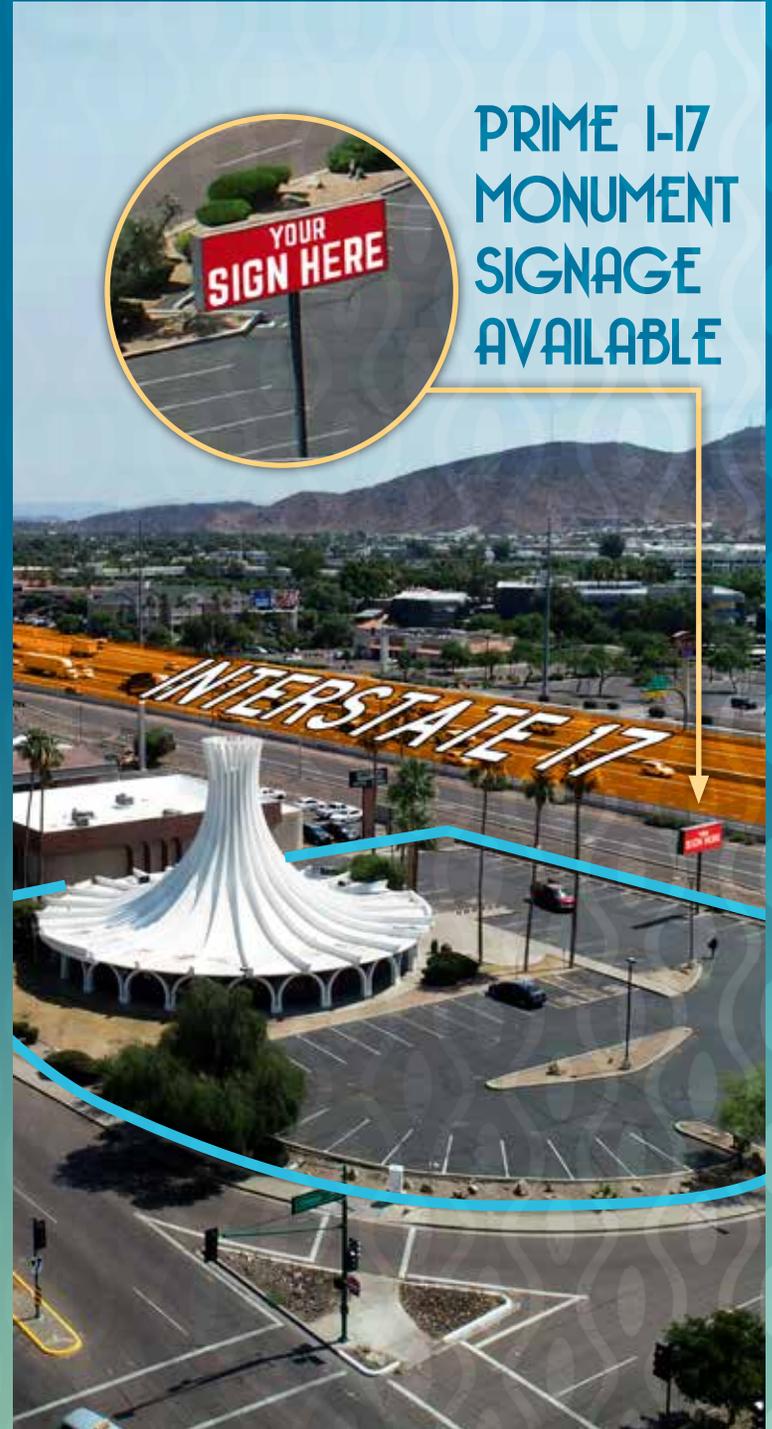
**47,655 SF PARCEL**  
 WITH 62 PARKING SPACES



**FOR LEASE OR SALE**  
 CONTACT LISTING BROKER FOR PRICING

**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
POPULATION:	<b>15,645</b>	<b>171,202</b>	<b>442,313</b>
HOUSEHOLDS:	<b>6,491</b>	<b>63,686</b>	<b>166,206</b>
MEDIAN AGE:	<b>30.7</b>	<b>34.2</b>	<b>35.5</b>
AVERAGE HH INCOME:	<b>\$47,654</b>	<b>\$60,582</b>	<b>\$66,583</b>



