

FOR LEASE | VINTAGE NEIGHBORHOOD CENTER

SUNDOWN PLAZA | 11115 NW GRAND AVENUE | YOUNGTOWN, ARIZONA 85363



Great Building and Monument Signage on Grand Avenue

AVAILABILITY	Suite 1 ± 665 Square Feet Currently Occupied by Boost Mobile	} Suites May Be Combined to ±1,330 Square Feet
	Suite 2 ± 665 Square Feet Currently Occupied by Barber Shop	
RATE	\$1,450 per Month, Modified Gross (\$21.00 per Square Foot)	
HIGHLIGHTS	Shopping Center Serves the Immediate Neighborhood Located near Jack In The Box, Denny's, & National Lodging Monument Signage Available Great Visibility on Grand Avenue with Traffic Counts of ±39,822 Vehicles per Day	
LOCATION	North of the SWC of 111th Avenue and Grand Avenue ± 2.5 Miles to Loop 101 and Grand Avenue Exit	

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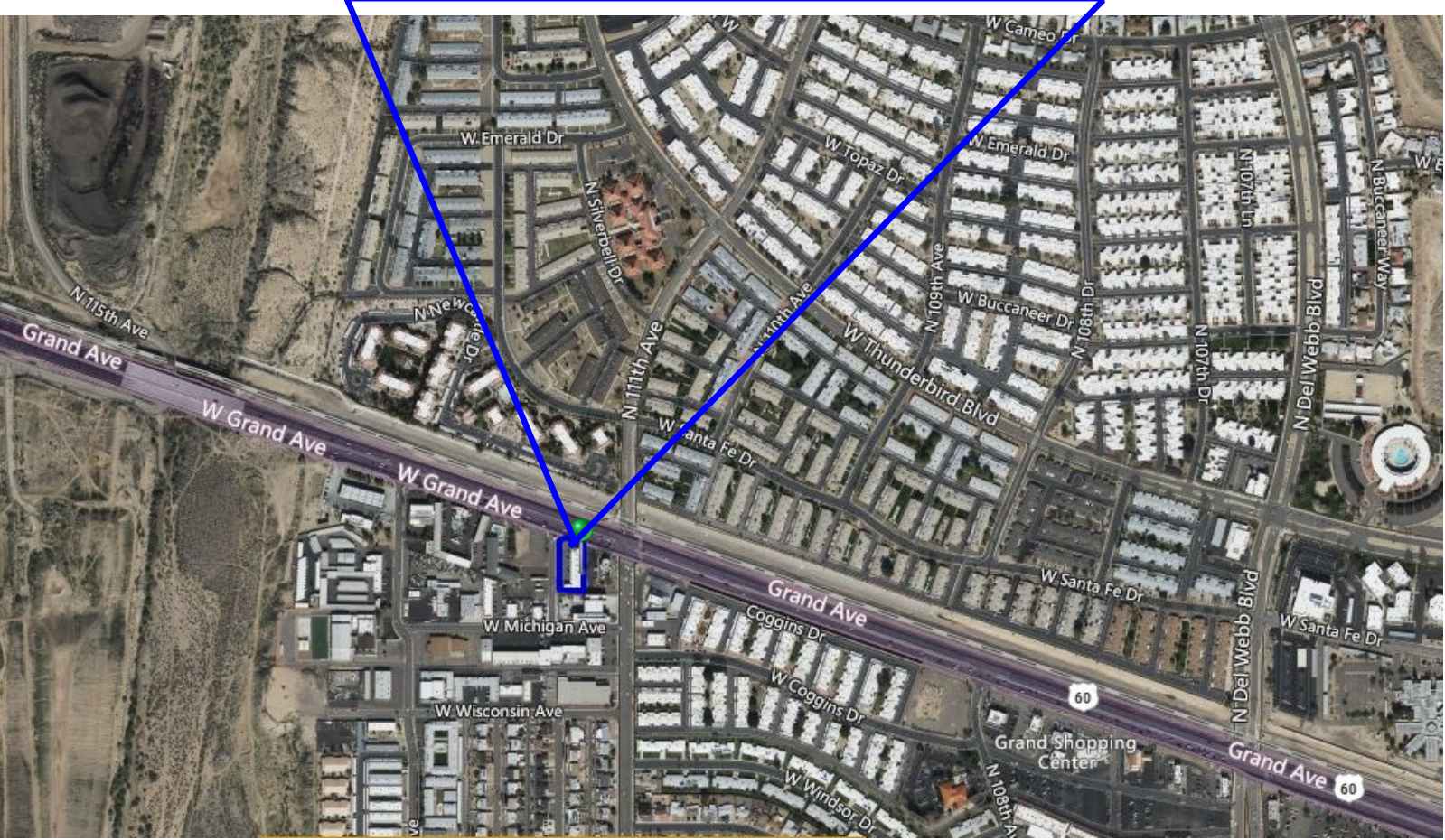


