

# 75TH AVE & PEORIA AVE | SEC

7455 W Peoria Ave | Peoria | AZ 85032



## 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 Avenue:** 18,787 VPD  
**W Peoria Avenue:** 19,730 VPD  
*(Source: Kalibrate Technologies 2017)*

## OWNED BY



## DEMOGRAPHIC BRIEF 2017

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	18,137	130,686	366,123
<b>Households:</b>	6,216	46,539	136,130
<b>Median Age:</b>	36.2	36.2	37.7
<b>Average HH Income:</b>	\$63,669	\$66,039	\$61,115

## ADDITIONAL INFORMATION

<b>Joe Doucett</b> 602.952.3817 480.390.2262 jdoucett@ngkf.com	<b>Ryan Moroney</b> 602.952.3820 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](http://www.ngkfazretail.com)

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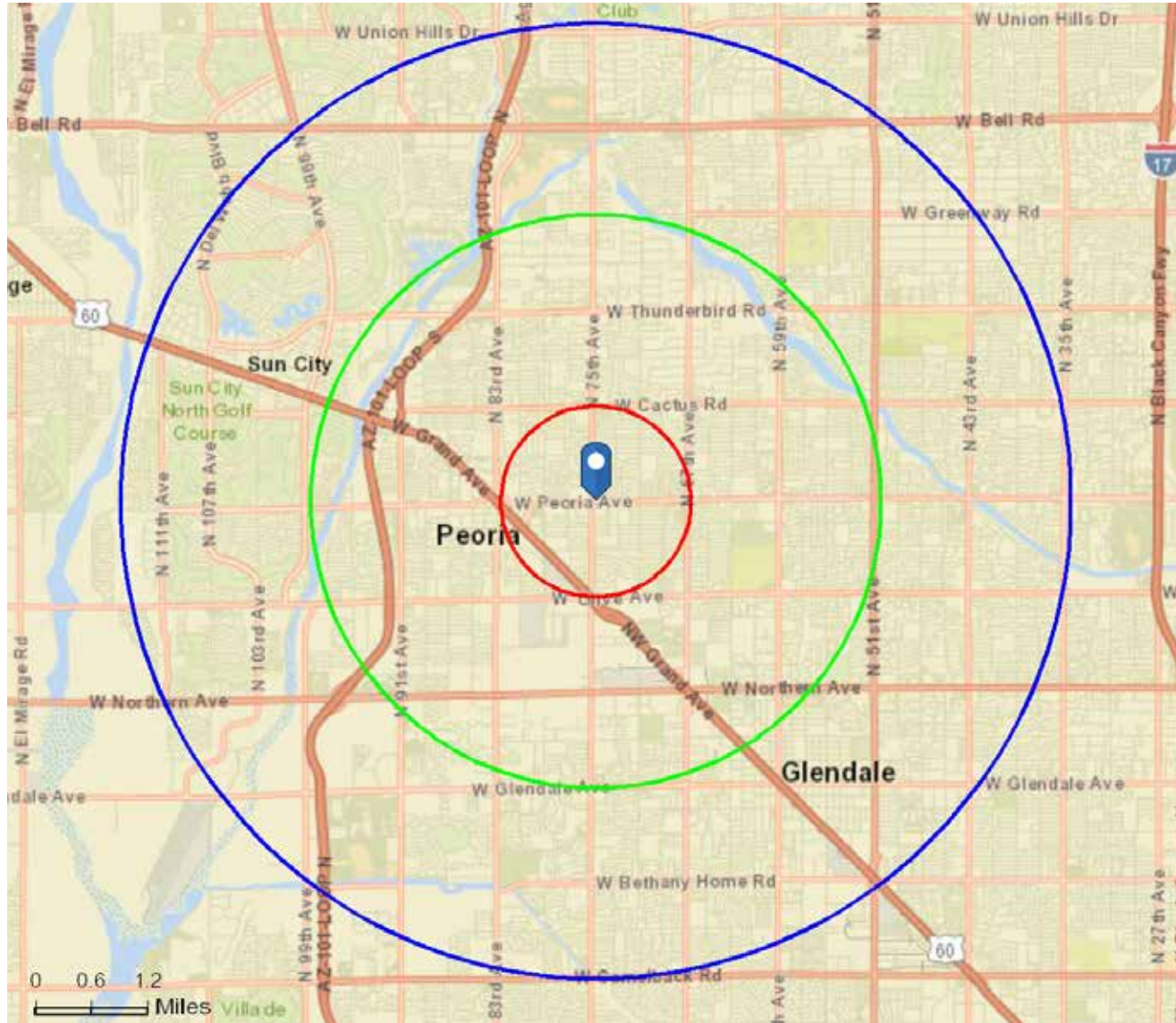
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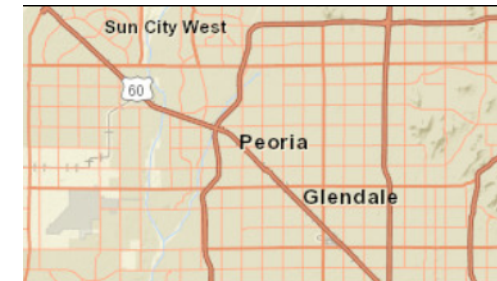
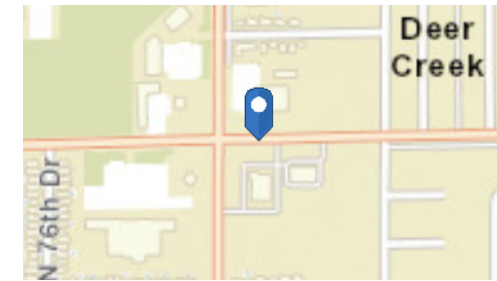