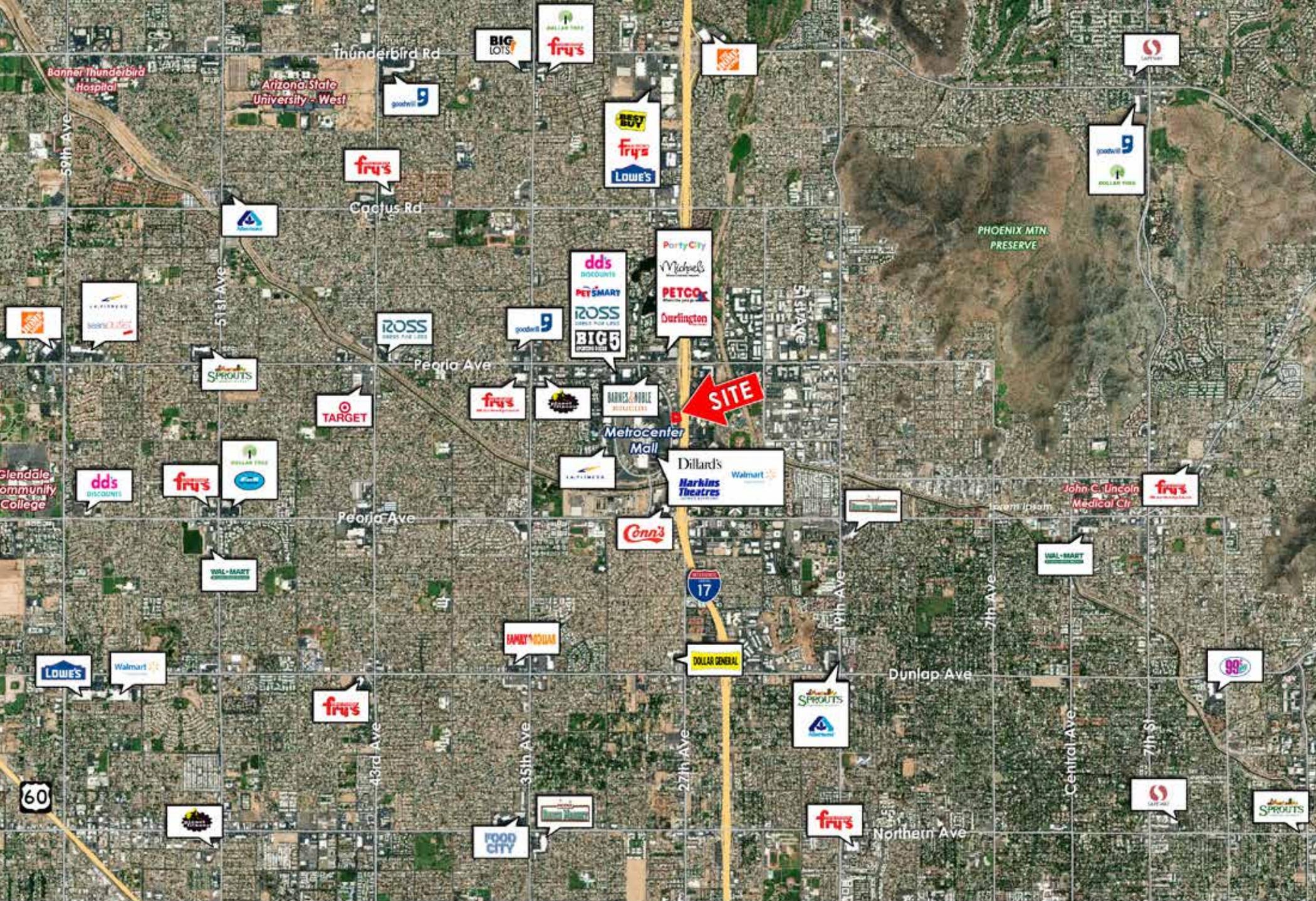


159,759 VPD

Metro Park E 9,700 VPD

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Summary	Census 2010	2018	2023
Population	13,975	15,645	16,769
Households	5,889	6,491	6,923
Families	2,968	3,219	3,418
Average Household Size	2.37	2.41	2.42
Owner Occupied Housing Units	1,741	1,762	1,970
Renter Occupied Housing Units	4,148	4,729	4,952
Median Age	29.3	30.7	31.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.40%	1.37%	0.83%
Households	1.30%	1.34%	0.79%
Families	1.21%	1.29%	0.71%
Owner HHS	2.26%	1.90%	1.16%
Median Household Income	2.16%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,037	16.0%	949	13.7%
\$15,000 - \$24,999	980	15.1%	880	12.7%
\$25,000 - \$34,999	1,052	16.2%	1,019	14.7%
\$35,000 - \$49,999	1,219	18.8%	1,312	19.0%
\$50,000 - \$74,999	934	14.4%	1,072	15.5%
\$75,000 - \$99,999	703	10.8%	901	13.0%
\$100,000 - \$149,999	433	6.7%	594	8.6%
\$150,000 - \$199,999	83	1.3%	121	1.7%
\$200,000+	50	0.8%	75	1.1%
Median Household Income	\$36,534		\$40,655	
Average Household Income	\$47,654		\$55,728	
Per Capita Income	\$20,013		\$23,290	

