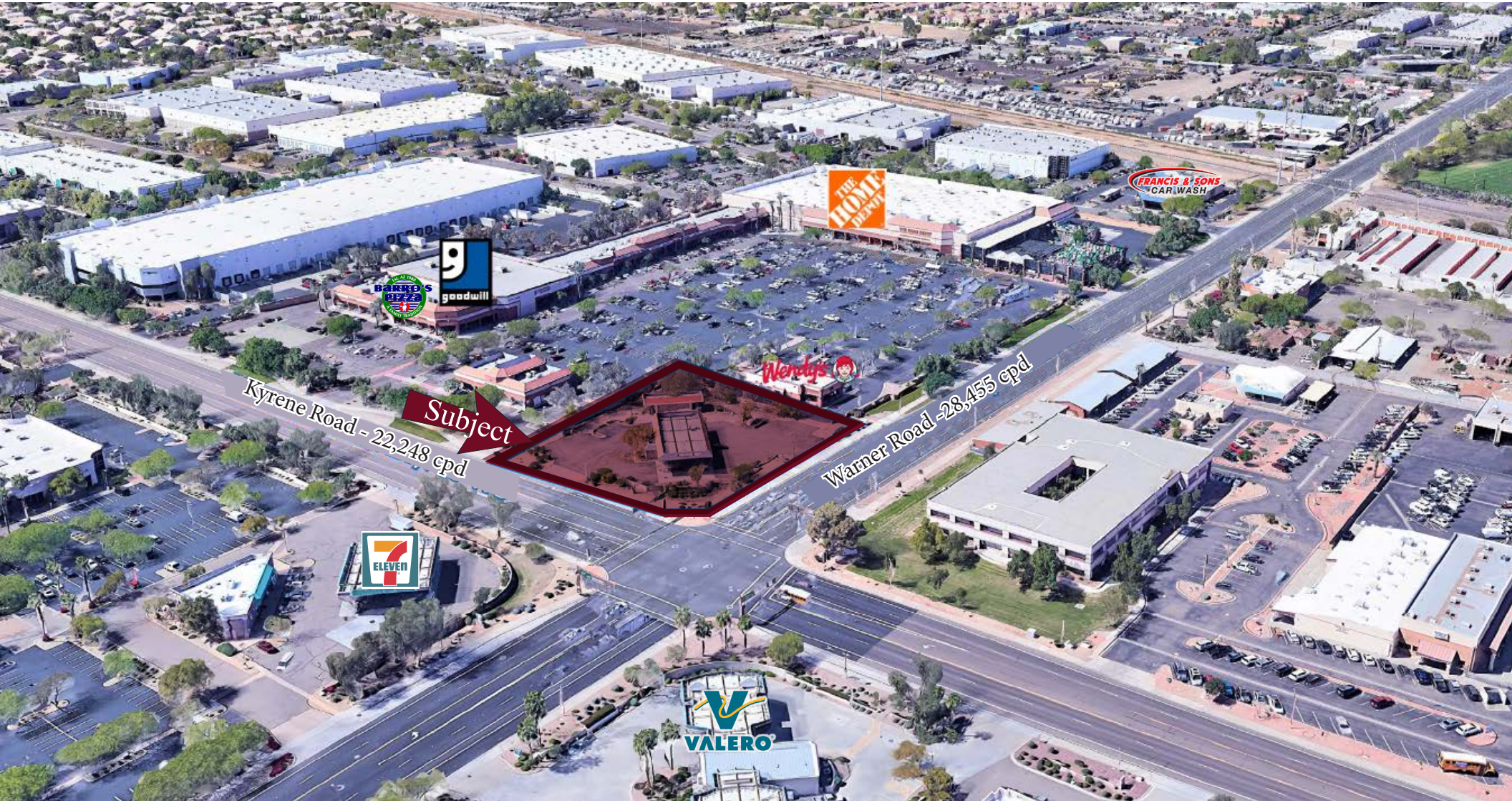


Hard Corner Gas Station For Sale

Southwest Corner of Warner Road & Kyrene Road, Tempe, AZ



EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



STRATEGIC