## SITE PLAN 1,3,5 MILES



SEC W 75th Ave & Peoria Ave,  
Peoria, AZ 85032  
Ring: 1, 3, 5 Miles

Latitude: 33.58138  
Longitude: -112.21955



## ADDITIONAL INFORMATION

**Joe Doucett**

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**Ryan Moroney**

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## 1 MILE

Summary	Census 2010	2017	2022
Population	16,765	18,137	19,441
Households	5,748	6,216	6,661
Families	4,182	4,479	4,777
Average Household Size	2.91	2.91	2.91
Owner Occupied Housing Units	4,422	4,534	4,799
Renter Occupied Housing Units	1,326	1,682	1,862
Median Age	34.8	36.2	37.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.40%	1.41%	0.83%
Households	1.39%	1.35%	0.79%
Families	1.30%	1.27%	0.71%
Owner HHs	1.14%	1.32%	0.72%
Median Household Income	1.11%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	648	10.4%	692	10.4%
\$15,000 - \$24,999	563	9.1%	568	8.5%
\$25,000 - \$34,999	536	8.6%	491	7.4%
\$35,000 - \$49,999	946	15.2%	895	13.4%
\$50,000 - \$74,999	1,700	27.3%	1,749	26.3%
\$75,000 - \$99,999	851	13.7%	1,001	15.0%
\$100,000 - \$149,999	693	11.1%	878	13.2%
\$150,000 - \$199,999	166	2.7%	226	3.4%
\$200,000+	114	1.8%	160	2.4%
Median Household Income	\$54,015		\$57,077	
Average Household Income	\$63,669		\$71,608	
Per Capita Income	\$22,033		\$24,775	

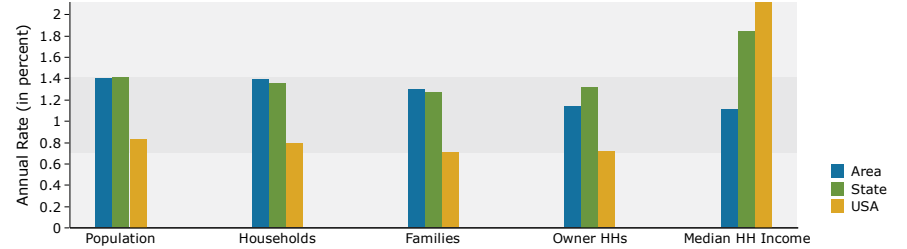
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,151	6.9%	1,174	6.5%	1,254	6.5%
5 - 9	1,184	7.1%	1,143	6.3%	1,234	6.3%
10 - 14	1,339	8.0%	1,189	6.6%	1,319	6.8%
15 - 19	1,426	8.5%	1,177	6.5%	1,209	6.2%
20 - 24	1,127	6.7%	1,310	7.2%	1,115	5.7%
25 - 34	2,207	13.2%	2,798	15.4%	3,047	15.7%
35 - 44	2,260	13.5%	2,188	12.1%	2,545	13.1%
45 - 54	2,568	15.3%	2,348	12.9%	2,206	11.3%
55 - 64	1,826	10.9%	2,372	13.1%	2,454	12.6%
65 - 74	975	5.8%	1,536	8.5%	1,886	9.7%
75 - 84	521	3.1%	670	3.7%	910	4.7%
85+	179	1.1%	232	1.3%	262	1.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,292	73.3%	12,729	70.2%	13,191	67.9%
Black Alone	680	4.1%	846	4.7%	1,008	5.2%
American Indian Alone	262	1.6%	323	1.8%	375	1.9%
Asian Alone	279	1.7%	354	2.0%	433	2.2%
Pacific Islander Alone	13	0.1%	17	0.1%	18	0.1%
Some Other Race Alone	2,559	15.3%	3,022	16.7%	3,422	17.6%
Two or More Races	679	4.1%	846	4.7%	993	5.1%
Hispanic Origin (Any Race)	5,872	35.0%	6,833	37.7%	7,744	39.8%

