

1 ACRE AVAILABLE FOR GROUND LEASE, SALE, OR REVERSE BUILD TO SUIT



**FOR LEASING INQUIRIES:**

**IGNITE**

COMMERCIAL  
REAL ESTATE

**JESSE ROZIO**

**FOUNDER & CEO**

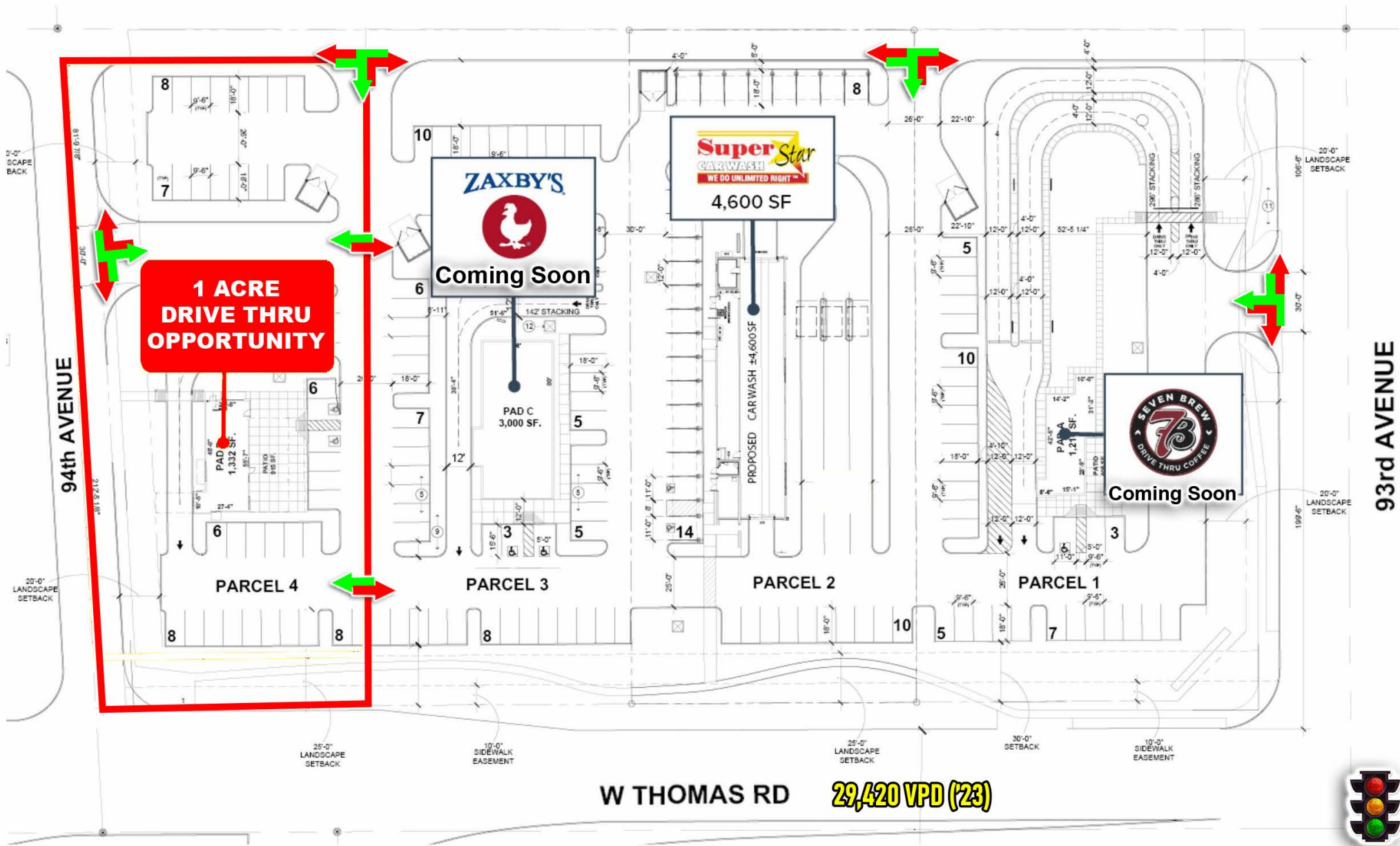
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**PROPERTY HIGHLIGHTS**

- Right across from Banner Estrella Medical Center which sees more than 85,000 outpatients on an annual basis.
- Full Turn-In Access off of 93rd and 94th Avenues.
- Strategically positioned right off the Loop 101 Freeway which sees ±169,000 vehicles per day
- Notable Tenants in the Immediate Trade Area Include:
  - Banner Estrella Medical Center
  - Honor Health
  - Harkins Theatre
  - Costco
  - Sprouts Farmer’s Market
  - Best Buy



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	17,920	142,959	382,067
2029 Proj. Pop.	19,709	158,955	408,247
Daytime Pop.	14,418	116,901	296,439
Avg Home Value	\$493,536	\$406,754	\$423,263
Avg HH Income	\$107,248	\$93,492	\$95,325
Median Age	29.9	31.1	30.7



	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	9,217	87,976	210,147
2010 Total Population	14,587	115,488	315,081
2024 Total Population	17,920	142,959	382,067
2029 Total Population	19,709	158,955	408,247
2019-2024 Annual Rate	1.92%	2.14%	1.33%
2024 Total Daytime Population	14,418	116,901	296,439
Workers	5,270	41,641	97,523
Residents	9,148	75,260	198,916
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	2,457	25,407	60,689
2010 Households	3,825	33,285	89,365
2024 Households	4,603	42,233	111,921
2029 Households	5,403	48,802	122,887
<b>2024 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	56.4%	57.1%	56.5%
Renter Occupied Housing Units	36.9%	37.5%	37.7%
<b>2024 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$107,248	\$93,492	\$95,325
Average Home Value	\$493,536	\$406,754	\$423,263
<b>2024 POPULATION BY RACE/ETHNICITY</b>			
Total	17,920	142,959	382,066
White Alone	24.9%	29.4%	29.3%
Black Alone	9.9%	8.9%	9.0%
American Indian Alone	2.3%	2.4%	2.5%
Asian Alone	3.4%	3.2%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	35.7%	33.7%	34.2%
Two or More Races	23.6%	22.1%	21.5%
Hispanic Origin	72.3%	67.3%	67.1%
Diversity Index	84.6	85.5	85.5
<b>2024 POPULATION BY AGE</b>			
Total	17,920	142,961	382,068
0 - 4	7.8%	7.4%	7.7%
5 - 9	7.4%	7.4%	7.5%
10 - 14	8.3%	8.0%	8.3%
15 - 24	18.1%	17.1%	17.2%
25 - 34	16.7%	16.3%	16.2%
35 - 44	13.4%	13.5%	13.6%
45 - 54	12.0%	12.0%	11.8%
55 - 64	9.3%	9.5%	9.2%
65 - 74	4.8%	5.8%	5.5%
75 - 84	1.8%	2.5%	2.3%
85 +	0.5%	0.7%	0.7%
18 +	70.9%	72.1%	71.3%
2024 Median Age	29.9	31.1	30.7
<b>2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	10,465	85,917	226,591
Some College, No Degree	22.4%	20.5%	19.0%
Associate Degree	8.5%	10.3%	10.1%
Bachelor's Degree	9.5%	10.9%	11.3%
Graduate/Professional Degree	6.3%	5.7%	5.1%

Source: Esri, U.S. Census

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