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**14350 North 87th Street
Suite 180
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AERIAL MAP



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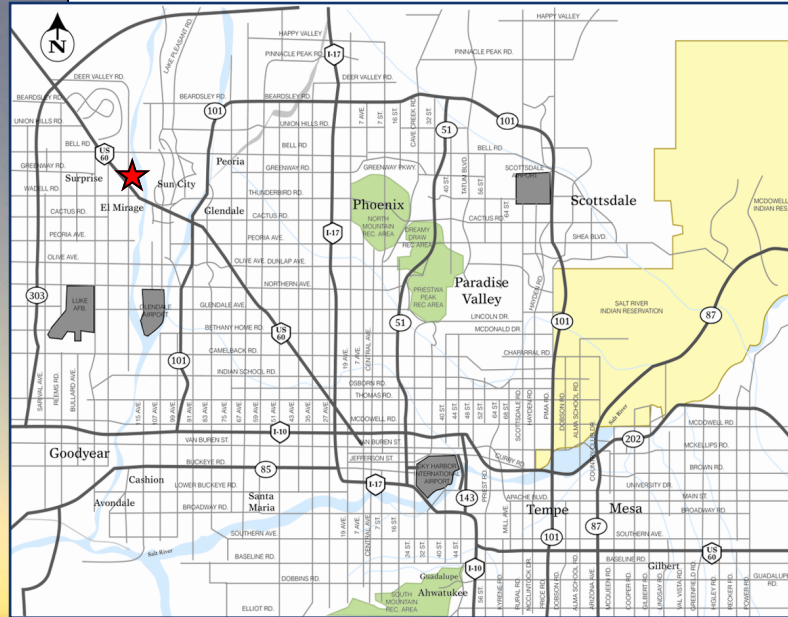
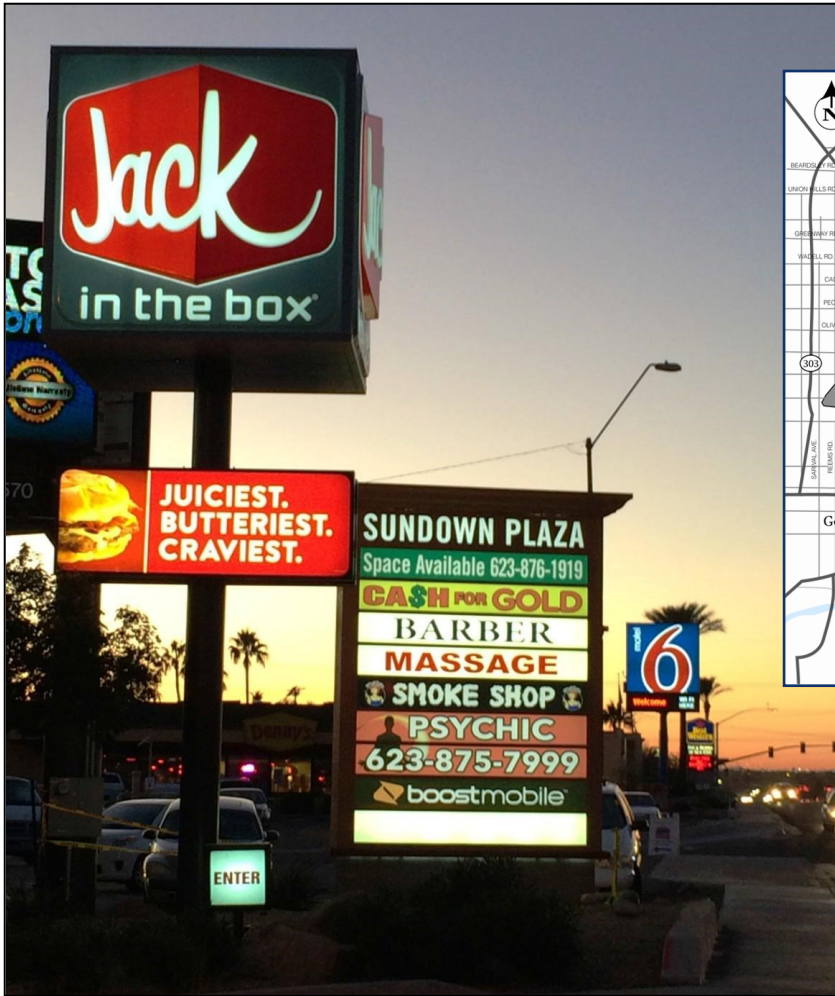
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PROPERTY PHOTOS