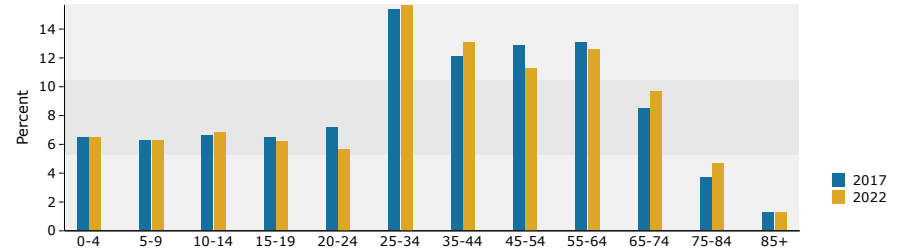
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

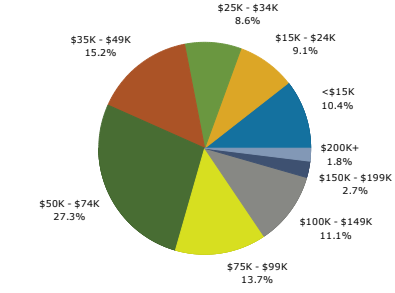
### Trends 2017-2022



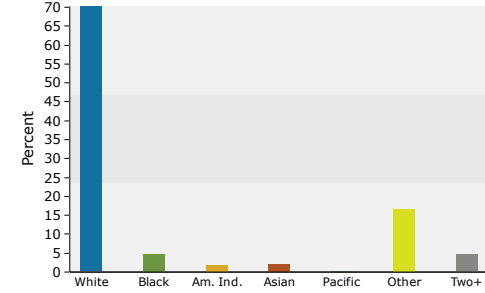
### Population by Age



### 2017 Household Income



### 2017 Population by Race



2017 Percent Hispanic Origin: 37.7%

## ADDITIONAL INFORMATION

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## 3 MILE

Summary	Census 2010	2017	2022
Population	119,740	130,686	140,303
Households	42,986	46,539	49,860
Families	29,697	31,758	33,815
Average Household Size	2.75	2.77	2.78
Owner Occupied Housing Units	28,668	29,123	31,035
Renter Occupied Housing Units	14,318	17,415	18,825
Median Age	35.3	36.2	37.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.43%	1.41%	0.83%
Households	1.39%	1.35%	0.79%
Families	1.26%	1.27%	0.71%
Owner HHs	1.28%	1.32%	0.72%
Median Household Income	1.17%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	5,434	11.7%	5,831	11.7%
\$15,000 - \$24,999	4,563	9.8%	4,597	9.2%
\$25,000 - \$34,999	4,810	10.3%	4,620	9.3%
\$35,000 - \$49,999	6,627	14.2%	6,305	12.6%
\$50,000 - \$74,999	10,086	21.7%	10,519	21.1%
\$75,000 - \$99,999	6,268	13.5%	7,297	14.6%
\$100,000 - \$149,999	5,874	12.6%	7,101	14.2%
\$150,000 - \$199,999	1,759	3.8%	2,151	4.3%
\$200,000+	1,118	2.4%	1,440	2.9%
Median Household Income	\$53,088		\$56,267	
Average Household Income	\$66,039		\$73,376	
Per Capita Income	\$23,992		\$26,535	

