

±36,300 SF PAD FOR SALE

7820 W Lower Buckeye Road | Phoenix, AZ



Tenants at Intersection



- Fully Developed PAD Available for purchase on Lower Buckeye Road
- ±36,300 SF For Sale (0.80 AC) – Asking Price: **\$500,000**
- Located within a high growth intersection
- PAD sits across from one of the stronger performing Walmart Supercenters in the Phoenix market.

TRAFFIC COUNTS

W Lower Buckeye Rd: 18,142 VPD

S 75th Ave: 13,943 VPD

(Source: Kalibrate Technologies 2016)

DEMOGRAPHIC BRIEF 2016

	1-Mile	3-Mile	5-Mile
Population:	13,253	61,129	213,578
Average HH Income:	\$68,270	\$60,040	\$55,299
Households:	3,404	16,406	57,766
Median Age:	27.4	27.0	27.4

ADDITIONAL INFORMATION

Tim Westfall
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Ryan Moroney
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602.421.9100
rmoroney@ngkf.com

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2398 E Camelback Rd, Suite 950 | Phoenix, AZ 85016 | 602.952.3800 | www.ngkfazretail.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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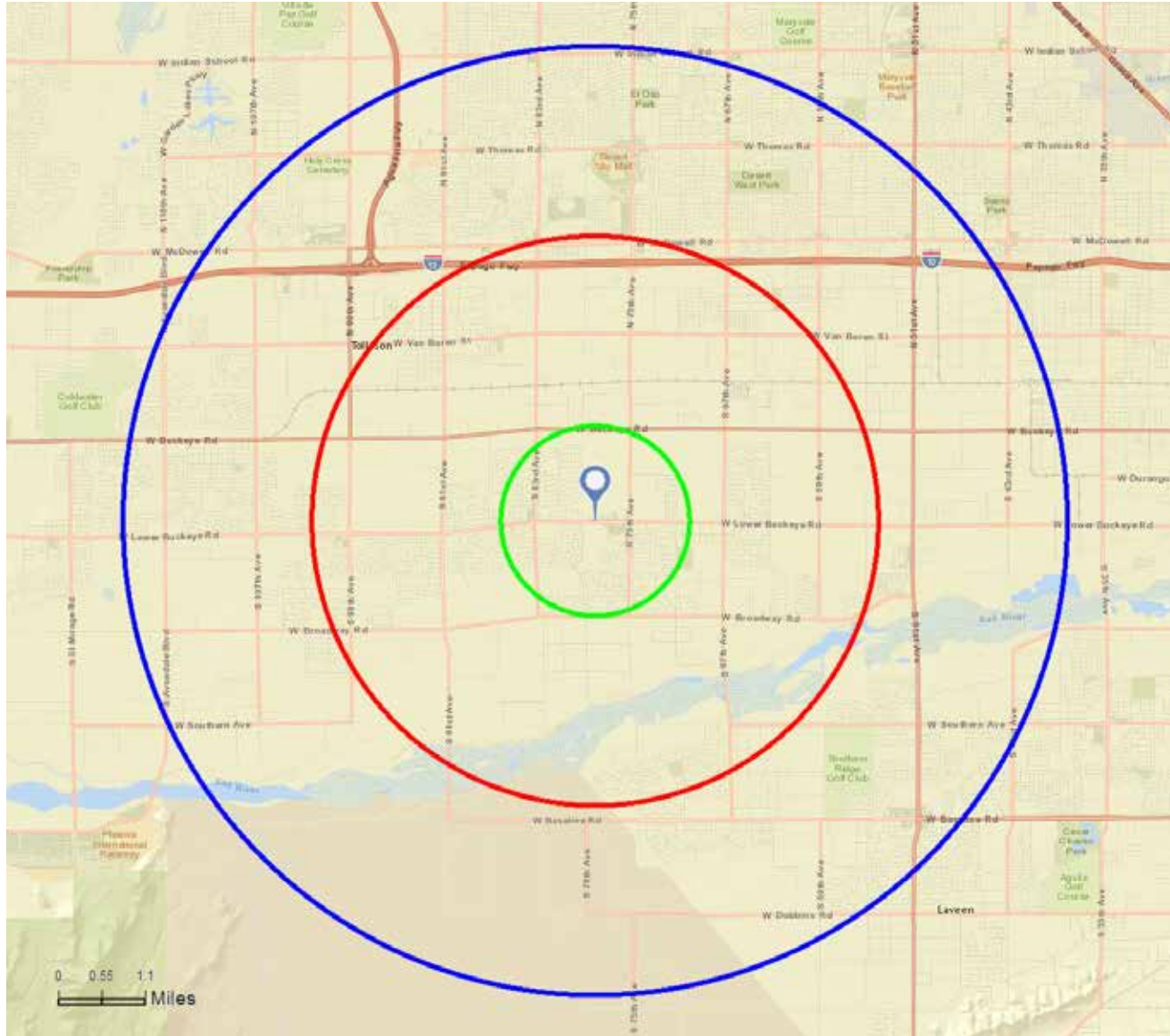
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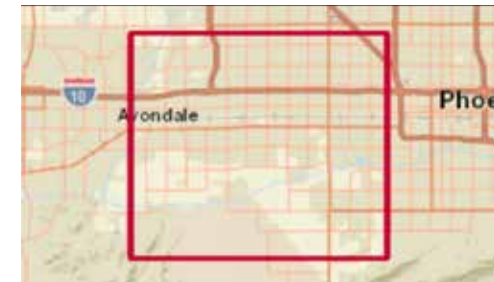


