

IGNITE

COMMERCIAL
REAL ESTATE

HIGH PROFILE FREESTANDING 7,500 SF BUILDING FOR LEASE

MARICOPA MARKETPLACE (21145 N JOHN WAYNE PKWY. MARICOPA, AZ 85138)

AVAILABLE FOR LEASE



DANIEL TARTAKOVSKY ASSOCIATE ■ 646.623.5640 ■ danielt@ignite-CRE.com

JESSE ROZIO FOUNDER & CEO ■ 480.603.6892 ■ jesse@ignite-CRE.com

IGNITE CRE LLC ■ 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

ignite-cre.com



FOR LEASING INQUIRIES:

IGNITE

COMMERCIAL
REAL ESTATE

DANIEL TARTAKOVSKY
ASSOCIATE

646.623.5640

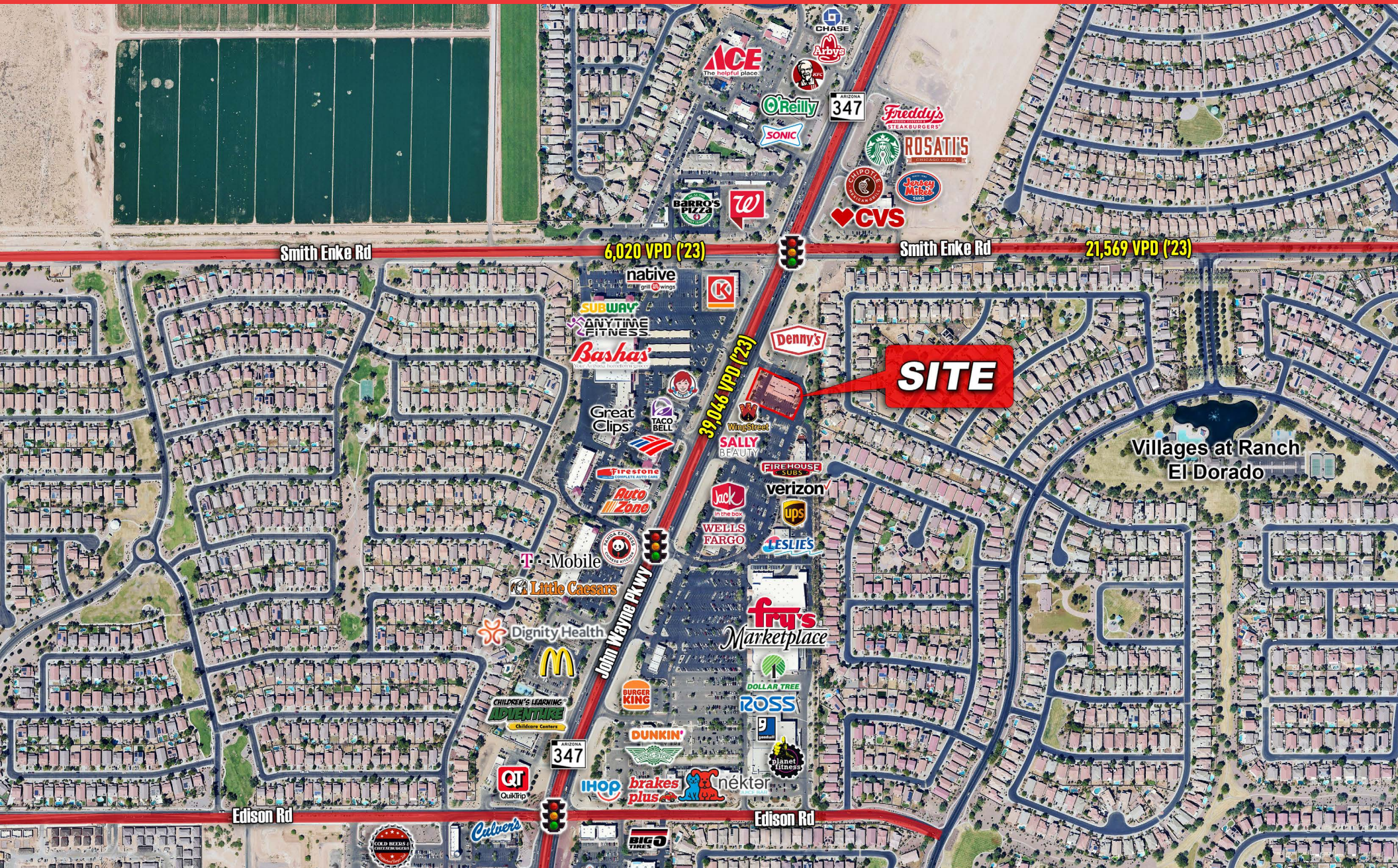
danielt@ignite-CRE.com

JESSE ROZIO
FOUNDER & CEO

480.603.6892

jesse@ignite-CRE.com

ignite-cre.com



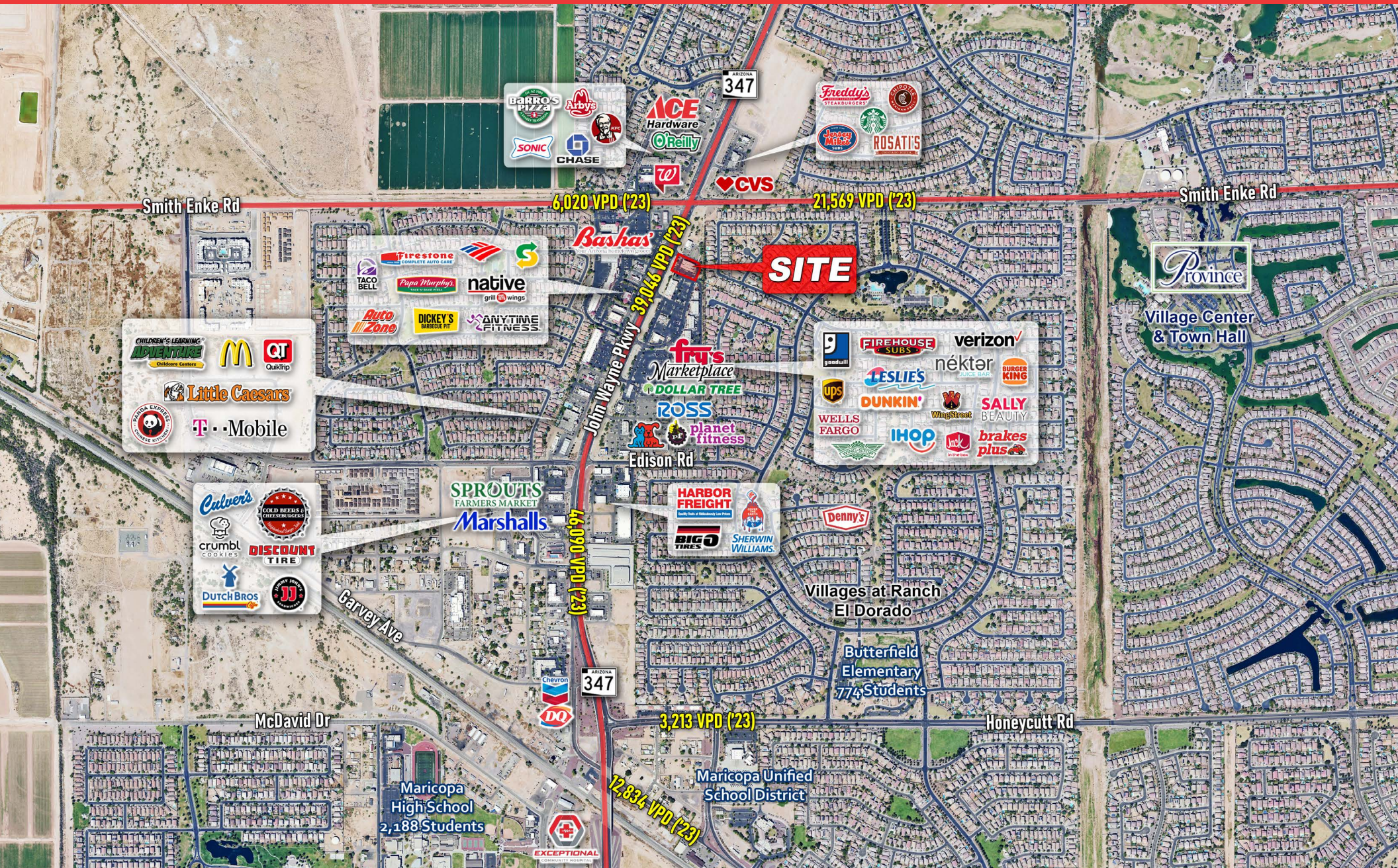


PROPERTY HIGHLIGHTS

- Shadow Anchored by Fry's Marketplace, Ross Dress for Less, and Planet Fitness
- Positioned at the most dominant retail intersection in Maricopa with the most national tenants in Maricopa.
- Only Freestanding 7,000+ Sqft Building available in Maricopa
- Over 39,046 vehicles per day on John Wayne Parkway and 21,569 vehicles per day on W Smith Enke Road