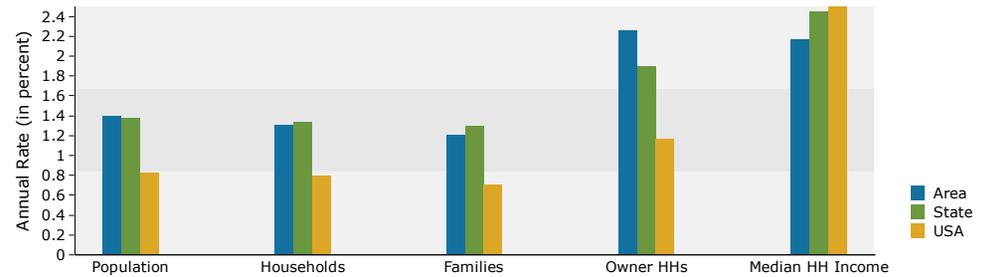
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,252	9.0%	1,292	8.3%	1,386	8.3%
5 - 9	867	6.2%	1,143	7.3%	1,180	7.0%
10 - 14	755	5.4%	951	6.1%	1,066	6.4%
15 - 19	1,016	7.3%	844	5.4%	991	5.9%
20 - 24	1,661	11.9%	1,466	9.4%	1,535	9.2%
25 - 34	2,890	20.7%	3,380	21.6%	3,400	20.3%
35 - 44	1,705	12.2%	2,160	13.8%	2,351	14.0%
45 - 54	1,621	11.6%	1,576	10.1%	1,691	10.1%
55 - 64	1,101	7.9%	1,310	8.4%	1,407	8.4%
65 - 74	662	4.7%	902	5.8%	1,030	6.1%
75 - 84	317	2.3%	461	2.9%	551	3.3%
85+	126	0.9%	158	1.0%	181	1.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,471	60.6%	8,731	55.8%	8,786	52.4%
Black Alone	1,187	8.5%	1,521	9.7%	1,791	10.7%
American Indian Alone	659	4.7%	817	5.2%	920	5.5%
Asian Alone	1,198	8.6%	1,518	9.7%	1,793	10.7%
Pacific Islander Alone	52	0.4%	58	0.4%	66	0.4%
Some Other Race Alone	1,757	12.6%	2,167	13.9%	2,452	14.6%
Two or More Races	650	4.7%	832	5.3%	962	5.7%
Hispanic Origin (Any Race)	4,010	28.7%	4,887	31.2%	5,535	33.0%

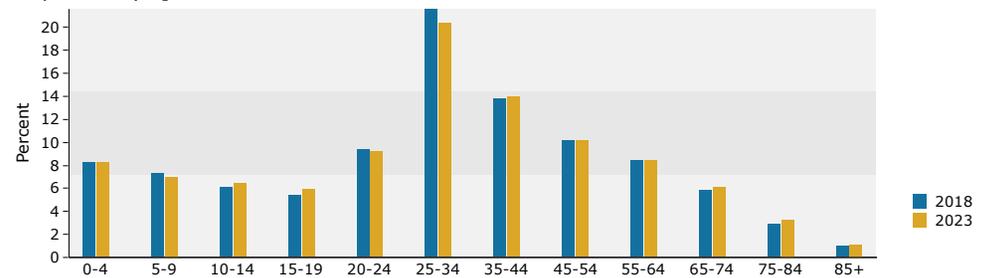
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