SITE PLAN 1,3,5 MILES



7820 W Lower Buckeye Road,
Phoenix, AZ 85043
Ring: 1, 3, 5 Miles

Latitude: 33.42299
Longitude: -112.22745



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1 MILE

Summary	Census 2010	2016	2021
Population	12,230	13,253	14,406
Households	3,211	3,404	3,679
Families	2,720	2,864	3,087
Average Household Size	3.81	3.89	3.92
Owner Occupied Housing Units	2,425	2,427	2,648
Renter Occupied Housing Units	786	976	1,031
Median Age	26.0	27.4	27.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.68%	1.21%	0.84%
Households	1.57%	1.15%	0.79%
Families	1.51%	1.05%	0.72%
Owner HHS	1.76%	1.13%	0.73%
Median Household Income	2.42%	2.16%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	296	8.7%	306	8.3%
\$15,000 - \$24,999	239	7.0%	243	6.6%
\$25,000 - \$34,999	340	10.0%	410	11.1%
\$35,000 - \$49,999	465	13.7%	317	8.6%
\$50,000 - \$74,999	771	22.6%	757	20.6%
\$75,000 - \$99,999	689	20.2%	780	21.2%
\$100,000 - \$149,999	459	13.5%	670	18.2%
\$150,000 - \$199,999	82	2.4%	115	3.1%
\$200,000+	63	1.9%	82	2.2%

Median Household Income	\$59,099	\$66,599
Average Household Income	\$68,270	\$75,690
Per Capita Income	\$17,797	\$19,635

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,374	11.2%	1,475	11.1%	1,658	11.5%
5 - 9	1,303	10.7%	1,312	9.9%	1,480	10.3%
10 - 14	1,267	10.4%	1,271	9.6%	1,360	9.4%
15 - 19	1,079	8.8%	1,048	7.9%	1,088	7.6%
20 - 24	889	7.3%	943	7.1%	872	6.1%
25 - 34	2,129	17.4%	2,385	18.0%	2,932	20.4%
35 - 44	1,828	14.9%	1,968	14.9%	2,191	15.2%
45 - 54	1,229	10.0%	1,370	10.3%	1,296	9.0%
55 - 64	727	5.9%	904	6.8%	889	6.2%
65 - 74	275	2.2%	418	3.2%	465	3.2%
75 - 84	101	0.8%	131	1.0%	150	1.0%
85+	28	0.2%	27	0.2%	24	0.2%

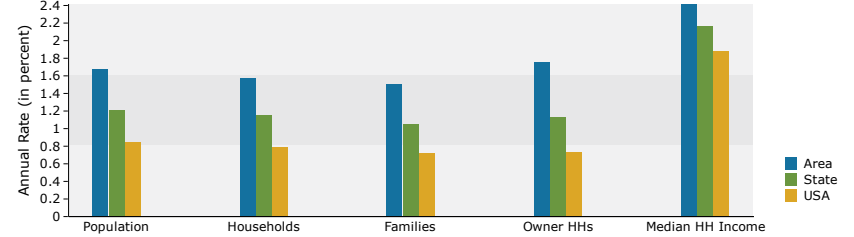
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,378	52.2%	6,650	50.2%	7,029	48.8%
Black Alone	1,253	10.2%	1,430	10.8%	1,633	11.3%
American Indian Alone	219	1.8%	245	1.8%	272	1.9%
Asian Alone	373	3.0%	434	3.3%	517	3.6%
Pacific Islander Alone	20	0.2%	23	0.2%	26	0.2%
Some Other Race Alone	3,462	28.3%	3,871	29.2%	4,254	29.5%
Two or More Races	525	4.3%	600	4.5%	675	4.7%

