

FOR LEASE

SEC 75TH AVENUE & PEORIA AVENUE | PEORIA, AZ



JOIN



PROPERTY HIGHLIGHTS

- ±14,420 SF freestanding building with 86 existing parking spaces
- Building sits on a large parcel – ±2.08 AC (±90,866 SF) of land
- Attractive hard corner opportunity within a densely populated submarket
- Located just two miles East of the Loop 101 and one mile North of Grand Avenue
- All uses accepted – no deed restrictions in place

TRAFFIC COUNTS

N 75TH AVE: 20,334 VPD
W PEORIA AVE: 21,790 VPD

(Source: Kalibrate Technologies 2018)

OWNED BY



DEMOGRAPHIC BRIEF 2018

	1-MILE	3-MILE	5-MILE
POPULATION:	18,771	131,132	366,044
HOUSEHOLDS:	6,457	46,682	135,948
MEDIAN AGE:	36.4	36.3	37.7
AVERAGE HH INCOME:	\$67,404	\$68,901	\$64,137

ADDITIONAL INFORMATION

JOE DOUCETT

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RYAN MORONEY

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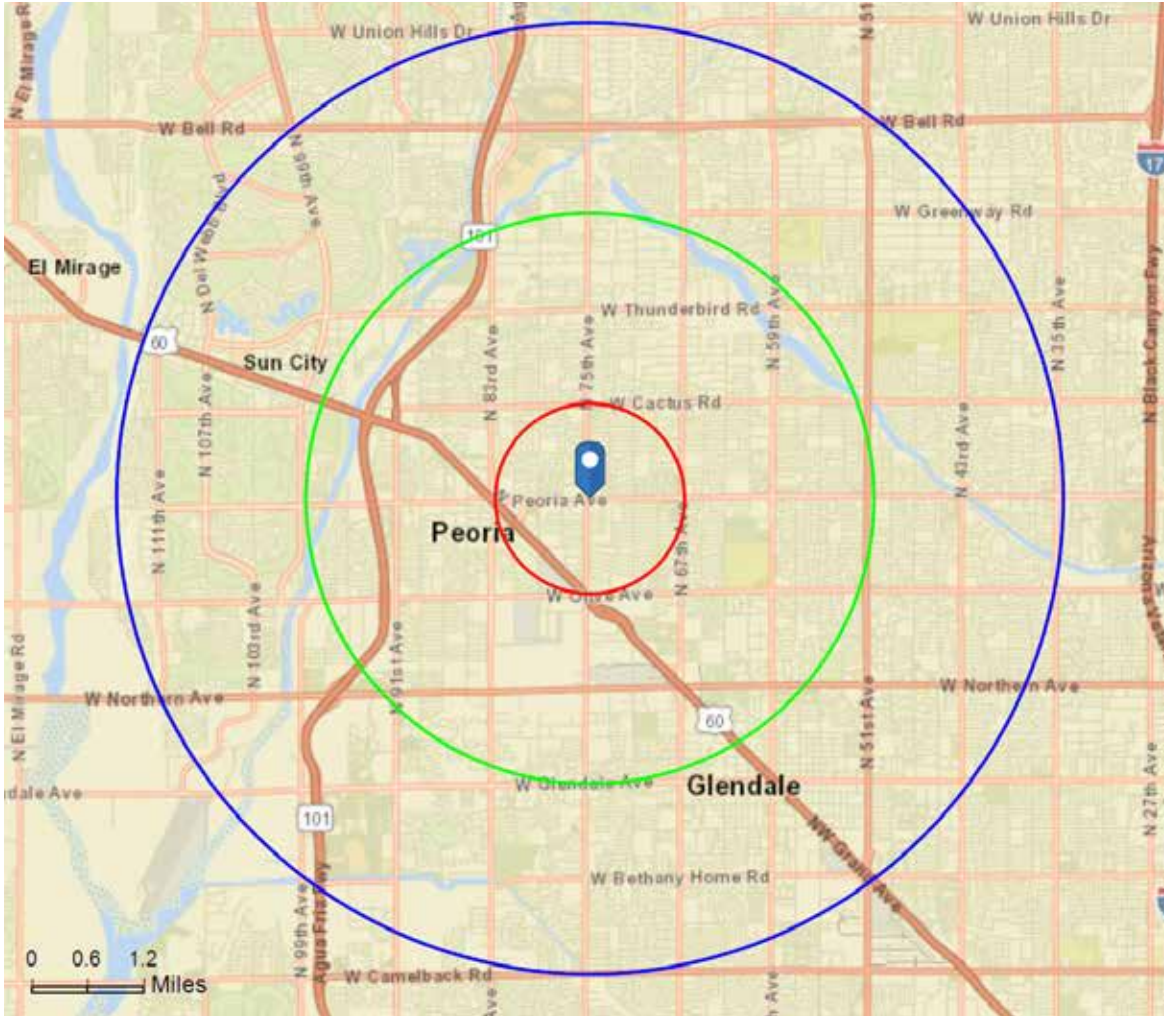