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

ALEC MILLER
602.931.4389
alecm@srgaz.com

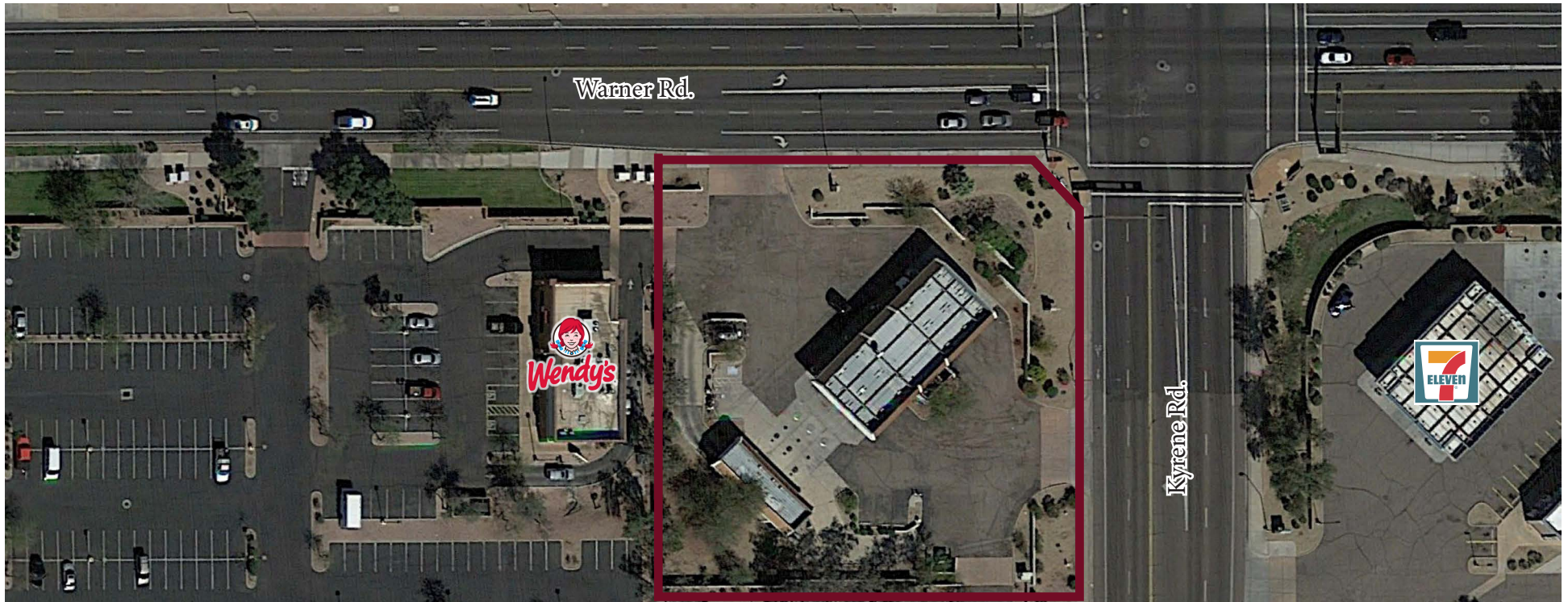
15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)