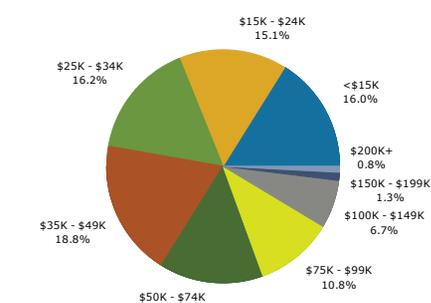
Trends 2018-2023



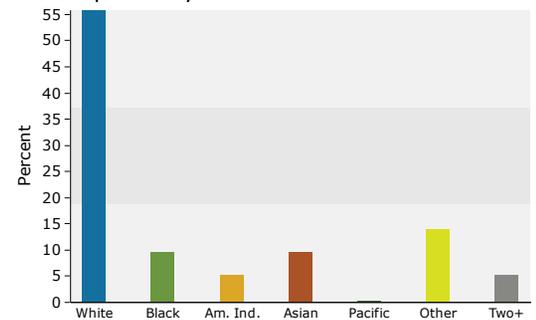
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 31.2%

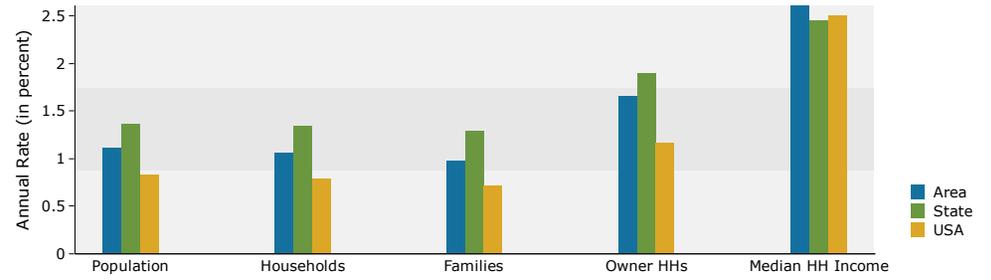
Summary	Census 2010	2018	2023
Population	157,028	171,202	180,980
Households	58,875	63,686	67,144
Families	36,289	38,678	40,585
Average Household Size	2.64	2.66	2.67
Owner Occupied Housing Units	30,448	30,803	33,445
Renter Occupied Housing Units	28,427	32,882	33,699
Median Age	33.4	34.2	34.6
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.12%	1.37%	0.83%
Households	1.06%	1.34%	0.79%
Families	0.97%	1.29%	0.71%
Owner HHS	1.66%	1.90%	1.16%
Median Household Income	2.61%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	8,882	13.9%	8,069	12.0%
\$15,000 - \$24,999	7,593	11.9%	6,747	10.0%
\$25,000 - \$34,999	7,641	12.0%	7,143	10.6%
\$35,000 - \$49,999	10,055	15.8%	10,179	15.2%
\$50,000 - \$74,999	12,064	18.9%	12,962	19.3%
\$75,000 - \$99,999	7,564	11.9%	8,885	13.2%
\$100,000 - \$149,999	6,441	10.1%	8,380	12.5%
\$150,000 - \$199,999	1,774	2.8%	2,367	3.5%
\$200,000+	1,672	2.6%	2,413	3.6%
Median Household Income	\$45,589		\$51,868	
Average Household Income	\$60,582		\$71,006	
Per Capita Income	\$22,818		\$26,594	