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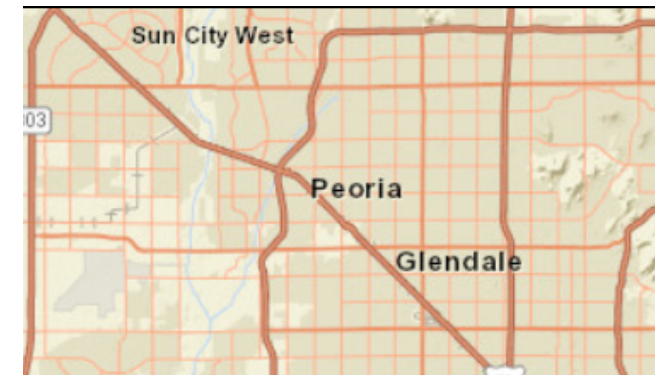
SITE MAP

LATITUDE: **33.58138** | LONGITUDE: **-112.21955**



7455 W PEORIA AVE

SEC 75th Ave & Peoria Ave
Peoria, AZ 85345
Ring: 1, 3, 5 Miles



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1 MILE

Summary	Census 2010	2018	2023
Population	16,765	18,771	20,133
Households	5,748	6,457	6,925
Families	4,182	4,651	4,975
Average Household Size	2.91	2.90	2.90
Owner Occupied Housing Units	4,422	4,599	5,035
Renter Occupied Housing Units	1,326	1,858	1,890
Median Age	34.8	36.4	37.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.41%	1.37%	0.83%
Households	1.41%	1.34%	0.79%
Families	1.36%	1.29%	0.71%
Owner HHs	1.83%	1.90%	1.16%
Median Household Income	1.92%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	565	8.8%	500	7.2%
\$15,000 - \$24,999	513	7.9%	456	6.6%
\$25,000 - \$34,999	575	8.9%	523	7.6%
\$35,000 - \$49,999	1,008	15.6%	973	14.1%
\$50,000 - \$74,999	1,700	26.3%	1,771	25.6%
\$75,000 - \$99,999	913	14.1%	1,057	15.3%
\$100,000 - \$149,999	824	12.8%	1,100	15.9%
\$150,000 - \$199,999	217	3.4%	316	4.6%
\$200,000+	142	2.2%	228	3.3%
Median Household Income	\$55,845		\$61,429	
Average Household Income	\$67,404		\$79,098	
Per Capita Income	\$23,382		\$27,425	

