

Hard Corner Pad Available Safeway Plaza

NWC 83rd Ave & Cactus Rd | Peoria, AZ



PROPERTY HIGHLIGHTS

- Lot Size: ±31,356 SF (0.72 Acres)
- Asking Price: \$475,000.00 (\$15.15 psf)
- Parcel is located on the hard corner of a Safeway anchored shopping center on the NWC of the intersection. The center is surrounded by neighborhoods. Excellent retail location. Strong household incomes. Great visibility. Easy access to major freeway.

TRAFFIC COUNTS

N: ±15,506 VPD	S: ±10,116 VPD
E: ±21,187 VPD	W: ±19,512 VPD

*Peoria 2015 & 2016

ANCHORED BY:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population:	20,356	116,864	324,218
2023 Population:	21,621	124,205	343,932
2018 Households:	6,996	46,525	127,674
2018 Median HH Income:	\$61,769	\$54,165	\$52,340

*ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

Zachary Pace
602.734.7212

zpace@pcaemail.com

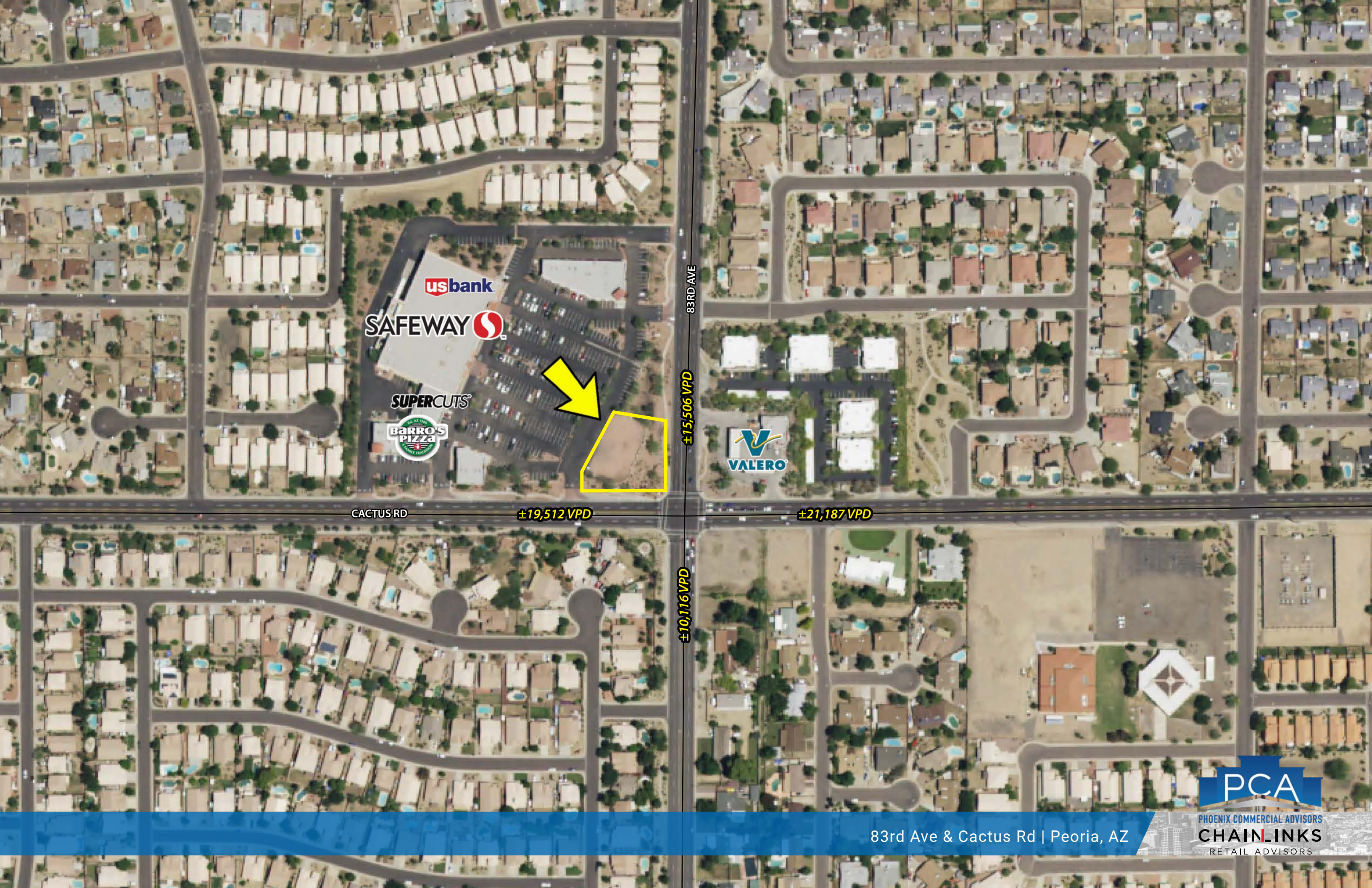
Greg Laing

602.734.7207

glaing@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





usbank
SAFeway
SUPERCUTS
Barro's PIZZA

VALERO

83RD AVE
±15,506 VPD
±10,116 VPD

CACTUS RD ±19,512 VPD ±21,187 VPD





One Page Summary

83rd Ave & Cactus Rd, Peoria
 -112.237808627 33.5954744050001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.595474
 Longitude: -112.237809

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	18,039	103,231	273,042
2010 Total Population	18,695	107,550	296,909
2018 Total Population	20,356	116,864	324,218
2018 Group Quarters	82	1,470	4,494
2023 Total Population	21,621	124,205	343,932
2018-2023 Annual Rate	1.21%	1.23%	1.19%
2018 Total Daytime Population	15,224	111,083	319,165
Workers	4,665	46,006	133,995
Residents	10,559	65,077	185,170
Household Summary			