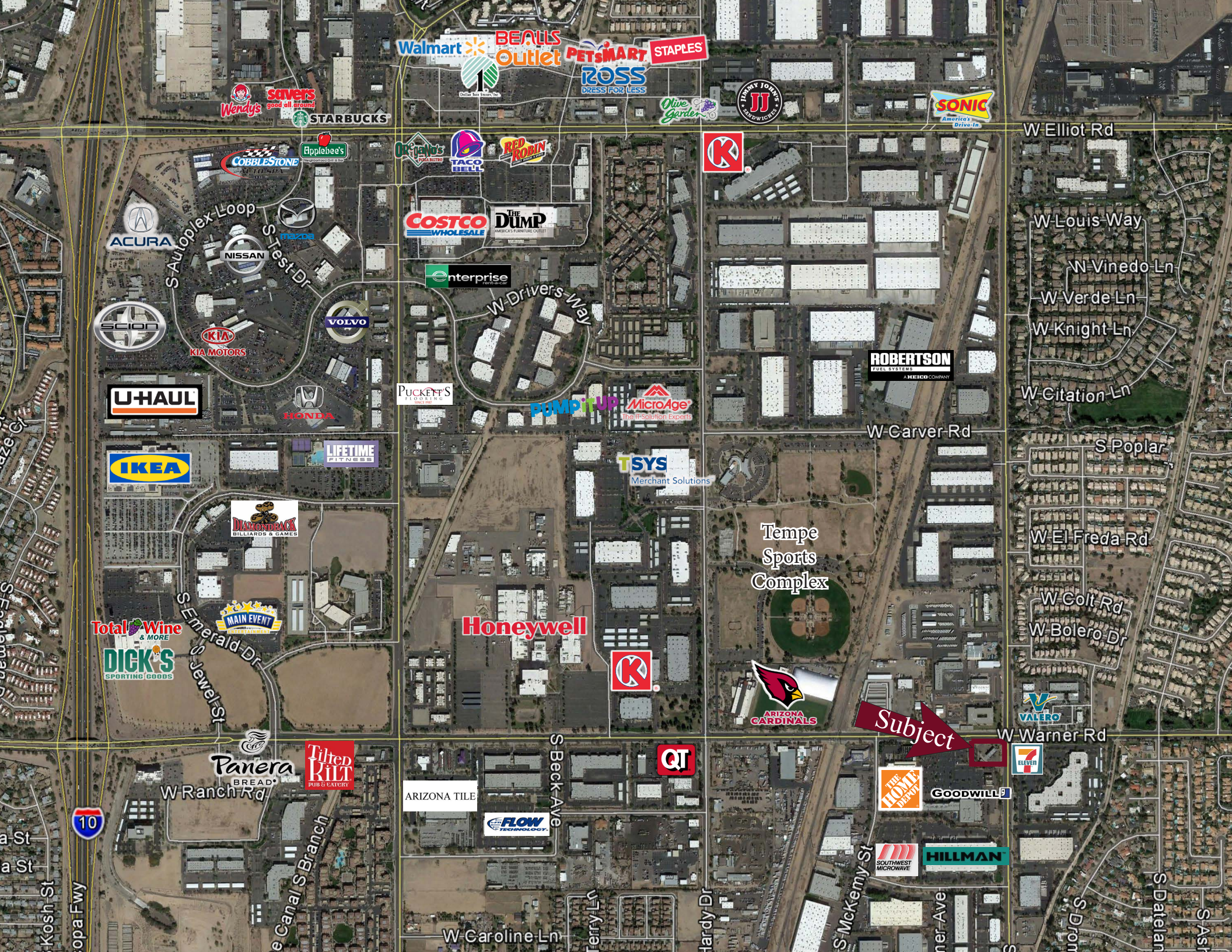
PROPERTY SUMMARY

APN #	301-60-083C
Sale Price	\$1,700,000
Land Price/SF	\$33.88
Building Size	3,267 sf
Parcel Size	1.15 acres 50,175 sf
Zoning	GID, Tempe
Cross Streets	SWC Warner & Kyrene
Traffic Counts	+/- 50,919 cpd

HIGHLIGHTS

- Fuel Station with Car Wash Tunnel
- Redevelopment Opportunity
- Access: full turning movement on both Kyrene & Warner
- Hard Corner
- Located at Hard Corner of Kyrene & Warner Rd.
- Anchored by Home Depot
- Close Proximity to I-10 Freeway
- Strong Demographics
 - Population - 116,307 within 3 miles
 - Household Income - \$154,780 within 1 mile
 - Daytime Employment - 73,131 within 3 miles





Walmart BEALLS Outlet PETS MART STAPLES
ROSS DRESS FOR LESS Olive Garden TITIMY JONES