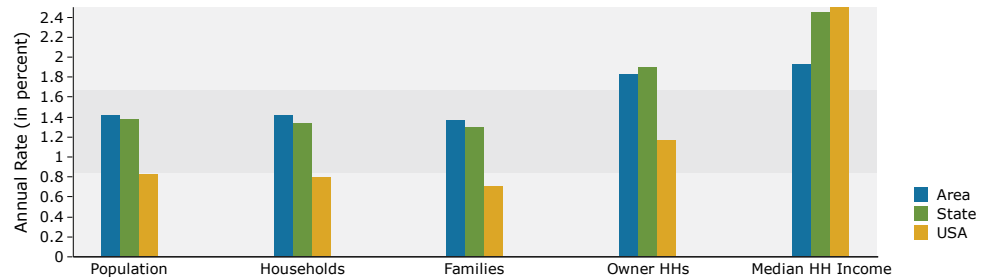
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,151	6.9%	1,215	6.5%	1,295	6.4%
5 - 9	1,184	7.1%	1,178	6.3%	1,288	6.4%
10 - 14	1,339	8.0%	1,216	6.5%	1,362	6.8%
15 - 19	1,426	8.5%	1,179	6.3%	1,238	6.1%
20 - 24	1,127	6.7%	1,304	6.9%	1,112	5.5%
25 - 34	2,207	13.2%	2,962	15.8%	3,135	15.6%
35 - 44	2,260	13.5%	2,249	12.0%	2,670	13.3%
45 - 54	2,568	15.3%	2,363	12.6%	2,265	11.3%
55 - 64	1,826	10.9%	2,490	13.3%	2,491	12.4%
65 - 74	975	5.8%	1,651	8.8%	2,014	10.0%
75 - 84	521	3.1%	724	3.9%	989	4.9%
85+	179	1.1%	239	1.3%	274	1.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,292	73.3%	13,085	69.7%	13,499	67.0%
Black Alone	680	4.1%	901	4.8%	1,092	5.4%
American Indian Alone	262	1.6%	338	1.8%	395	2.0%
Asian Alone	279	1.7%	366	1.9%	446	2.2%
Pacific Islander Alone	13	0.1%	16	0.1%	19	0.1%
Some Other Race Alone	2,559	15.3%	3,180	16.9%	3,639	18.1%
Two or More Races	679	4.1%	884	4.7%	1,043	5.2%
Hispanic Origin (Any Race)	5,872	35.0%	7,164	38.2%	8,195	40.7%

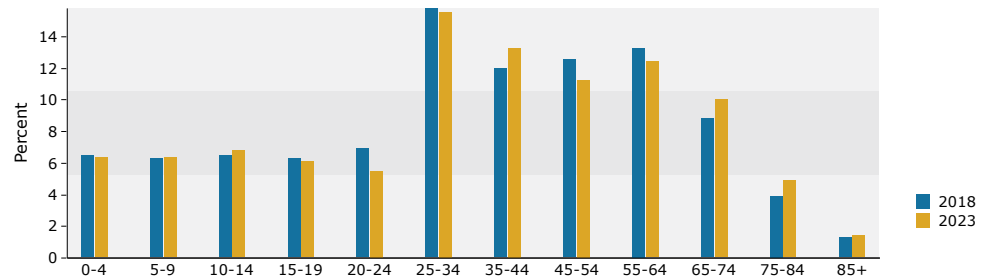
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

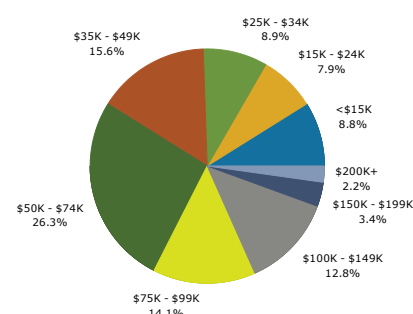
Trends 2018-2023



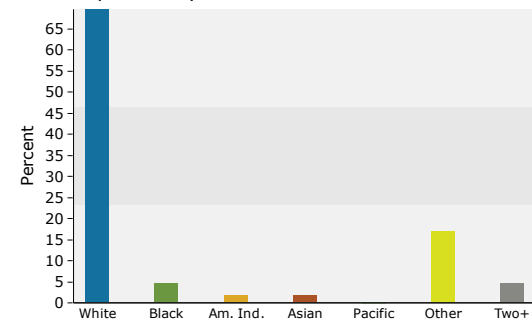
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 38.2%