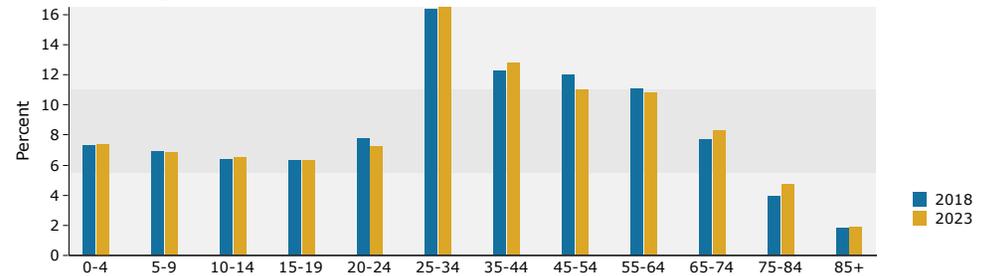
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,348	7.9%	12,527	7.3%	13,320	7.4%
5 - 9	11,277	7.2%	11,765	6.9%	12,300	6.8%
10 - 14	10,942	7.0%	11,042	6.4%	11,703	6.5%
15 - 19	11,899	7.6%	10,846	6.3%	11,359	6.3%
20 - 24	12,550	8.0%	13,312	7.8%	13,040	7.2%
25 - 34	23,092	14.7%	28,107	16.4%	29,913	16.5%
35 - 44	21,150	13.5%	21,077	12.3%	23,159	12.8%
45 - 54	21,411	13.6%	20,519	12.0%	19,885	11.0%
55 - 64	15,709	10.0%	19,013	11.1%	19,493	10.8%
65 - 74	9,076	5.8%	13,115	7.7%	15,000	8.3%
75 - 84	5,187	3.3%	6,743	3.9%	8,430	4.7%
85+	2,386	1.5%	3,134	1.8%	3,375	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	106,832	68.0%	109,308	63.8%	110,214	60.9%
Black Alone	9,347	6.0%	11,826	6.9%	13,875	7.7%
American Indian Alone	4,895	3.1%	5,994	3.5%	6,743	3.7%
Asian Alone	5,120	3.3%	6,420	3.7%	7,604	4.2%
Pacific Islander Alone	347	0.2%	390	0.2%	435	0.2%
Some Other Race Alone	24,294	15.5%	29,449	17.2%	33,073	18.3%
Two or More Races	6,193	3.9%	7,815	4.6%	9,036	5.0%

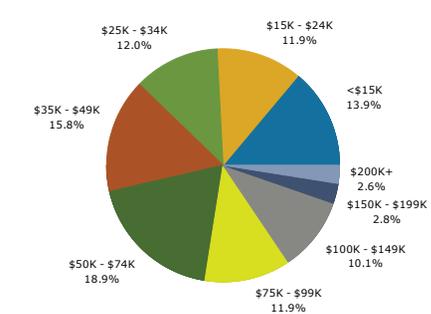
Trends 2018-2023



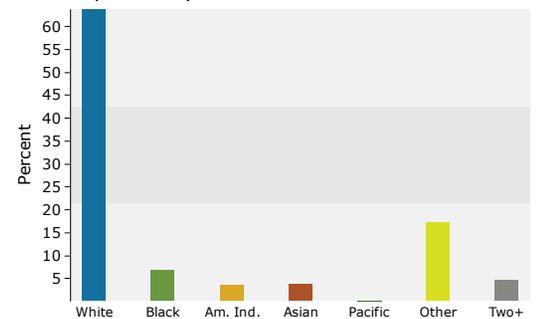
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 37.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

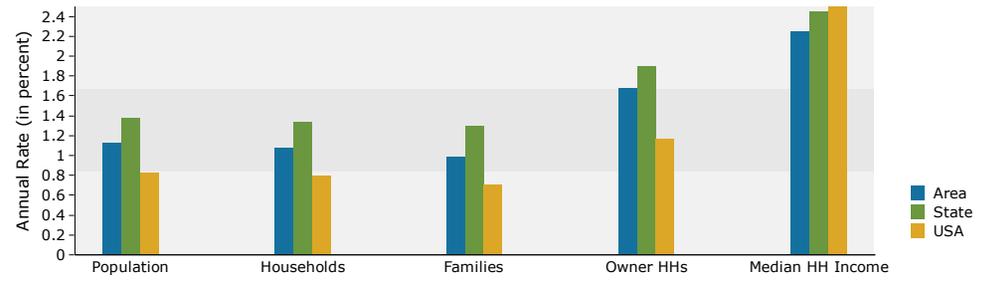
Summary	Census 2010	2018	2023
Population	405,255	442,313	467,855
Households	153,480	166,206	175,351
Families	94,704	101,001	106,026
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	85,115	86,133	93,592
Renter Occupied Housing Units	68,365	80,073	81,759
Median Age	34.5	35.5	36.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.13%	1.37%	0.83%
Households	1.08%	1.34%	0.79%
Families	0.98%	1.29%	0.71%
Owner HHS	1.67%	1.90%	1.16%
Median Household Income	2.25%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	22,564	13.6%	20,682	11.8%
\$15,000 - \$24,999	18,465	11.1%	16,491	9.4%
\$25,000 - \$34,999	19,068	11.5%	17,885	10.2%
\$35,000 - \$49,999	25,445	15.3%	25,627	14.6%
\$50,000 - \$74,999	30,900	18.6%	33,017	18.8%
\$75,000 - \$99,999	19,695	11.8%	22,761	13.0%
\$100,000 - \$149,999	17,662	10.6%	22,437	12.8%
\$150,000 - \$199,999	5,814	3.5%	7,391	4.2%
\$200,000+	6,592	4.0%	9,059	5.2%
Median Household Income	\$48,099		\$53,760	
Average Household Income	\$66,583		\$77,758	
Per Capita Income	\$25,357		\$29,459	

