

END CAP AVAILABLE FOR LEASE: 1,200 SQUARE FEET
PAD AVAILABLE FOR SALE, LEASE, OR BTS: 1/4 ACRE WITH RECIPROCAL PARKING



PROPERTY HIGHLIGHTS

- Join the Dominant Neighborhood Retail Intersection in the Trade Area
- Dense infill residential trade area with 303,241 people living within 5 miles of this shopping center
- Huge Monument Sign Available with Tremendous Exposure
- Pad is C-2 Zoning



AVERAGE HH INCOME
\$102,342 (5 mile radius)



DAYTIME EMPLOYMENT
279,387 (5 mile radius)



TRAFFIC COUNTS
E University Dr: 20,152 VPD
N Greenfield Rd: 24,938 VPD

* Demographics ©ESRI 2023 | Traffic Counts @AZDOT 2022



Heather Brook
Apartments

ExtraSpace
Storage

Chevron

LESLIE'S

F

goodwill

±1,200 SF
END CAP
AVAILABLE

±0.25 AC
PAD SITE
AVAILABLE

Rally's

BoSa

meineke

22,153 VPD (22)

E University Dr

20,435 VPD (22) N Greenfield Rd

24,938 VPD (22) N Greenfield Rd

E University Dr

20,152 VPD (22)

Falcon Glen

POLICE

Beto's Mexican Food
SUBWAY

Mesa Regal
55+ RV Resort





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Apartments

ExtraSpace
Storage

N Greenfield Rd

20,435 VPD ('22)

22,153 VPD ('22)

24,938 VPD ('22)

E University Dr

±1,200 SF
END CAP
AVAILABLE

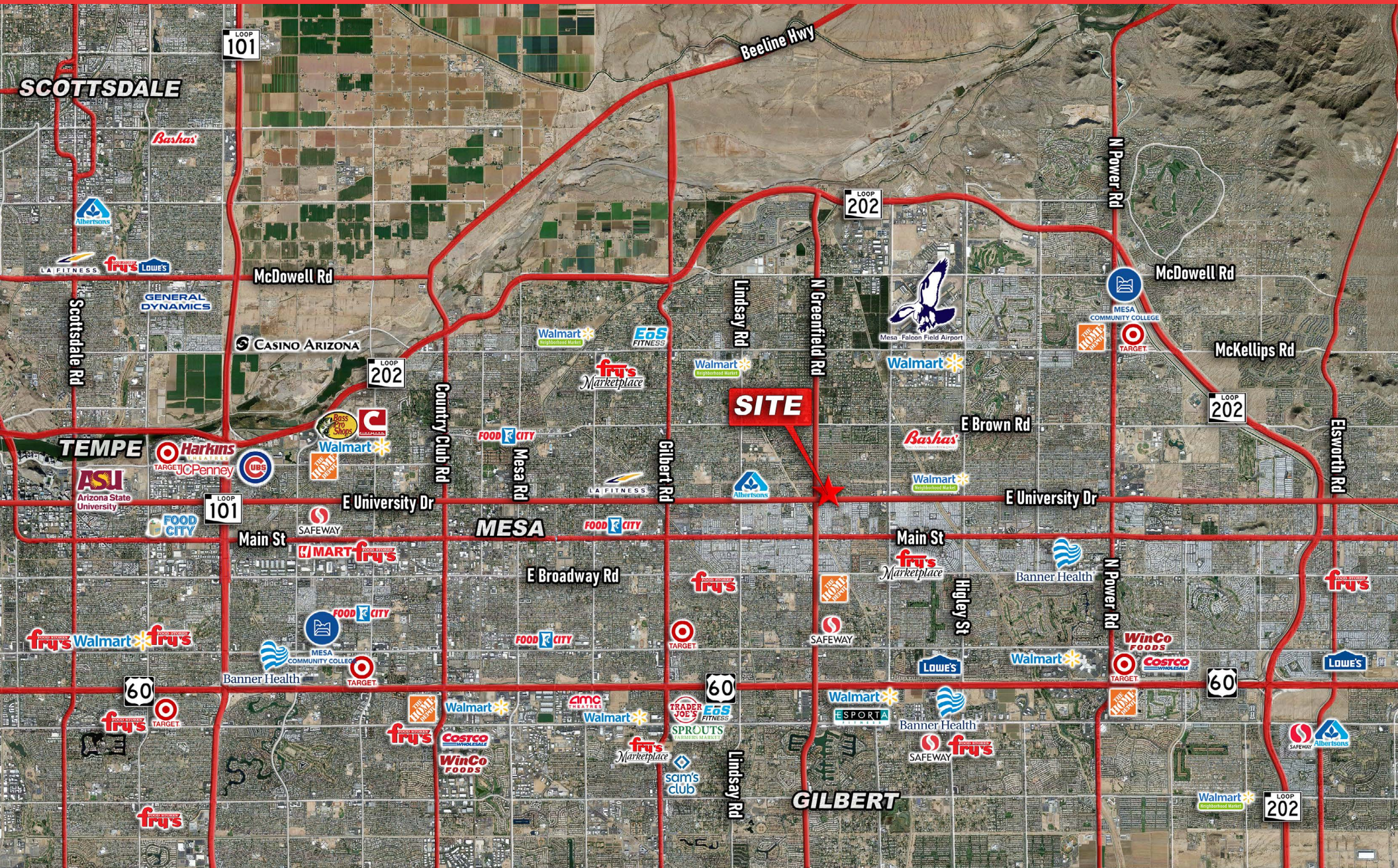
±0.25 AC
PAD SITE
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Mesa Regal
55+ RV Resort