Hispanic Origin (Any Race) 8,113 66.3% 8,966 67.7% 9,877 68.6%

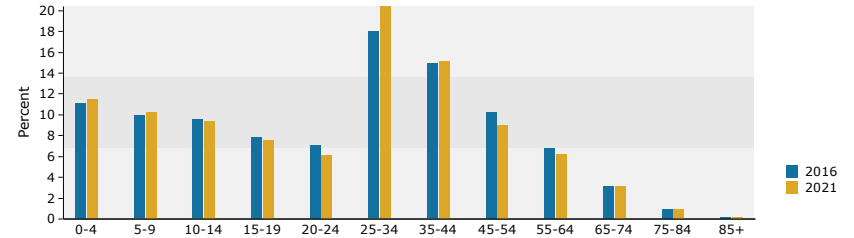
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

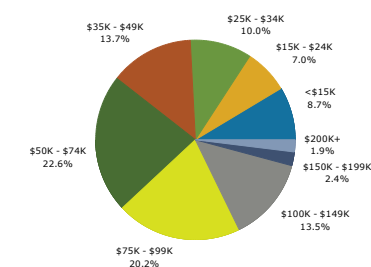
Trends 2016-2021



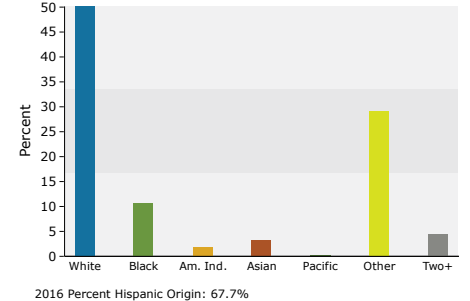
Population by Age



2016 Household Income



2016 Population by Race



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3 MILE

Summary	Census 2010	2016	2021
Population	54,367	61,129	65,971
Households	14,892	16,406	17,644
Families	12,201	13,335	14,271
Average Household Size	3.65	3.73	3.74
Owner Occupied Housing Units	10,061	10,412	11,163
Renter Occupied Housing Units	4,831	5,994	6,481
Median Age	25.8	27.0	27.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.54%	1.21%	0.84%
Households	1.47%	1.15%	0.79%
Families	1.37%	1.05%	0.72%
Owner HHS	1.40%	1.13%	0.73%
Median Household Income	1.98%	2.16%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,707	10.4%	1,830	10.4%
\$15,000 - \$24,999	1,573	9.6%	1,629	9.2%
\$25,000 - \$34,999	2,167	13.2%	2,341	13.3%
\$35,000 - \$49,999	2,746	16.7%	1,834	10.4%
\$50,000 - \$74,999	3,528	21.5%	4,039	22.9%
\$75,000 - \$99,999	2,308	14.1%	2,734	15.5%
\$100,000 - \$149,999	1,741	10.6%	2,400	13.6%
\$150,000 - \$199,999	434	2.6%	587	3.3%
\$200,000+	198	1.2%	246	1.4%

Median Household Income	\$50,035	\$55,201
Average Household Income	\$60,040	\$66,286
Per Capita Income	\$16,114	\$17,720

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,213	11.4%	6,809	11.1%	7,467	11.3%
5 - 9	5,907	10.9%	6,222	10.2%	6,775	10.3%
10 - 14	5,414	10.0%	5,805	9.5%	6,196	9.4%
15 - 19	4,680	8.6%	4,852	7.9%	5,116	7.8%
20 - 24	4,197	7.7%	4,650	7.6%	4,534	6.9%
25 - 34	9,841	18.1%	10,956	17.9%	12,601	19.1%
35 - 44	7,779	14.3%	8,968	14.7%	9,940	15.1%
45 - 54	5,181	9.5%	6,029	9.9%	6,094	9.2%
55 - 64	3,093	5.7%	3,964	6.5%	4,010	6.1%
65 - 74	1,365	2.5%	2,027	3.3%	2,286	3.5%
75 - 84	542	1.0%	674	1.1%	778	1.2%
85+	153	0.3%	173	0.3%	175	0.3%