2000 Households	5,775	39,489	106,854
2000 Average Household Size	3.10	2.58	2.52
2010 Households	6,409	43,051	118,108
2010 Average Household Size	2.91	2.47	2.48
2018 Households	6,966	46,525	127,674
2018 Average Household Size	2.91	2.48	2.50
2023 Households	7,381	49,321	135,085
2023 Average Household Size	2.92	2.49	2.51
2018-2023 Annual Rate	1.16%	1.17%	1.13%
2010 Families	4,808	27,790	75,890
2010 Average Family Size	3.31	3.06	3.07
2018 Families	5,192	29,722	81,123
2018 Average Family Size	3.34	3.11	3.14
2023 Families	5,489	31,351	85,470
2023 Average Family Size	3.36	3.14	3.17
2018-2023 Annual Rate	1.12%	1.07%	1.05%
Housing Unit Summary			
2018 Housing Units	7,470	51,710	143,479
Owner Occupied Housing Units	64.4%	62.0%	57.6%
Renter Occupied Housing Units	28.9%	28.0%	31.4%
Vacant Housing Units	6.7%	10.0%	11.0%
Median Household Income			
2018	\$61,769	\$54,165	\$52,340
2023	\$68,248	\$59,248	\$57,454
Median Home Value			
2018	\$202,383	\$177,267	\$181,175
2023	\$235,103	\$213,745	\$218,484
Average Income Value			
Average Household Income	\$73,641	\$68,440	\$66,387
Per Capita Income			
2018	\$25,278	\$27,754	\$26,599
2023	\$28,779	\$31,760	\$30,631
Median Age			
2018	34.7	44.2	41.6
2018 Population 25+ by Educational Attainment			
Total	13,484	85,210	230,909
Less than 9th Grade	4.1%	3.7%	4.3%
9th - 12th Grade, No Diploma	7.6%	6.8%	7.1%
High School Graduate	25.7%	25.4%	24.8%
GED/Alternative Credential	3.7%	4.5%	4.6%
Some College, No Degree	28.5%	28.5%	27.9%
Associate Degree	9.7%	8.7%	8.5%
Bachelor's Degree	14.3%	14.7%	15.0%
Graduate/Professional Degree	6.3%	7.8%	7.8%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

October 12, 2018

Made with Esri Business Analyst