CAPTION:

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DEMOGRAPHICS

Sundown Plaza									
11115 Grand Ave, Youngtown, AZ 85363									
Building Type: General Retail			Total Available: 0 SF						
Secondary: Freestanding			% Leased: 100%						
GLA: 6,670 SF			Rent/SF/Yr: -						
Year Built: 1982									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2028 Projection		11,591		100,515		242,395			
2023 Estimate		11,488		99,873		240,571			
2010 Census		10,445		92,355		220,724			
Growth 2023 - 2028		0.90%		0.64%		0.76%			
Growth 2010 - 2023		9.99%		8.14%		8.99%			
2023 Population by Hispanic Origin		3,474		29,750		60,865			
2023 Population		11,488		99,873		240,571			
White		10,189 88.69%		87,047 87.16%		206,297 85.75%			
Black		621 5.41%		5,962 5.97%		14,270 5.93%			
Am. Indian & Alaskan		236 2.05%		1,728 1.73%		3,977 1.65%			
Asian		153 1.33%		2,097 2.10%		7,853 3.26%			
Hawaiian & Pacific Island		15 0.13%		249 0.25%		562 0.23%			
Other		274 2.39%		2,791 2.79%		7,611 3.16%			
U.S. Armed Forces		1		107		728			
Households									
2028 Projection		5,711		44,546		102,312			
2023 Estimate		5,666		44,222		101,444			
2010 Census		5,186		40,651		92,476			
Growth 2023 - 2028		0.79%		0.73%		0.86%			
Growth 2010 - 2023		9.26%		8.78%		9.70%			
Owner Occupied		4,107 72.48%		32,053 72.48%		73,520 72.47%			
Renter Occupied		1,559 27.52%		12,170 27.52%		27,924 27.53%			
2023 Households by HH Income		5,665		44,222		101,445			
Income: <\$25,000		1,480 26.13%		9,566 21.63%		17,696 17.44%			
Income: \$25,000 - \$50,000		1,773 31.30%		12,583 28.45%		24,310 23.96%			
Income: \$50,000 - \$75,000		1,085 19.15%		9,374 21.20%		20,872 20.57%			
Income: \$75,000 - \$100,000		723 12.76%		6,325 14.30%		15,063 14.85%			
Income: \$100,000 - \$125,000		368 6.50%		2,878 6.51%		9,207 9.08%			
Income: \$125,000 - \$150,000		51 0.90%		1,768 4.00%		6,435 6.34%			
Income: \$150,000 - \$200,000		102 1.80%		1,056 2.39%		4,671 4.60%			
Income: \$200,000+		83 1.47%		672 1.52%		3,191 3.15%			
2023 Avg Household Income		\$54,134		\$61,103		\$74,030			
2023 Med Household Income		\$43,147		\$49,919		\$59,020			