Wendy's savers good all around STARBUCKS

SONIC America's Drive-In

COBBLESTONE Epplebee's COPIES TACO BELL RED ROBIN

COSTCO WHOLESALE THE DUMP AMERICA'S FURNITURE OUTLET



ACURA S Autoplex-Loop NISSAN MAZDA

Enterprise RENT-A-CAR

W Elliot Rd

W Louis Way

N Vinedo Ln

W Verde Ln

W Knight Ln

W Citation Ln

ROBERTSON FUEL SYSTEMS A HELIXO COMPANY

U-HAUL

PUCKETT'S FLOOR FINISHES

PUMP IT UP MicroAge The IT Solution Experts

W Carver Rd

IKEA

LIFETIME FITNESS

TSYS Merchant Solutions

S Poplar

DIAMONDRACK BILLIARDS & GAMES

MAIN EVENT

Honeywell

Tempe Sports Complex

W El Freda Rd

W Colt Rd

W Bolero Dr

Total Wine & MORE

DICK'S SPORTING GOODS

S Emerald Dr S Jewel St



VALERO

Subject

W Warner Rd



THE HOME DEPOT

GOODWILL

Panera BREAD Tilted KILT PUB & CATCHY

ARIZONA TILE

FLOW TECHNOLOGY

S Beck Ave



W Ranch Rd

e Canal S Branch

W Caroline Ln

Terry Ln

Hardy Dr

S McKemy St

SOUTHWEST MICROWAVE

HILLMAN

ner Ave

S Drom

S Darelana

S Ash

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3346/-111.9456

RF5

S Kyrene Rd & W Warner Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	9,101		116,307		274,329	
Projected Population (2023)	9,819		125,691		295,996	
Census Population (2010)	8,288		107,801		255,170	
Census Population (2000)	8,492		110,302		260,630	
Projected Annual Growth (2018 to 2023)	718	1.6%	9,384	1.6%	21,667	1.6%
Historical Annual Growth (2010 to 2018)	813	1.2%	8,506	1.0%	19,159	0.9%
Historical Annual Growth (2000 to 2010)	-204	-0.2%	-2,501	-0.2%	-5,460	-0.2%
Estimated Population Density (2018)	2,898 <i>psm</i>		4,115 <i>psm</i>		3,494 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.51 <i>sq mi</i>	
Households						
Estimated Households (2018)	3,303		48,535		112,978	
Projected Households (2023)	3,463		50,804		118,140	
Census Households (2010)	3,006		44,331		103,261	
Census Households (2000)	2,847		42,626		99,148	
Estimated Households with Children (2018)	1,185	35.9%	14,034	28.9%	32,245	28.5%
Estimated Average Household Size (2018)	2.75		2.39		2.42	
Average Household Income						
Estimated Average Household Income (2018)	\$154,780		\$110,244		\$100,854	
Projected Average Household Income (2023)	\$186,188		\$127,448		\$115,484	
Estimated Average Family Income (2018)	\$160,394		\$132,299		\$122,232	
Median Household Income						
Estimated Median Household Income (2018)	\$123,801		\$85,033		\$78,658	
Projected Median Household Income (2023)	\$145,105		\$98,784		\$90,976	
Estimated Median Family Income (2018)	\$140,216		\$103,340		\$96,082	
Per Capita Income						
Estimated Per Capita Income (2018)	\$56,188		\$46,026		\$41,563	
Projected Per Capita Income (2023)	\$65,676		\$51,534		\$46,119	
Estimated Per Capita Income 5 Year Growth	\$9,488	16.9%	\$5,507	12.0%	\$4,556	11.0%
Estimated Average Household Net Worth (2018)	\$1,883,243		\$1,055,345		\$931,930	
Daytime Demos (2018)						
Total Businesses	587		5,627		13,132	
Total Employees	11,083		73,131		154,676	
Company Headquarter Businesses	15	2.5%	66	1.2%	116	0.9%
Company Headquarter Employees	1,094	9.9%	6,822	9.3%	12,172	7.9%
Employee Population per Business	18.9		13.0		11.8	
Residential Population per Business	15.5		20.7		20.9	