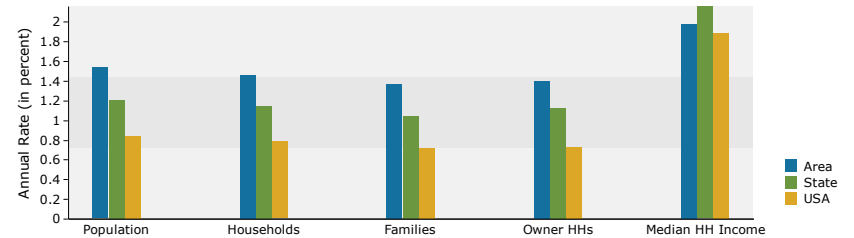
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,053	49.8%	29,215	47.8%	30,623	46.4%
Black Alone	5,626	10.3%	6,787	11.1%	7,729	11.7%
American Indian Alone	1,086	2.0%	1,272	2.1%	1,409	2.1%
Asian Alone	1,556	2.9%	1,953	3.2%	2,314	3.5%
Pacific Islander Alone	110	0.2%	136	0.2%	151	0.2%
Some Other Race Alone	16,606	30.5%	19,002	31.1%	20,659	31.3%
Two or More Races	2,329	4.3%	2,764	4.5%	3,086	4.7%

Hispanic Origin (Any Race) 36,366 66.9% 41,269 67.5% 44,984 68.2%

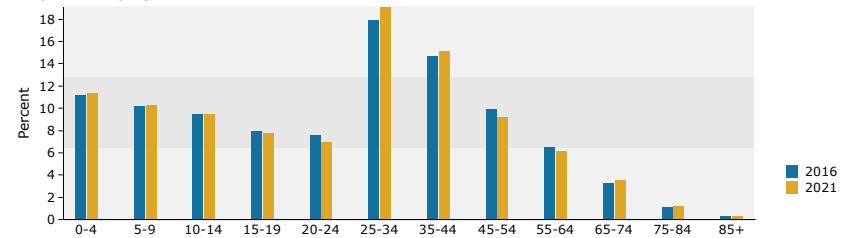
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

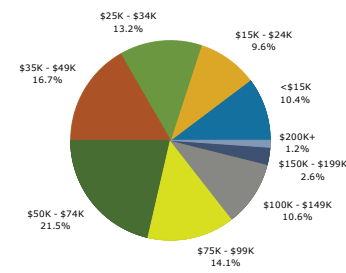
Trends 2016-2021



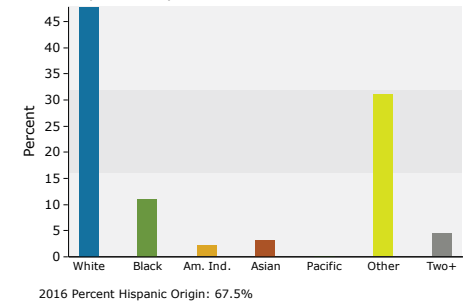
Population by Age



2016 Household Income



2016 Population by Race



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5 MILE

Summary	Census 2010	2016	2021
Population	194,725	213,578	228,992
Households	53,261	57,766	61,791
Families	42,923	46,113	49,066
Average Household Size	3.66	3.70	3.71
Owner Occupied Housing Units	31,850	32,270	34,390
Renter Occupied Housing Units	21,411	25,496	27,401
Median Age	25.7	26.8	27.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.40%	1.21%	0.84%
Households	1.36%	1.15%	0.79%
Families	1.25%	1.05%	0.72%
Owner HHs	1.28%	1.13%	0.73%
Median Household Income	3.00%	2.16%	1.89%