ADDITIONAL INFORMATION

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3 MILE

Summary	Census 2010	2018	2023
Population	119,740	131,132	139,860
Households	42,986	46,682	49,715
Families	29,697	31,914	33,778
Average Household Size	2.75	2.77	2.78
Owner Occupied Housing Units	28,668	29,685	32,206
Renter Occupied Housing Units	14,318	16,997	17,508
Median Age	35.3	36.3	37.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.30%	1.37%	0.83%
Households	1.27%	1.34%	0.79%
Families	1.14%	1.29%	0.71%
Owner HHs	1.64%	1.90%	1.16%
Median Household Income	1.78%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	5,246	11.2%	4,876	9.8%
\$15,000 - \$24,999	4,100	8.8%	3,722	7.5%
\$25,000 - \$34,999	4,526	9.7%	4,258	8.6%
\$35,000 - \$49,999	6,551	14.0%	6,553	13.2%
\$50,000 - \$74,999	10,042	21.5%	10,565	21.3%
\$75,000 - \$99,999	6,674	14.3%	7,546	15.2%
\$100,000 - \$149,999	6,294	13.5%	7,822	15.7%
\$150,000 - \$199,999	1,981	4.2%	2,547	5.1%
\$200,000+	1,268	2.7%	1,825	3.7%
Median Household Income	\$55,209		\$60,308	
Average Household Income	\$68,901		\$79,259	
Per Capita Income	\$25,026		\$28,659	

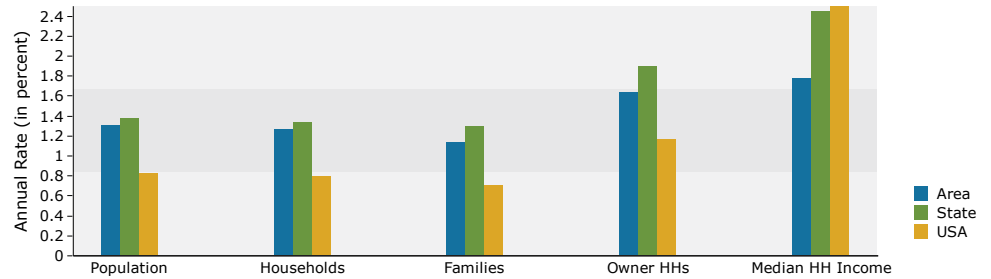
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,036	6.7%	8,344	6.4%	8,968	6.4%
5 - 9	8,380	7.0%	8,216	6.3%	8,778	6.3%
10 - 14	9,126	7.6%	8,462	6.5%	9,024	6.5%
15 - 19	9,929	8.3%	8,433	6.4%	8,597	6.1%
20 - 24	8,741	7.3%	9,219	7.0%	8,403	6.0%
25 - 34	15,217	12.7%	20,794	15.9%	21,964	15.7%
35 - 44	15,600	13.0%	15,248	11.6%	18,302	13.1%
45 - 54	17,843	14.9%	16,116	12.3%	15,293	10.9%
55 - 64	13,446	11.2%	16,701	12.7%	16,548	11.8%
65 - 74	7,069	5.9%	11,523	8.8%	13,682	9.8%
75 - 84	3,996	3.3%	5,127	3.9%	7,012	5.0%
85+	2,357	2.0%	2,949	2.2%	3,290	2.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,185	73.6%	91,323	69.6%	93,215	66.6%
Black Alone	6,208	5.2%	8,089	6.2%	9,685	6.9%
American Indian Alone	1,939	1.6%	2,458	1.9%	2,846	2.0%
Asian Alone	4,404	3.7%	5,594	4.3%	6,727	4.8%
Pacific Islander Alone	243	0.2%	295	0.2%	337	0.2%
Some Other Race Alone	14,345	12.0%	17,685	13.5%	20,342	14.5%
Two or More Races	4,416	3.7%	5,688	4.3%	6,707	4.8%
Hispanic Origin (Any Race)	33,830	28.3%	41,070	31.3%	47,143	33.7%