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 33.3346/-111.9456

RFS

S Kyrene Rd & W Warner Rd						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	7,120	78.2%	80,649	69.3%	190,442	69.4%
Black or African American (2018)	384	4.2%	8,273	7.1%	20,358	7.4%
American Indian or Alaska Native (2018)	56	0.6%	3,895	3.3%	7,254	2.6%
Asian (2018)	1,002	11.0%	9,672	8.3%	19,275	7.0%
Hawaiian or Pacific Islander (2018)	13	0.1%	248	0.2%	738	0.3%
Other Race (2018)	212	2.3%	8,227	7.1%	23,607	8.6%
Two or More Races (2018)	314	3.5%	5,343	4.6%	12,654	4.6%
Not Hispanic or Latino Population (2018)	7,840	86.1%	92,663	79.7%	210,616	76.8%
Hispanic or Latino Population (2018)	1,261	13.9%	23,644	20.3%	63,712	23.2%
Not Hispanic or Latino Population (2023)	8,367	85.2%	99,168	78.9%	225,112	76.1%
Hispanic or Latino Population (2023)	1,452	14.8%	26,523	21.1%	70,884	23.9%
Not Hispanic or Latino Population (2010)	7,458	90.0%	88,969	82.5%	202,671	79.4%
Hispanic or Latino Population (2010)	830	10.0%	18,832	17.5%	52,499	20.6%
Not Hispanic or Latino Population (2000)	7,823	92.1%	94,741	85.9%	219,663	84.3%
Hispanic or Latino Population (2000)	669	7.9%	15,561	14.1%	40,966	15.7%
Projected Hispanic Annual Growth (2018 to 2023)	192	3.0%	2,879	2.4%	7,172	2.3%
Historic Hispanic Annual Growth (2000 to 2018)	591	4.9%	8,083	2.9%	22,746	3.1%
Age Distribution (2018)						
Age Under 5	440	4.8%	6,568	5.6%	15,646	5.7%
Age 5 to 9 Years	537	5.9%	6,565	5.6%	15,653	5.7%
Age 10 to 14 Years	674	7.4%	7,376	6.3%	17,288	6.3%
Age 15 to 19 Years	608	6.7%	7,288	6.3%	17,517	6.4%
Age 20 to 24 Years	420	4.6%	8,235	7.1%	21,570	7.9%
Age 25 to 29 Years	442	4.9%	9,967	8.6%	24,543	8.9%
Age 30 to 34 Years	490	5.4%	8,501	7.3%	20,448	7.5%
Age 35 to 39 Years	573	6.3%	7,844	6.7%	18,389	6.7%
Age 40 to 44 Years	640	7.0%	7,165	6.2%	16,851	6.1%
Age 45 to 49 Years	784	8.6%	8,430	7.2%	19,113	7.0%
Age 50 to 54 Years	788	8.7%	8,414	7.2%	19,128	7.0%
Age 55 to 59 Years	829	9.1%	8,230	7.1%	18,826	6.9%
Age 60 to 64 Years	635	7.0%	6,571	5.6%	15,174	5.5%
Age 65 to 74 Years	762	8.4%	8,967	7.7%	20,442	7.5%
Age 75 to 84 Years	338	3.7%	4,418	3.8%	9,849	3.6%
Age 85 Years or Over	141	1.6%	1,769	1.5%	3,894	1.4%
Median Age	42.0		37.4		36.1	
Gender Age Distribution (2018)						
Female Population	4,661	51.2%	59,114	50.8%	138,031	50.3%
Age 0 to 19 Years	1,118	24.0%	13,546	22.9%	32,100	23.3%
Age 20 to 64 Years	2,866	61.5%	37,102	62.8%	86,971	63.0%
Age 65 Years or Over	677	14.5%	8,467	14.3%	18,960	13.7%
Female Median Age	42.7		38.6		37.5	
Male Population	4,439	48.8%	57,193	49.2%	136,298	49.7%
Age 0 to 19 Years	1,140	25.7%	14,252	24.9%	34,004	24.9%
Age 20 to 64 Years	2,736	61.6%	36,253	63.4%	87,069	63.9%
Age 65 Years or Over	564	12.7%	6,688	11.7%	15,225	11.2%
Male Median Age	41.1		36.2		34.8	