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TRAFFIC COUNTS

Traffic Count Report

Sundown Plaza

11115 Grand Ave, Youngtown, AZ 85363

Building Type: **General Retail**

Secondary: **Freestanding**

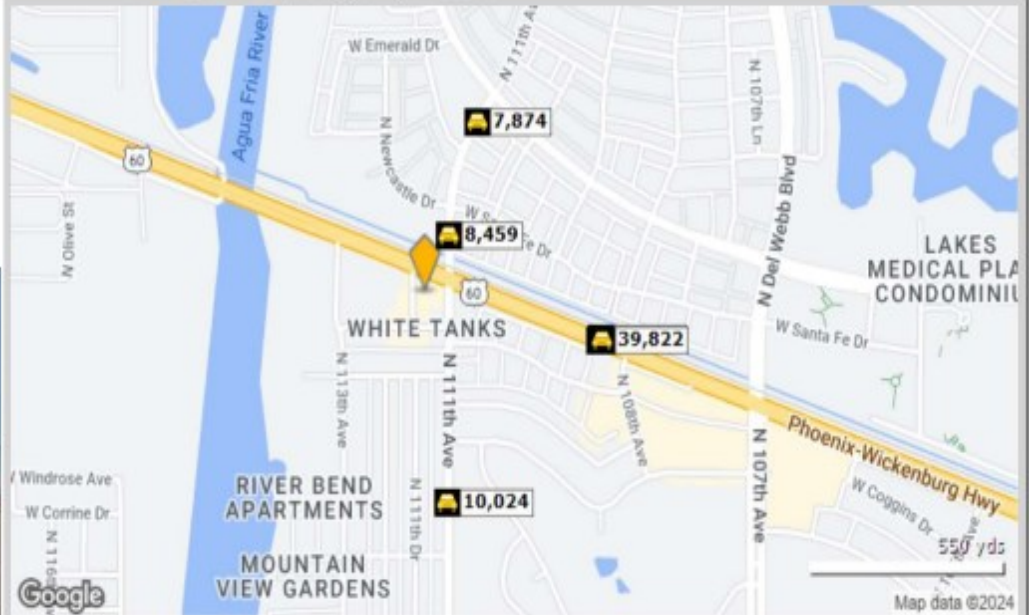
GLA: **6,670 SF**

Year Built: **1982**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N 111th Ave	W Santa Fe Dr	0.04 N	2022	9,429	MPSI	.09
2	N 111th Ave	W Santa Fe Dr	0.04 N	2015	8,459	ADT	.09
3	N 111th Ave	W Thunderbird Blvd	0.05 NE	2015	7,526	ADT	.26
4	N 111th Ave	W Thunderbird Blvd	0.05 NE	2022	7,874	MPSI	.26
5	N 111th Ave	W Tennessee Ave	0.08 S	2022	9,790	MPSI	.30
6	NW Grand Ave	N 108th Ave	0.05 E	2022	36,906	MPSI	.30
7	NW Grand Ave	N 108th Ave	0.05 E	2021	37,305	MPSI	.30
8	W Grand Ave	N 108th Ave	0.05 E	2015	23,422	MPSI	.30
9	N 111th Ave	W Tennessee Ave	0.08 S	2015	10,024	ADT	.30
10	NW Grand Ave	N 108th Ave	0.05 E	2020	39,822	MPSI	.30

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5/27/2024

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