

**Last Remaining Retail Space • 1,107 SF**

**FOR LEASE**

**Available  
\$18/SF NNN**



**NWC OF E UNIVERSITY DR & N HIGLEY RD - MESA AZ**

**THE SHOPPES AT HIGLEY VILLAGE**

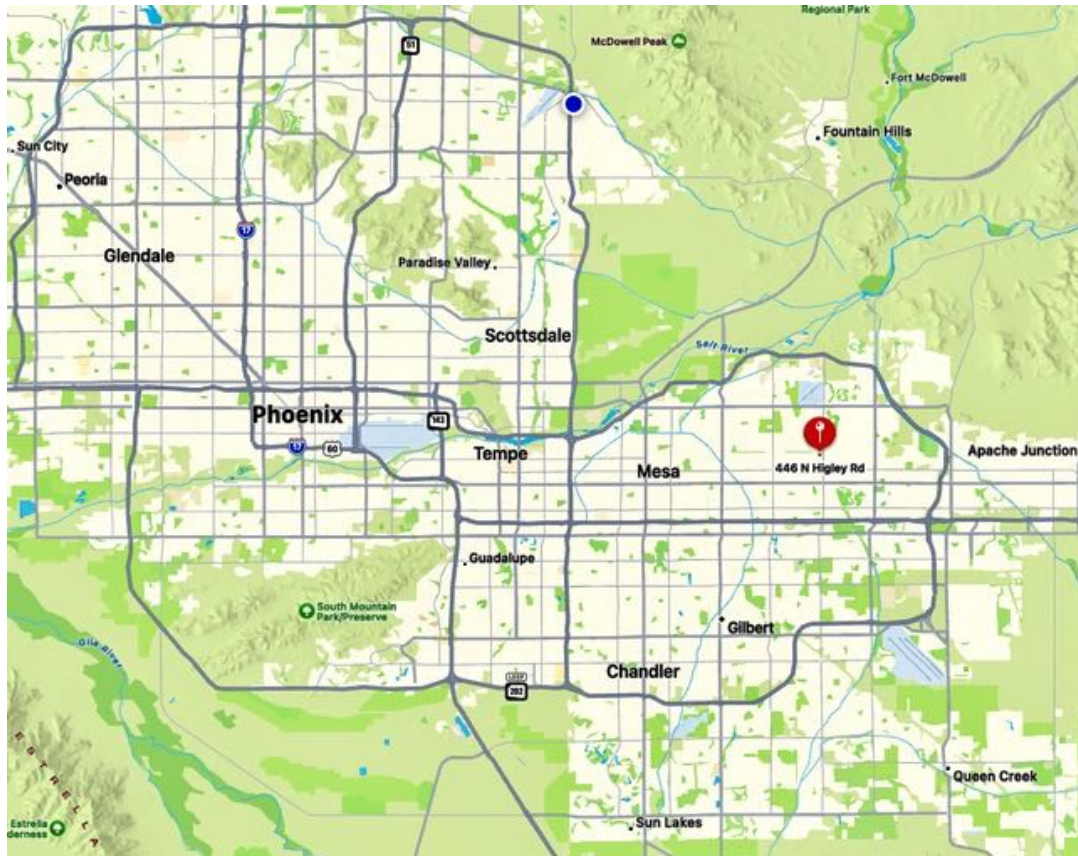
**(A WALMART GROCERY ANCHORED RETAIL CENTER)**

5050 E University Dr &  
446 N Higley Rd  
Mesa, AZ 85205

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# The Shoppes at Higley Village



# The Shoppes at Higley Village



# The Shoppes at Higley Village

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	18,291		136,932		349,484	
2022 Estimate	16,286		122,013		312,304	
2010 Census	13,455		101,437		266,056	
Growth 2022 - 2027	12.31%		12.23%		11.91%	
Growth 2010 - 2022	21.04%		20.28%		17.38%	
<b>2022 Population by Hispanic Origin</b>	1,953		18,067		62,681	
<b>2022 Population</b>	16,286		122,013		312,304	
White	15,043	92.37%	109,853	90.03%	277,693	88.92%
Black	420	2.58%	4,213	3.45%	10,553	3.38%
Am. Indian & Alaskan	216	1.33%	1,957	1.60%	5,626	1.80%
Asian	250	1.54%	2,522	2.07%	8,493	2.72%
Hawaiian & Pacific Island	45	0.28%	315	0.26%	1,097	0.35%
Other	312	1.92%	3,153	2.58%	8,841	2.83%
U.S. Armed Forces	0		29		90	
<b>Households</b>						
2027 Projection	8,617		60,915		136,274	
2022 Estimate	7,680		54,313		121,856	
2010 Census	6,344		45,035		103,567	
Growth 2022 - 2027	12.20%		12.16%		11.83%	
Growth 2010 - 2022	21.06%		20.60%		17.66%	
Owner Occupied	5,897	76.78%	38,294	70.51%	87,092	71.47%
Renter Occupied	1,783	23.22%	16,019	29.49%	34,764	28.53%
<b>2022 Households by HH Income</b>	7,680		54,312		121,855	
Income: <\$25,000	1,755	22.85%	10,307	18.98%	18,154	14.90%
Income: \$25,000 - \$50,000	2,009	26.16%	13,062	24.05%	26,826	22.01%
Income: \$50,000 - \$75,000	1,543	20.09%	11,404	21.00%	24,462	20.07%
Income: \$75,000 - \$100,000	893	11.63%	6,824	12.56%	15,674	12.86%
Income: \$100,000 - \$125,000	538	7.01%	4,969	9.15%	12,674	10.40%
Income: \$125,000 - \$150,000	346	4.51%	2,416	4.45%	8,036	6.59%
Income: \$150,000 - \$200,000	317	4.13%	2,732	5.03%	8,102	6.65%
Income: \$200,000+	279	3.63%	2,598	4.78%	7,927	6.51%
<b>2022 Avg Household Income</b>	\$68,119		\$75,918		\$86,730	
<b>2022 Med Household Income</b>	\$50,926		\$57,141		\$65,468	



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