



38,532 SF AVAILABLE FOR SUBLEASE



DEUCE OF CLUBS AVE & CENTRAL AVE



property summary

AVAILABLE ± 38,532 SF

ZONING C-2

PROPERTY HIGHLIGHTS

- » High visibility on the Southeast corner of Deuce of Clubs and Central Ave
- » Located right on the 60
- » **Nearby Businesses:** CVS, Family Dollar, ADOT, White Mountain Performance, O'Reilly Auto Parts



TRAFFIC COUNT

CENTRAL AVE

N: ± 9,045 VPD (NB/SB)

S: ± 7,634 VPD (NB/SB)

ADOT 2019

DEUCE OF CLUBS AVE (US 60)

E: ± 19,759 VPD (NB/SB)

W: ± 16,305 VPD (NB/SB)



SEC

± **38,532 SF AVAILABLE FOR SUBLEASE**

161 E DEUCE OF CLUBS, SHOW LOW, AZ 85901



site plan



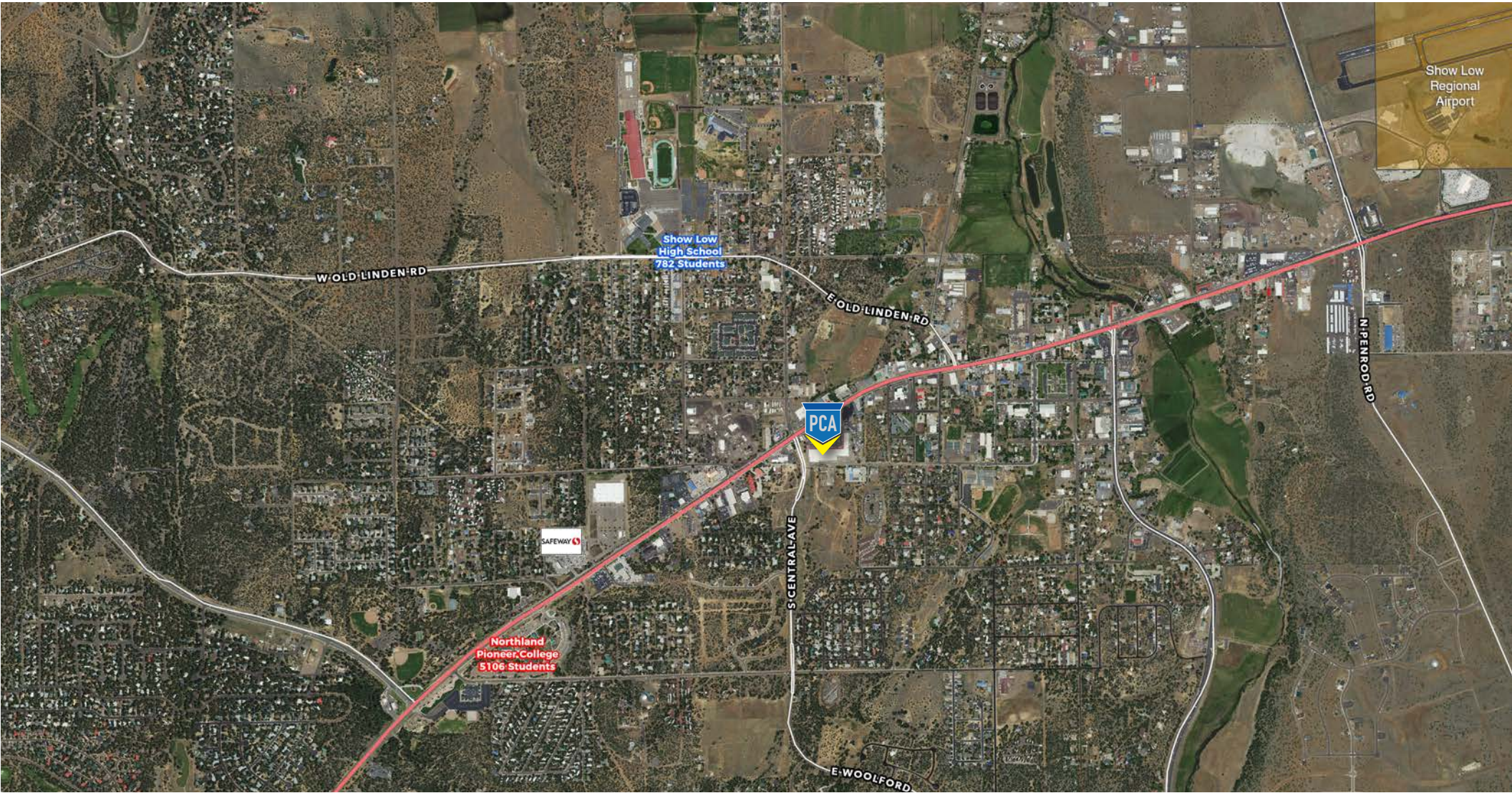
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aerial



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demographics

2021 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Population	4,860	11,441	16,099
2026 Total Population	5,126	12,091	17,022



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2021 Housing Units	2,328	7,509	10,977
Owner Occupied	43.8%	39.5%	39.3%
Renter Occupied	36.9%	23.1%	20.6%
Vacant	19.2%	37.4%	40.1%



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Daytime Pop	5,269	12,436	18,970
Workers	2,382	5,487	8,951
Residents	2,887	6,949	10,019



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2021 Households	1,880	4,700	6,577
2026 Households	1,980	4,962	6,948



2021 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$58,725	\$61,670	\$62,992
Median HH Income	\$40,936	\$45,624	\$45,811
Per Capita Income	\$23,165	\$25,155	\$25,630



BUSINESSES

	1-Mile	3-Miles	5-Miles
2021 Businesses	325	598	836

SEC

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exclusively listed by

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