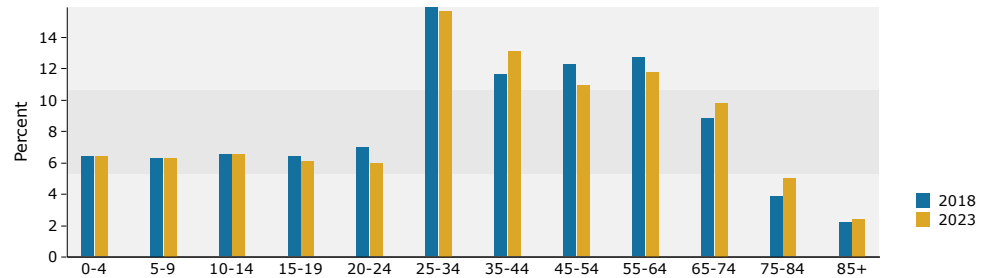
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

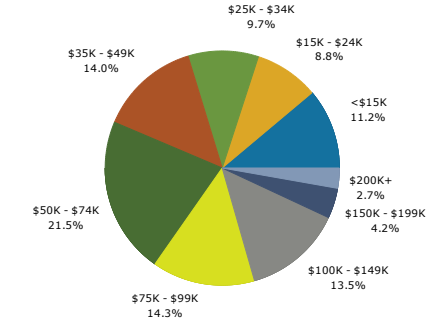
Trends 2018-2023



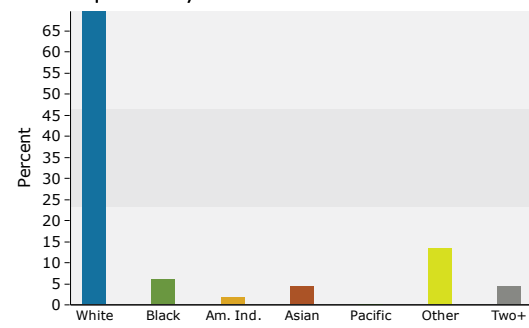
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 31.3%

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5 MILE

Summary	Census 2010	2018	2023
Population	334,369	366,044	388,964
Households	125,408	135,948	144,055
Families	82,652	88,597	93,483
Average Household Size	2.64	2.66	2.67
Owner Occupied Housing Units	81,165	83,562	90,343
Renter Occupied Housing Units	44,243	52,387	53,712
Median Age	36.9	37.7	38.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.22%	1.37%	0.83%
Households	1.17%	1.34%	0.79%
Families	1.08%	1.29%	0.71%
Owner HHS	1.57%	1.90%	1.16%
Median Household Income	1.83%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	16,103	11.8%	14,927	10.4%
\$15,000 - \$24,999	14,423	10.6%	13,000	9.0%
\$25,000 - \$34,999	14,991	11.0%	13,912	9.7%
\$35,000 - \$49,999	20,518	15.1%	20,417	14.2%
\$50,000 - \$74,999	28,271	20.8%	30,094	20.9%
\$75,000 - \$99,999	17,644	13.0%	20,307	14.1%
\$100,000 - \$149,999	15,992	11.8%	20,389	14.2%
\$150,000 - \$199,999	4,863	3.6%	6,428	4.5%
\$200,000+	3,144	2.3%	4,581	3.2%
Median Household Income	\$51,113		\$55,951	
Average Household Income	\$64,137		\$74,410	
Per Capita Income	\$24,231		\$27,946	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,352	6.7%	23,312	6.4%	25,079	6.4%
5 - 9	22,626	6.8%	22,516	6.2%	24,018	6.2%
10 - 14	23,909	7.2%	22,591	6.2%	23,954	6.2%
15 - 19	25,333	7.6%	22,544	6.2%	22,844	5.9%
20 - 24	23,135	6.9%	25,404	6.9%	23,677	6.1%
25 - 34	42,190	12.6%	55,120	15.1%	59,403	15.3%
35 - 44	40,886	12.2%	40,579	11.1%	47,356	12.2%
45 - 54	45,237	13.5%	41,387	11.3%	39,398	10.1%
55 - 64	37,024	11.1%	43,648	11.9%	43,306	11.1%
65 - 74	25,375	7.6%	36,401	9.9%	41,253	10.6%
75 - 84	17,403	5.2%	20,901	5.7%	26,351	6.8%
85+	8,900	2.7%	11,641	3.2%	12,326	3.2%

