

1 ACRE AVAILABLE FOR GROUND LEASE, SALE, OR REVERSE BUILD TO SUIT



FOR LEASING INQUIRIES:

IGNITE
COMMERCIAL
REAL ESTATE

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Owner/Agent







PROPERTY HIGHLIGHTS

- Right across from Banner Estrella Medical Center which sees more than 85,000 outpatients on an annual basis.
- Full Turn-In Access off of 93rd and 94th Avenues.
- Strategically positioned right off the Loop 101 Freeway which sees $\pm 171,000$ vehicles per day
- Notable Tenants in the Immediate Trade Area Include:
 - Banner Estrella Medical Center
 - Honor Health
 - Harkins Theatre
 - Costco
 - Sprouts Farmer's Market
 - Best Buy



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	17,920	142,959	382,067
2029 Proj. Pop.	19,709	158,955	408,247
Daytime Pop.	14,418	116,901	296,439
Avg Home Value	\$493,536	\$406,754	\$423,263
Avg HH Income	\$107,248	\$93,492	\$95,325
Median Age	29.9	31.1	30.7



	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	9,217	87,976	210,147
2010 Total Population	14,587	115,488	315,081
2024 Total Population	17,920	142,959	382,067
2029 Total Population	19,709	158,955	408,247
2019-2024 Annual Rate	1.92%	2.14%	1.33%
2024 Total Daytime Population	14,418	116,901	296,439
Workers	5,270	41,641	97,523
Residents	9,148	75,260	198,916
HOUSEHOLD SUMMARY			
2000 Households	2,457	25,407	60,689
2010 Households	3,825	33,285	89,365
2024 Households	4,603	42,233	111,921
2029 Households	5,403	48,802	122,887
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	56.4%	57.1%	56.5%
Renter Occupied Housing Units	36.9%	37.5%	37.7%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$107,248	\$93,492	\$95,325
Average Home Value	\$493,536	\$406,754	\$423,263
2024 POPULATION BY RACE/ETHNICITY			
Total	17,920	142,959	382,066
White Alone	24.9%	29.4%	29.3%
Black Alone	9.9%	8.9%	9.0%
American Indian Alone	2.3%	2.4%	2.5%
Asian Alone	3.4%	3.2%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	35.7%	33.7%	34.2%
Two or More Races	23.6%	22.1%	21.5%
Hispanic Origin	72.3%	67.3%	67.1%
Diversity Index	84.6	85.5	85.5
2024 POPULATION BY AGE			
Total	17,920	142,961	382,068
0 - 4	7.8%	7.4%	7.7%
5 - 9	7.4%	7.4%	7.5%
10 - 14	8.3%	8.0%	8.3%
15 - 24	18.1%	17.1%	17.2%
25 - 34	16.7%	16.3%	16.2%
35 - 44	13.4%	13.5%	13.6%
45 - 54	12.0%	12.0%	11.8%
55 - 64	9.3%	9.5%	9.2%
65 - 74	4.8%	5.8%	5.5%
75 - 84	1.8%	2.5%	2.3%
85 +	0.5%	0.7%	0.7%
18 +	70.9%	72.1%	71.3%
2024 Median Age	29.9	31.1	30.7
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	10,465	85,917	226,591
Some College, No Degree	22.4%	20.5%	19.0%
Associate Degree	8.5%	10.3%	10.1%
Bachelor's Degree	9.5%	10.9%	11.3%
Graduate/Professional Degree	6.3%	5.7%	5.1%

Source: Esri, U.S. Census

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