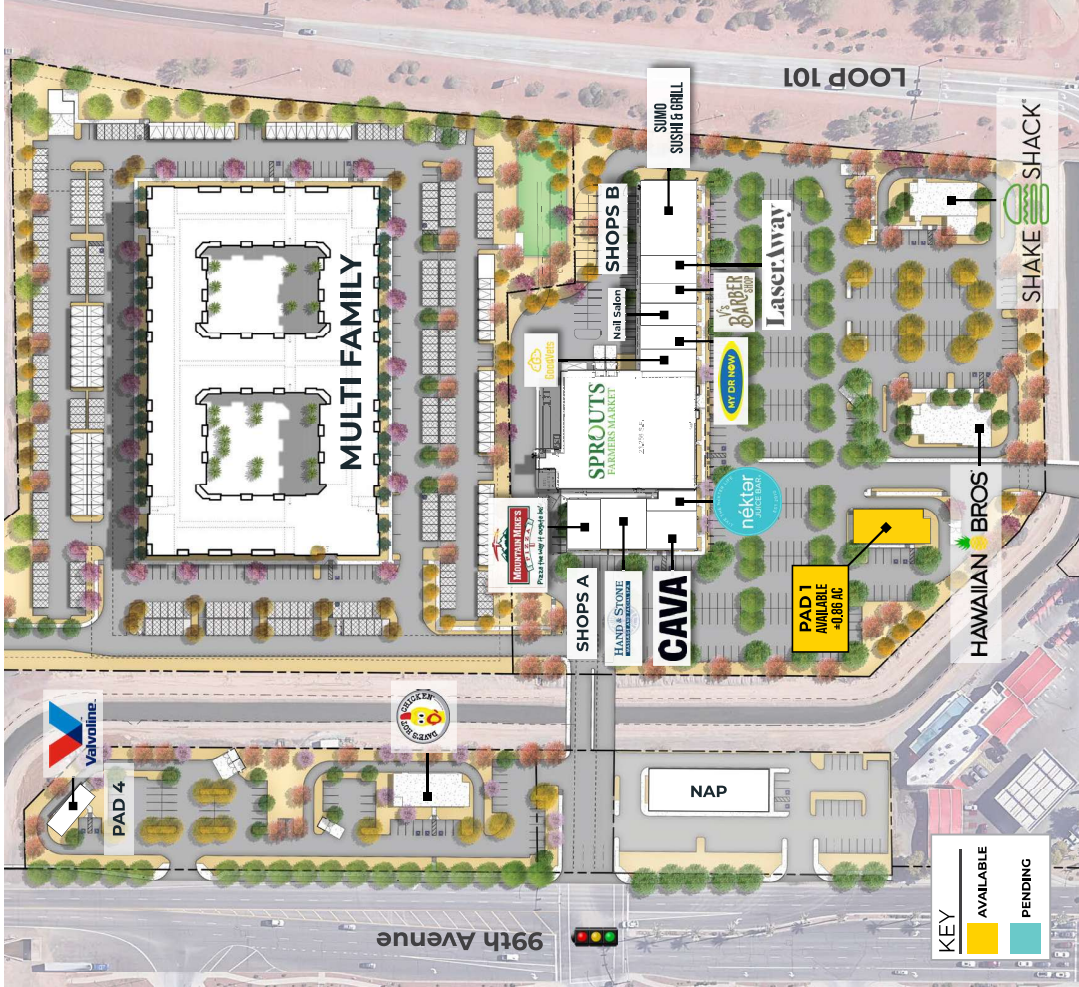




SITE PLAN



DEMO GRAPHICS



Property Highlights

- The site has easy access to both Interstate 10 and the Loop 101 Agua Fria Freeway
- Excellent visibility from 99th Avenue, McDowell Road, and the Loop 101 Freeway Across from a highly-trafficked and high-volume Costco
- Dense, well-established neighborhoods to the northeast and northwest
- Strong industrial employment south of Interstate 10
- Close proximity to Banner Estrella Medical Center with 952 employees.

15 Minute Drive-Time



Population

2021 Total Population	673,148
2026 Total Population	726,435



Households

2021 Households	206,952
2026 Households	222,985



Incomes

Average HH Income	\$72,661
Median HH Income	\$56,978



Daytime Population

2021 Total Daytime Population	586,186
Workers	218,365
Residents	367,821
Businesses	11,451

Traffic Counts

Loop 101	
N/S	±164,747 VPD (NB & SB)
Interstate 10	
E/W	±240,540 VPD (EB & WB)
99th Ave	
N	±22,324 VPD (NB & SB)
S	±35,760 VPD (NB & SB)
McDowell Rd	
E	±35,412 VPD (EB & WB)
W	±49,609 VPD (EB & WB)
ADOT 2022	

Food Away From Home

649M

5 miles radius

83% higher than average