

FOR LEASE

THE SHOPPES AT
PARKWOOD RANCH

NWC Southern Avenue & Signal Butte Road

Fully Built Out Salon (1,400 SF)

Fully Built Out Dental Office (2,940 SF)

- Growing East Valley location
- Convenient access to US-60 (full-diamond interchange)



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Colliers



JOIN TENANTS:

**HOBBY
LOBBY**

 **DOLLAR TREE**

 **IHOP**

 **FIREHOUSE
SUBS**
FOUNDED BY FIREMEN

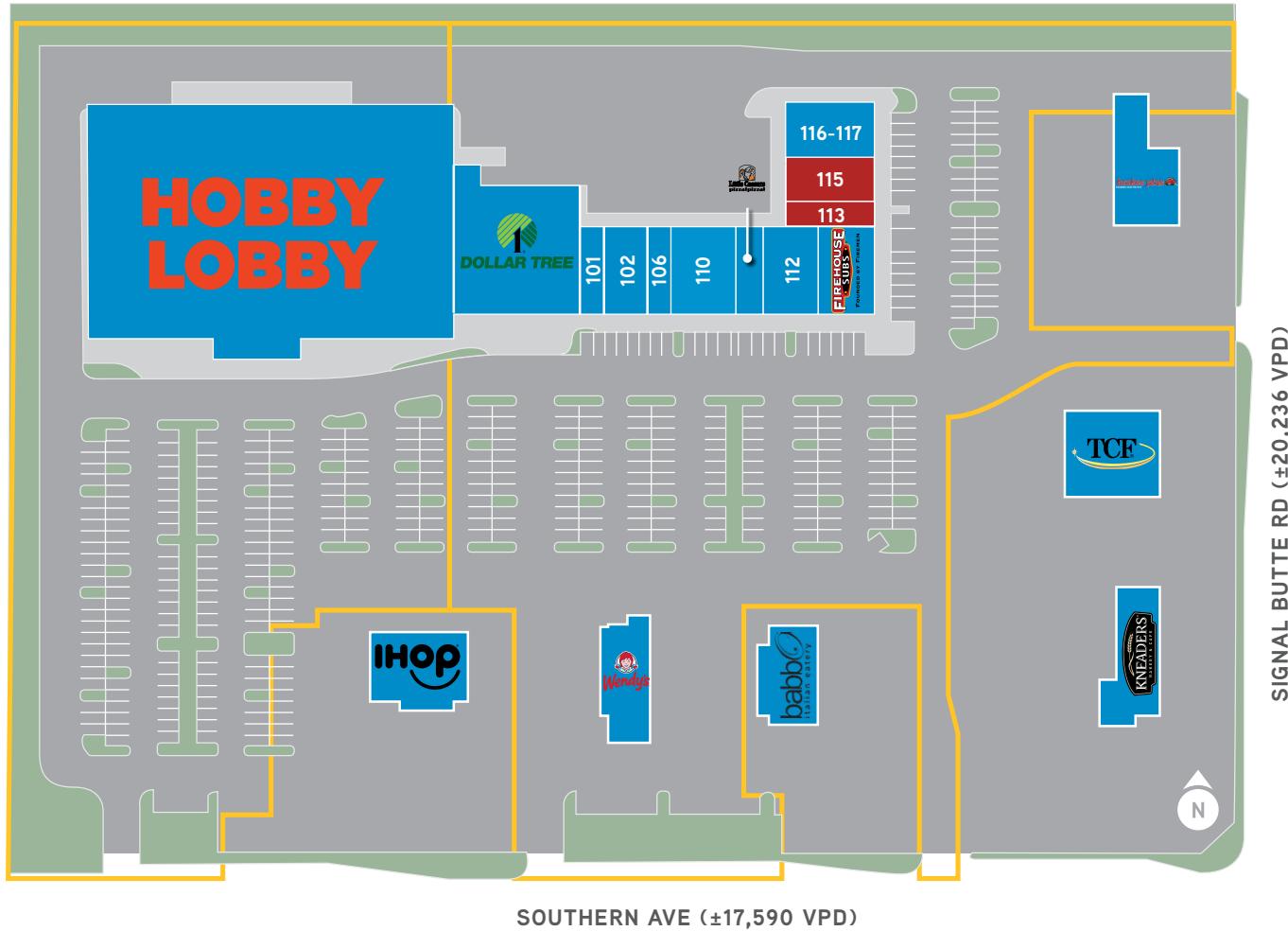


**Little Caesars
pizza!pizza!**

 **KNEADERS**
BAKERY & CAFE

 **Wendy's**







AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION OVERVIEW			
2024 Total Population	9,430	96,774	207,511
2029 Total Population	10,957	100,201	214,146
2023-2028 Annual Rate	3.05%	0.70%	0.63%
2023 EDUCATIONAL ATTAINMENT			
Population 25 years and over	6,332	69,873	148,508
No High School Diploma	9.1%	8.5%	7.3%
High school graduate, GED, or alternative	24.2%	31.2%	29.1%
College No Degree	27.3%	23.4%	23.3%
College or Advanced Degree	24.3%	25.2%	29.7%
HOUSEHOLD OVERVIEW			
2024 Households	3,187	38,723	81,937
2029 Households	3,781	40,575	85,726
2023-2028 Annual Rate	3.34%	0.97%	0.91%
HOUSEHOLD INCOME TREND			
2024 Average Income	\$112,769	\$95,659	\$103,311
2029 Average Income	\$128,962	\$113,112	\$121,288
2029 HOME VALUE			
Average Home Value	\$586,820	\$495,174	\$521,620

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Contact Us
Today.

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