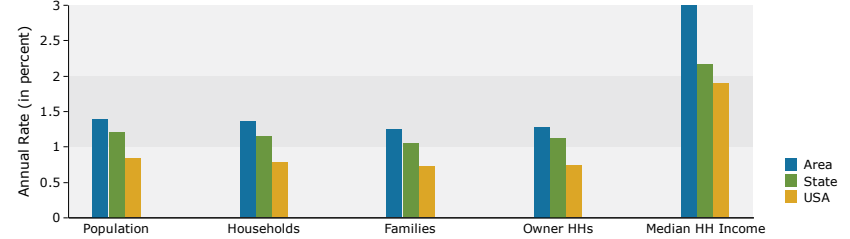
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	7,499	13.0%	8,095	13.1%
\$15,000 - \$24,999	6,881	11.9%	7,166	11.6%
\$25,000 - \$34,999	8,118	14.1%	8,602	13.9%
\$35,000 - \$49,999	9,659	16.7%	6,418	10.4%
\$50,000 - \$74,999	11,533	20.0%	13,952	22.6%
\$75,000 - \$99,999	6,875	11.9%	8,124	13.1%
\$100,000 - \$149,999	5,278	9.1%	6,843	11.1%
\$150,000 - \$199,999	1,300	2.3%	1,819	2.9%
\$200,000+	618	1.1%	767	1.2%

Median Household Income	\$43,721	\$50,685
Average Household Income	\$55,299	\$60,725
Per Capita Income	\$14,953	\$16,380

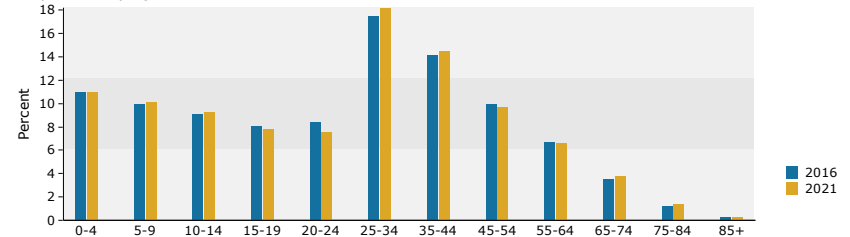
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,052	11.3%	23,505	11.0%	25,203	11.0%
5 - 9	20,413	10.5%	21,302	10.0%	23,147	10.1%
10 - 14	18,702	9.6%	19,542	9.1%	20,999	9.2%
15 - 19	17,591	9.0%	17,316	8.1%	17,975	7.8%
20 - 24	16,209	8.3%	17,964	8.4%	17,183	7.5%
25 - 34	33,992	17.5%	37,421	17.5%	41,615	18.2%
35 - 44	27,556	14.2%	30,232	14.2%	33,170	14.5%
45 - 54	19,017	9.8%	21,392	10.0%	22,168	9.7%
55 - 64	11,463	5.9%	14,265	6.7%	15,098	6.6%
65 - 74	5,180	2.7%	7,469	3.5%	8,686	3.8%
75 - 84	2,038	1.0%	2,580	1.2%	3,098	1.4%
85+	512	0.3%	590	0.3%	650	0.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	95,631	49.1%	100,880	47.2%	105,208	45.9%
Black Alone	17,577	9.0%	20,790	9.7%	23,622	10.3%
American Indian Alone	4,338	2.2%	4,990	2.3%	5,509	2.4%
Asian Alone	4,995	2.6%	6,113	2.9%	7,209	3.1%
Pacific Islander Alone	398	0.2%	450	0.2%	491	0.2%
Some Other Race Alone	63,778	32.8%	71,087	33.3%	76,674	33.5%
Two or More Races	8,008	4.1%	9,268	4.3%	10,279	4.5%

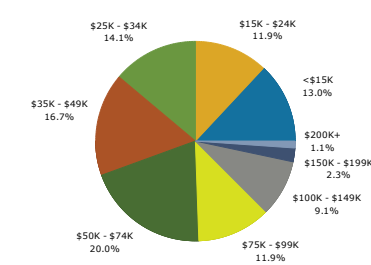
Trends 2016-2021



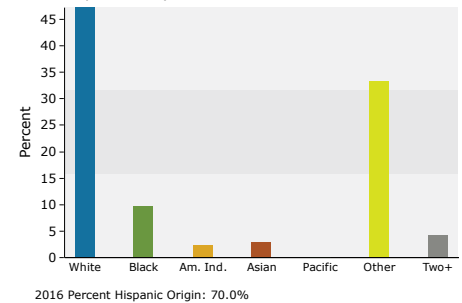
Population by Age



2016 Household Income



2016 Population by Race



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