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 33.3346/-111.9456

RF5

S Kyrene Rd & W Warner Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	740	22.4%	4,934	10.2%	9,415	8.3%
HH Income \$150,000 to \$199,999	500	15.1%	4,217	8.7%	8,831	7.8%
HH Income \$100,000 to \$149,999	829	25.1%	9,260	19.1%	20,231	17.9%
HH Income \$75,000 to \$99,999	380	11.5%	6,850	14.1%	16,908	15.0%
HH Income \$50,000 to \$74,999	323	9.8%	9,345	19.3%	21,850	19.3%
HH Income \$35,000 to \$49,999	210	6.4%	5,622	11.6%	14,242	12.6%
HH Income \$25,000 to \$34,999	118	3.6%	3,073	6.3%	7,705	6.8%
HH Income \$15,000 to \$24,999	78	2.4%	2,471	5.1%	6,603	5.8%
HH Income Under \$15,000	126	3.8%	2,763	5.7%	7,192	6.4%
HH Income \$35,000 or More	2,981	90.3%	40,228	82.9%	91,478	81.0%
HH Income \$75,000 or More	2,448	74.1%	25,261	52.0%	55,386	49.0%
Housing (2018)						
Total Housing Units	3,356		49,790		116,088	
Housing Units Occupied	3,303	98.4%	48,535	97.5%	112,978	97.3%
Housing Units Owner-Occupied	2,499	75.7%	27,817	57.3%	64,441	57.0%
Housing Units, Renter-Occupied	804	24.3%	20,718	42.7%	48,537	43.0%
Housing Units, Vacant	53	1.6%	1,255	2.5%	3,110	2.7%
Marital Status (2018)						
Never Married	1,872	25.1%	34,078	35.6%	84,298	37.3%
Currently Married	4,375	58.7%	42,375	44.2%	95,269	42.2%
Separated	203	2.7%	3,591	3.7%	8,587	3.8%
Widowed	242	3.2%	4,220	4.4%	9,113	4.0%
Divorced	759	10.2%	11,534	12.0%	28,474	12.6%
Household Type (2018)						
Population Family	8,117	89.2%	90,963	78.2%	210,639	76.8%
Population Non-Family	972	10.7%	25,061	21.5%	62,786	22.9%
Population Group Quarters	12	0.1%	283	0.2%	904	0.3%
Family Households	2,552	77.3%	29,421	60.6%	67,326	59.6%
Non-Family Households	751	22.7%	19,115	39.4%	45,651	40.4%
Married Couple with Children	877	20.0%	8,613	20.3%	19,364	20.3%
Average Family Household Size	3.2		3.1		3.1	
Household Size (2018)						
1 Person Households	494	15.0%	14,170	29.2%	32,644	28.9%
2 Person Households	1,219	36.9%	16,786	34.6%	38,712	34.3%
3 Person Households	662	20.0%	7,804	16.1%	18,399	16.3%
4 Person Households	595	18.0%	5,955	12.3%	13,573	12.0%
5 Person Households	237	7.2%	2,341	4.8%	5,768	5.1%
6 or More Person Households	95	2.9%	1,480	3.0%	3,882	3.4%
Household Vehicles (2018)						
Households with 0 Vehicles Available	118	3.6%	1,886	3.9%	4,588	4.1%
Households with 1 Vehicles Available	625	18.9%	17,804	36.7%	40,891	36.2%
Households with 2 or More Vehicles Available	2,560	77.5%	28,846	59.4%	67,499	59.7%
Total Vehicles Available	7,059		88,699		207,573	
Average Vehicles Per Household	2.1		1.8		1.8	