Goodwill

meineke

20,152 VPD ('22)



	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	16,093	110,325	271,857
2010 Total Population	16,565	112,023	281,702
2023 Total Population	17,036	121,818	303,241
2028 Total Population	16,812	120,638	300,432
2019-2024 Annual Rate	-0.26%	-0.19%	-0.19%
2023 Total Daytime Population	13,284	113,406	279,387
Workers	3,554	45,887	118,209
Residents	9,730	67,519	161,178
HOUSEHOLD SUMMARY			
2000 Households	6,752	44,179	99,054
2010 Households	7,312	47,483	106,964
2023 Households	7,612	51,540	116,760
2028 Households	7,570	51,517	116,841
2023 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	44.6%	57.1%	60.1%
Renter Occupied Housing Units	22.5%	25.0%	27.2%
2023 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$90,833	\$93,252	\$102,342
Average Home Value	\$334,879	\$354,947	\$394,323
2023 POPULATION BY RACE/ETHNICITY			
Total	17,036	121,818	303,241
White Alone	73.3%	73.1%	68.9%
Black Alone	3.7%	3.7%	3.4%
American Indian Alone	1.4%	1.6%	2.0%
Asian Alone	2.2%	2.4%	2.6%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	7.5%	8.0%	10.7%
Two or More Races	11.5%	10.8%	12.0%
Hispanic Origin	20.3%	20.3%	25.1%
Diversity Index	62.3	62.4	68.6
2023 POPULATION BY AGE			
Total	17,034	121,818	303,243
0 - 4	5.2%	5.1%	6.1%
5 - 9	5.2%	5.2%	6.2%
10 - 14	4.9%	5.3%	6.2%
15 - 24	9.5%	9.9%	11.7%
25 - 34	12.5%	12.6%	14.1%
35 - 44	9.0%	10.6%	11.8%
45 - 54	8.2%	9.0%	10.1%
55 - 64	13.3%	12.1%	11.8%
65 - 74	17.8%	15.2%	11.7%
75 - 84	10.8%	10.4%	7.3%
85 +	3.5%	4.7%	3.1%
18 +	81.8%	81.4%	77.8%
2023 Median Age	49.8	46.6	39.6
2023 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	12,796	90,914	211,697
Some College, No Degree	23.4%	25.8%	24.6%
Associate Degree	11.6%	11.3%	11.2%
Bachelor's Degree	20.8%	20.4%	21.4%
Graduate/Professional Degree	10.6%	9.6%	10.9%

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