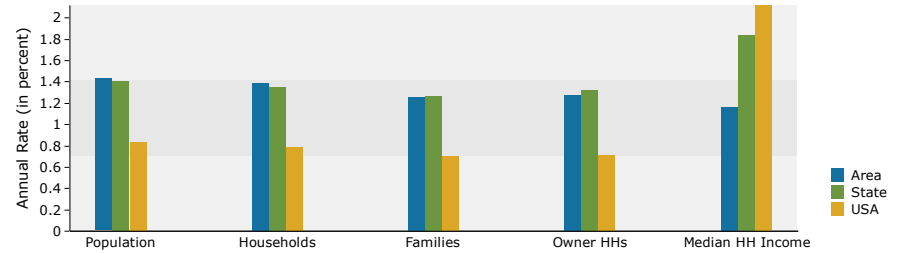
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,036	6.7%	8,338	6.4%	9,016	6.4%
5 - 9	8,380	7.0%	8,225	6.3%	8,754	6.2%
10 - 14	9,126	7.6%	8,544	6.5%	9,095	6.5%
15 - 19	9,929	8.3%	8,575	6.6%	8,713	6.2%
20 - 24	8,741	7.3%	9,578	7.3%	8,535	6.1%
25 - 34	15,217	12.7%	20,211	15.5%	22,176	15.8%
35 - 44	15,600	13.0%	15,253	11.7%	18,001	12.8%
45 - 54	17,843	14.9%	16,487	12.6%	15,590	11.1%
55 - 64	13,446	11.2%	16,571	12.7%	17,089	12.2%
65 - 74	7,069	5.9%	11,033	8.4%	13,545	9.7%
75 - 84	3,996	3.3%	4,924	3.8%	6,724	4.8%
85+	2,357	2.0%	2,946	2.3%	3,064	2.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,185	73.6%	91,572	70.1%	94,560	67.4%
Black Alone	6,208	5.2%	7,889	6.0%	9,421	6.7%
American Indian Alone	1,939	1.6%	2,430	1.9%	2,836	2.0%
Asian Alone	4,404	3.7%	5,594	4.3%	6,808	4.9%
Pacific Islander Alone	243	0.2%	302	0.2%	348	0.2%
Some Other Race Alone	14,345	12.0%	17,275	13.2%	19,675	14.0%
Two or More Races	4,416	3.7%	5,624	4.3%	6,656	4.7%
Hispanic Origin (Any Race)	33,830	28.3%	40,184	30.7%	45,858	32.7%

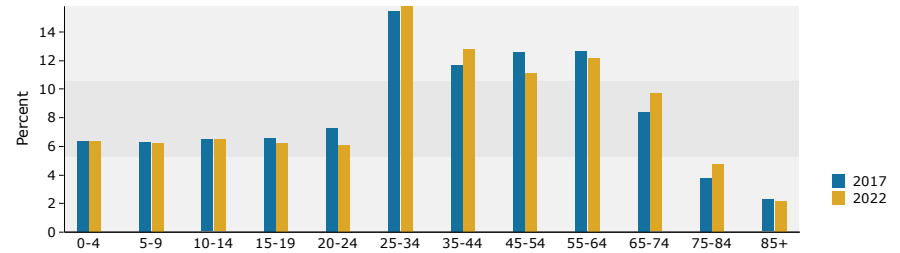
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

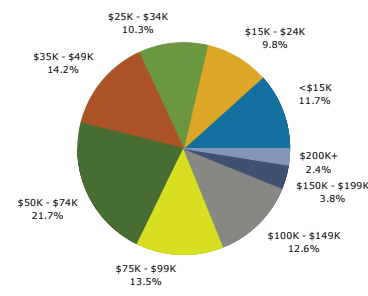
Trends 2017-2022



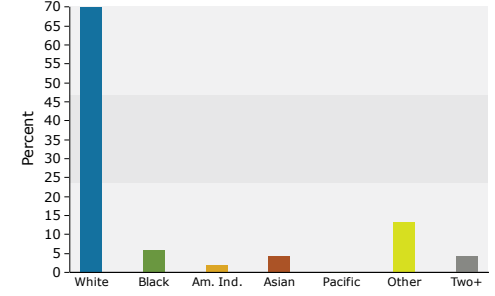
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 30.7%

## ADDITIONAL INFORMATION

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## 5 MILE

Summary	Census 2010	2017	2022
Population	334,369	366,123	393,361
Households	125,408	136,130	145,868
Families	82,652	88,542	94,309
Average Household Size	2.64	2.66	2.67
Owner Occupied Housing Units	81,165	82,142	87,169
Renter Occupied Housing Units	44,243	53,988	58,699
Median Age	36.9	37.7	
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.45%	1.41%	0.83%
Households	1.39%	1.35%	0.79%
Families	1.27%	1.27%	0.71%
Owner HHs	1.20%	1.32%	0.72%
Median Household Income	1.44%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	16,267	11.9%	17,416	11.9%
\$15,000 - \$24,999	16,097	11.8%	16,217	11.1%
\$25,000 - \$34,999	16,257	11.9%	15,507	10.6%
\$35,000 - \$49,999	20,862	15.3%	19,748	13.5%
\$50,000 - \$74,999	28,475	20.9%	30,177	20.7%
\$75,000 - \$99,999	16,684	12.3%	19,743	13.5%
\$100,000 - \$149,999	14,619	10.7%	18,217	12.5%
\$150,000 - \$199,999	4,196	3.1%	5,340	3.7%
\$200,000+	2,673	2.0%	3,503	2.4%
Median Household Income	\$48,640		\$52,249	
Average Household Income	\$61,115		\$68,404	
Per Capita Income	\$23,116		\$25,733	

