

AVAILABLE FOR LEASE: 1,322 SQUARE FEET



PROPERTY HIGHLIGHTS

- Outparcel to **Sam's Club** with **Cross-Access** and **Connectivity**
- Located just North of the bustling I-10 freeway (314,306 VPD)
- Proximity to Major Retailers such as Sam's Club and other national brands that drive traffic to the area
- Surrounded by established neighborhoods with ongoing residential and multifamily developments fueling demand for retail services



AVERAGE HH INCOME

\$91,238 (3 mile radius)



POPULATION

145,614 (3 mile radius)



DAYTIME POPULATION

133,039 (3 mile radius)



TRAFFIC COUNTS

47,683 VPD on 83rd Ave
23,026 VPD on McDowell Rd

* Demographics ©ESRI 2025

For more information please contact:

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,357	122,512	314,325
2020 Total Population	19,107	135,937	357,829
2020 Group Quarters	14	223	719
2025 Total Population	19,771	145,614	392,523
2025 Group Quarters	15	273	800
2030 Total Population	20,281	151,932	409,752
2025-2030 Annual Rate	0.51%	0.85%	0.86%
2025 Total Daytime Population	13,177	133,039	324,247
Workers	3,154	55,320	117,841
Residents	10,023	77,719	206,406
Household Summary			
2010 Households	4,931	33,901	87,325
2010 Average Household Size	3.11	3.61	3.60
2020 Total Households	6,020	38,693	100,641
2020 Average Household Size	3.17	3.51	3.55
2025 Households	6,311	42,583	113,485
2025 Average Household Size	3.13	3.41	3.45
2030 Households	6,582	45,150	120,183
2030 Average Household Size	3.08	3.36	3.40
2025-2030 Annual Rate	0.84%	1.18%	1.15%
2010 Families	3,525	26,811	69,306
2010 Average Family Size	3.63	3.99	3.96
2025 Families	4,470	32,535	87,250
2025 Average Family Size	3.67	3.80	3.83
2030 Families	4,633	34,338	91,875
2030 Average Family Size	3.61	3.74	3.78
2025-2030 Annual Rate	0.72%	1.08%	1.04%
Housing Unit Summary			
2020 Housing Units	6,475	40,794	106,415
Owner Occupied Housing Units	40.2%	47.9%	54.0%
Renter Occupied Housing Units	52.7%	47.0%	40.6%
Vacant Housing Units	7.0%	5.1%	5.4%
2025 Housing Units	6,794	45,538	120,908
Owner Occupied Housing Units	42.1%	48.2%	55.8%
Renter Occupied Housing Units	50.8%	45.4%	38.1%
Vacant Housing Units	7.1%	6.5%	6.1%
2030 Housing Units	7,134	48,324	128,000
Owner Occupied Housing Units	42.7%	48.9%	56.1%
Renter Occupied Housing Units	49.6%	44.5%	37.8%
Vacant Housing Units	7.7%	6.6%	6.1%
2025 Households by Income			
Household Income Base	6,311	42,582	113,482
<\$15,000	5.9%	7.3%	6.7%
\$15,000 - \$24,999	3.0%	4.6%	4.1%
\$25,000 - \$34,999	9.8%	6.9%	5.9%
\$35,000 - \$49,999	14.7%	15.6%	12.7%
\$50,000 - \$74,999	17.1%	18.9%	18.2%
\$75,000 - \$99,999	16.4%	15.6%	15.3%
\$100,000 - \$149,999	13.5%	16.3%	19.3%
\$150,000 - \$199,999	10.7%	7.6%	9.5%
\$200,000+	8.9%	7.3%	8.1%
Average Household Income	\$100,754	\$91,238	\$96,755



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