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RF5

S Kyrene Rd & W Warner Rd

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	7,319	94,393	222,479
Estimated Civilian Employed	5,040 68.9%	67,189 71.2%	157,975 71.0%
Estimated Civilian Unemployed	140 1.9%	2,097 2.2%	5,246 2.4%
Estimated in Armed Forces	3 -	47 0.1%	86 -
Estimated Not in Labor Force	2,135 29.2%	25,060 26.5%	59,172 26.6%
Unemployment Rate	1.9%	2.2%	2.4%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	6,035	67,372	158,059
Management, Business, Financial Operations	1,409 23.4%	12,719 18.9%	28,229 17.9%
Professional, Related	2,139 35.4%	18,723 27.8%	41,988 26.6%
Service	737 12.2%	9,701 14.4%	24,202 15.3%
Sales, Office	1,204 19.9%	17,243 25.6%	41,515 26.3%
Farming, Fishing, Forestry	2 -	96 0.1%	213 0.1%
Construct, Extraction, Maintenance	249 4.1%	3,591 5.3%	9,171 5.8%
Production, Transport Material Moving	296 4.9%	5,299 7.9%	12,741 8.1%
White Collar Workers	4,752 78.7%	48,684 72.3%	111,732 70.7%
Blue Collar Workers	1,283 21.3%	18,688 27.7%	46,327 29.3%
Consumer Expenditure (2018)			
Total Household Expenditure	\$324 M	\$3.65 B	\$7.98 B
Total Non-Retail Expenditure	\$173 M 53.5%	\$1.92 B 52.5%	\$4.17 B 52.3%
Total Retail Expenditure	\$150 M 46.5%	\$1.73 B 47.5%	\$3.81 B 47.7%
Apparel	\$11.5 M 3.6%	\$129 M 3.5%	\$280 M 3.5%
Contributions	\$17.9 M 5.5%	\$176 M 4.8%	\$372 M 4.7%
Education	\$15.0 M 4.6%	\$149 M 4.1%	\$317 M 4.0%
Entertainment	\$18.6 M 5.7%	\$207 M 5.7%	\$451 M 5.7%
Food and Beverages	\$44.7 M 13.8%	\$523 M 14.3%	\$1.15 B 14.4%
Furnishings and Equipment	\$11.9 M 3.7%	\$130 M 3.6%	\$282 M 3.5%
Gifts	\$9.53 M 2.9%	\$97.8 M 2.7%	\$209 M 2.6%
Health Care	\$23.3 M 7.2%	\$279 M 7.6%	\$617 M 7.7%
Household Operations	\$10.7 M 3.3%	\$111 M 3.0%	\$239 M 3.0%
Miscellaneous Expenses	\$4.48 M 1.4%	\$52.7 M 1.4%	\$116 M 1.5%
Personal Care	\$4.13 M 1.3%	\$47.2 M 1.3%	\$103 M 1.3%
Personal Insurance	\$2.86 M 0.9%	\$29.2 M 0.8%	\$62.4 M 0.8%
Reading	\$726 K 0.2%	\$8.20 M 0.2%	\$17.9 M 0.2%
Shelter	\$67.4 M 20.8%	\$754 M 20.6%	\$1.64 B 20.6%
Tobacco	\$1.49 M 0.5%	\$19.8 M 0.5%	\$44.8 M 0.6%
Transportation	\$57.8 M 17.9%	\$679 M 18.6%	\$1.50 B 18.7%
Utilities	\$21.7 M 6.7%	\$262 M 7.2%	\$581 M 7.3%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	6,422	80,274	186,655
Elementary (Grade Level 0 to 8)	85 1.3%	1,633 2.0%	4,619 2.5%
Some High School (Grade Level 9 to 11)	141 2.2%	3,097 3.9%	8,263 4.4%
High School Graduate	652 10.2%	13,255 16.5%	33,264 17.8%
Some College	1,151 17.9%	17,254 21.5%	42,886 23.0%
Associate Degree Only	408 6.3%	7,664 9.5%	17,998 9.6%
Bachelor Degree Only	2,216 34.5%	22,742 28.3%	48,892 26.2%
Graduate Degree	1,770 27.6%	14,629 18.2%	30,733 16.5%