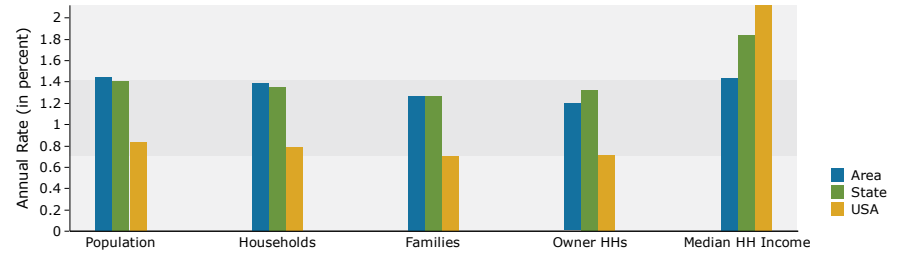
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,352	6.7%	23,391	6.4%	25,442	6.5%
5 - 9	22,626	6.8%	22,602	6.2%	24,120	6.1%
10 - 14	23,909	7.2%	22,850	6.2%	24,317	6.2%
15 - 19	25,333	7.6%	23,012	6.3%	23,427	6.0%
20 - 24	23,135	6.9%	26,203	7.2%	24,354	6.2%
25 - 34	42,190	12.6%	53,801	14.7%	60,113	15.3%
35 - 44	40,886	12.2%	40,850	11.2%	47,025	12.0%
45 - 54	45,237	13.5%	42,508	11.6%	40,489	10.3%
55 - 64	37,024	11.1%	43,455	11.9%	44,701	11.4%
65 - 74	25,375	7.6%	35,571	9.7%	41,529	10.6%
75 - 84	17,403	5.2%	20,351	5.6%	25,674	6.5%
85+	8,900	2.7%	11,531	3.1%	12,170	3.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	241,789	72.3%	252,206	68.9%	261,263	66.4%
Black Alone	16,936	5.1%	21,390	5.8%	25,414	6.5%
American Indian Alone	5,225	1.6%	6,512	1.8%	7,570	1.9%
Asian Alone	10,430	3.1%	13,354	3.6%	16,299	4.1%
Pacific Islander Alone	595	0.2%	734	0.2%	843	0.2%
Some Other Race Alone	47,309	14.1%	56,622	15.5%	63,961	16.3%
Two or More Races	12,086	3.6%	15,306	4.2%	18,012	4.6%
Hispanic Origin (Any Race)	104,785	31.3%	123,859	33.8%	140,285	35.7%

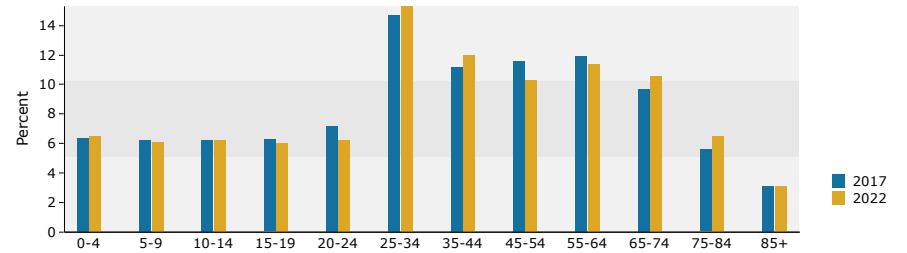
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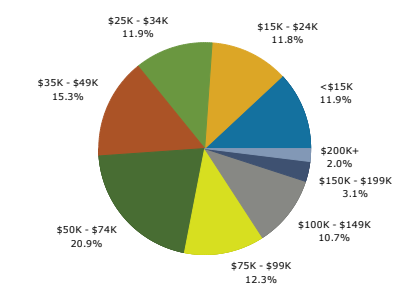
Trends 2017-2022



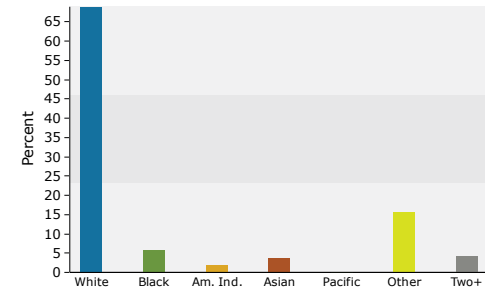
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 33.8%

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