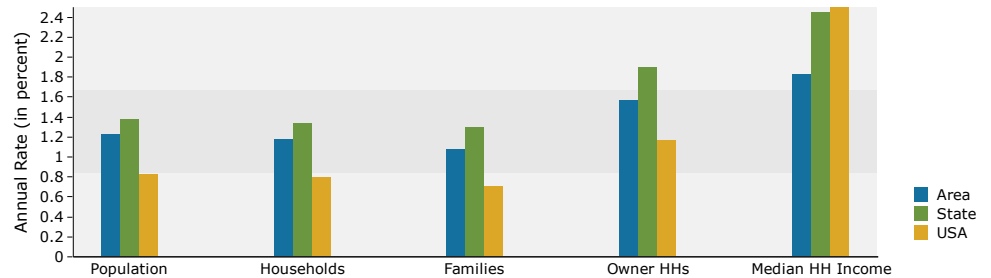
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	241,789	72.3%	250,663	68.5%	255,737	65.7%
Black Alone	16,936	5.1%	21,854	6.0%	25,985	6.7%
American Indian Alone	5,225	1.6%	6,565	1.8%	7,556	1.9%
Asian Alone	10,430	3.1%	13,319	3.6%	16,033	4.1%
Pacific Islander Alone	595	0.2%	708	0.2%	794	0.2%
Some Other Race Alone	47,309	14.1%	57,535	15.7%	64,892	16.7%
Two or More Races	12,086	3.6%	15,399	4.2%	17,967	4.6%

Hispanic Origin (Any Race) 104,785 31.3% 125,636 34.3% 141,890 36.5%

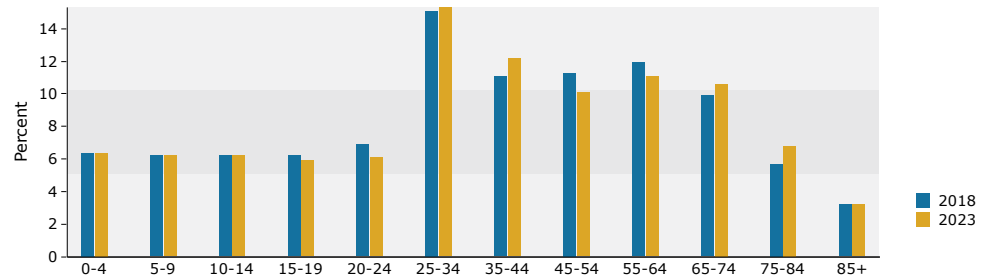
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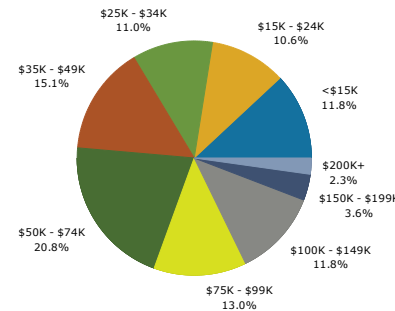
Trends 2018-2023



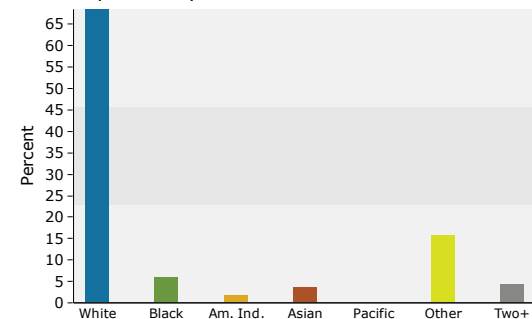
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 34.3%

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