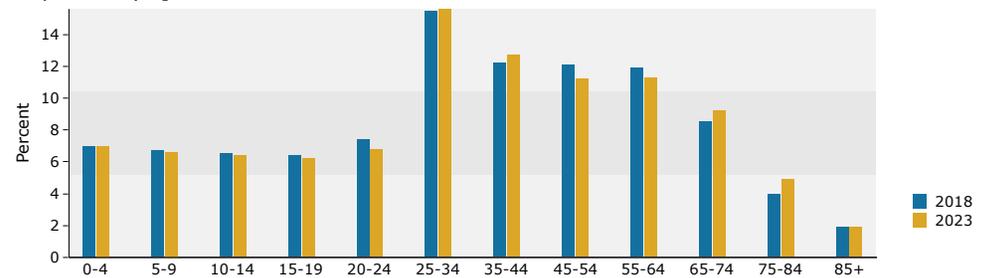
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	30,386	7.5%	30,912	7.0%	32,939	7.0%
5 - 9	28,846	7.1%	29,551	6.7%	30,902	6.6%
10 - 14	28,468	7.0%	28,544	6.5%	29,925	6.4%
15 - 19	30,075	7.4%	28,102	6.4%	29,035	6.2%
20 - 24	29,967	7.4%	32,624	7.4%	32,015	6.8%
25 - 34	57,370	14.2%	68,726	15.5%	73,135	15.6%
35 - 44	54,158	13.4%	54,165	12.2%	59,614	12.7%
45 - 54	56,568	14.0%	53,557	12.1%	52,167	11.2%
55 - 64	44,297	10.9%	52,602	11.9%	53,007	11.3%
65 - 74	24,848	6.1%	37,452	8.5%	43,141	9.2%
75 - 84	13,917	3.4%	17,853	4.0%	23,079	4.9%
85+	6,357	1.6%	8,225	1.9%	8,894	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	282,622	69.7%	291,172	65.8%	295,002	63.1%
Black Alone	23,105	5.7%	29,420	6.7%	34,625	7.4%
American Indian Alone	10,796	2.7%	13,298	3.0%	15,044	3.2%
Asian Alone	13,671	3.4%	17,187	3.9%	20,442	4.4%
Pacific Islander Alone	833	0.2%	951	0.2%	1,059	0.2%
Some Other Race Alone	58,925	14.5%	70,904	16.0%	79,238	16.9%
Two or More Races	15,302	3.8%	19,381	4.4%	22,445	4.8%

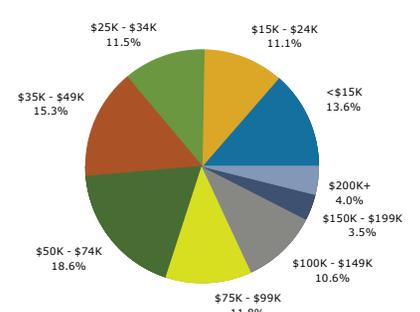
Trends 2018-2023



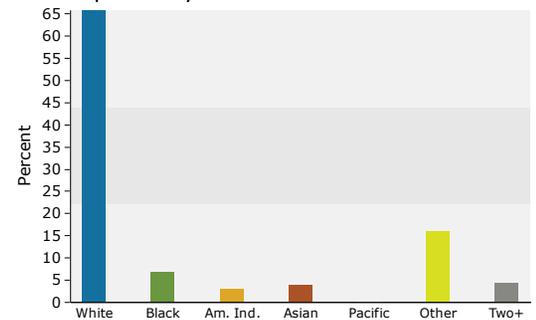
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 36.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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