- The most densely populated corridor of Pinal County



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,341	58,996	65,247
Daytime Pop	11,275	43,992	49,608
Households	4,033	19,612	21,566
Avg Home Value	\$414,578	\$414,332	\$410,428
Avg HH Income	\$121,538	\$116,695	\$114,888
Median Age	38.4	37.6	37.2



	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	541	1,942	2,255
2010 Total Population	11,140	39,338	41,029
2024 Total Population	12,314	58,996	65,247
2029 Total Population	13,828	63,063	70,941
2019-2024 Annual Rate	2.35%	1.34%	1.69%
2024 Total Daytime Population	11,275	43,992	49,608
Workers	4,916	11,572	13,603
Residents	6,359	32,420	36,005
HOUSEHOLD SUMMARY			
2000 Households	158	550	647
2010 Households	3,657	12,951	13,504
2024 Households	4,033	19,612	21,566
2029 Households	4,613	21,193	23,686
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	70.1%	77.1%	77.6%
Renter Occupied Housing Units	16.6%	12.9%	12.6%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$121,538	\$116,695	\$114,888
Average Home Value	\$414,578	\$414,332	\$410,428
2024 POPULATION BY RACE/ETHNICITY			
Total	12,314	58,996	65,246
White Alone	56.0%	53.8%	53.2%
Black Alone	11.3%	13.0%	13.0%
American Indian Alone	2.2%	3.2%	3.5%
Asian Alone	3.7%	3.2%	3.1%
Pacific Islander Alone	0.6%	0.6%	0.6%
Some Other Race Alone	10.3%	10.8%	10.9%
Two or More Races	15.9%	15.4%	15.7%
Hispanic Origin	27.4%	28.5%	28.8%
Diversity Index	78.1	79.7	80.0
2024 POPULATION BY AGE			
Total	12,313	58,996	65,246
0 - 4	5.5%	6.3%	6.4%
5 - 9	6.6%	6.9%	7.0%
10 - 14	8.5%	7.9%	8.0%
15 - 24	14.3%	14.1%	14.1%
25 - 34	10.4%	11.2%	11.5%
35 - 44	14.2%	13.9%	14.1%
45 - 54	13.9%	12.6%	12.5%
55 - 64	11.1%	10.8%	10.7%
65 - 74	10.0%	10.4%	10.1%
75 - 84	4.5%	5.0%	4.8%
85 +	0.8%	0.8%	0.8%
18 +	74.2%	73.9%	73.6%
2024 Median Age	38.4	37.6	37.2
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,006	38,233	42,087
Some College, No Degree	22.2%	23.3%	23.5%
Associate Degree	12.5%	13.6%	13.1%
Bachelor's Degree	20.3%	17.0%	16.4%
Graduate/Professional Degree	7.4%	8.4%	8.3%

IGNITE

COMMERCIAL
REAL ESTATE

DANIEL TARTAKOVSKY
ASSOCIATE

646.623.5640

danielt@ignite-CRE.com

JESSE ROZIO
FOUNDER & CEO

480.603.6892

jesse@ignite-CRE.com

ignite-cre.com