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RF5

S Kyrene Rd & W Warner Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	3,200	106.4	31,321	70.7%	72,088	69.8%
1 Attached Unit	151	5.0%	3,138	7.1%	6,922	6.7%
2 to 4 Units	27	0.9%	1,654	3.7%	4,521	4.4%
5 to 9 Units	96	3.2%	3,199	7.2%	8,089	7.8%
10 to 19 Units	162	5.4%	4,577	10.3%	10,176	9.9%
20 to 49 Units	72	2.4%	1,147	2.6%	2,829	2.7%
50 or More Units	164	5.5%	2,922	6.6%	5,780	5.6%
Mobile Home or Trailer	44	1.5%	640	1.4%	2,595	2.5%
Other Structure	6	0.2%	21	-	36	-
Homes Built By Year (2015)						
Homes Built 2010 or later	239	8.0%	871	2.0%	1,710	1.7%
Homes Built 2000 to 2009	405	13.5%	4,635	10.5%	10,860	10.5%
Homes Built 1990 to 1999	1,588	52.8%	15,625	35.2%	28,168	27.3%
Homes Built 1980 to 1989	1,157	38.5%	15,419	34.8%	34,148	33.1%
Homes Built 1970 to 1979	167	5.6%	8,432	19.0%	26,348	25.5%
Homes Built 1960 to 1969	50	1.7%	1,365	3.1%	6,465	6.3%
Homes Built 1950 to 1959	27	0.9%	643	1.4%	1,976	1.9%
Homes Built Before 1949	61	2.0%	511	1.2%	1,140	1.1%
Home Values (2015)						
Home Values \$1,000,000 or More	16	0.6%	235	0.9%	483	0.8%
Home Values \$500,000 to \$999,999	422	15.6%	2,153	8.1%	4,734	7.7%
Home Values \$400,000 to \$499,999	489	18.1%	2,433	9.2%	4,644	7.6%
Home Values \$300,000 to \$399,999	665	24.6%	5,620	21.2%	11,245	18.4%
Home Values \$200,000 to \$299,999	886	32.8%	9,314	35.1%	21,448	35.1%
Home Values \$150,000 to \$199,999	189	7.0%	4,664	17.6%	11,462	18.7%
Home Values \$100,000 to \$149,999	109	4.0%	2,040	7.7%	5,566	9.1%
Home Values \$70,000 to \$99,999	10	0.4%	534	2.0%	1,621	2.7%
Home Values \$50,000 to \$69,999	5	0.2%	210	0.8%	774	1.3%
Home Values \$25,000 to \$49,999	8	0.3%	154	0.6%	564	0.9%
Home Values Under \$25,000	29	1.1%	408	1.5%	1,510	2.5%
Owner-Occupied Median Home Value	\$342,742		\$275,992		\$255,166	
Renter-Occupied Median Rent	\$1,915		\$981		\$969	
Transportation To Work (2015)						
Drive to Work Alone	4,075	76.5%	44,010	76.9%	103,606	76.9%
Drive to Work in Carpool	534	10.0%	5,979	10.4%	14,231	10.6%
Travel to Work by Public Transportation	108	2.0%	1,329	2.3%	3,395	2.5%
Drive to Work on Motorcycle	16	0.3%	254	0.4%	693	0.5%
Walk or Bicycle to Work	108	2.0%	1,556	2.7%	3,791	2.8%
Other Means	40	0.7%	709	1.2%	1,725	1.3%
Work at Home	447	8.4%	3,424	6.0%	7,274	5.4%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,886	38.7%	19,867	36.9%	45,447	35.7%
Travel to Work in 15 to 29 Minutes	2,210	45.3%	26,611	49.4%	63,054	49.5%
Travel to Work in 30 to 59 Minutes	1,234	25.3%	14,190	26.4%	34,562	27.1%
Travel to Work in 60 Minutes or More	179	3.7%	2,646	4.9%	6,323	5.0%
Average Minutes Travel to Work	20.0		19.8		20.0	

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