

◆ LAST SPACE AVAILABLE!



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

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NEW RETAIL DEVELOPMENT

Northeast Corner of Yuma Rd and Watson Rd
Buckeye, Arizona



◆ NEW BUCKEYE DEVELOPMENT!

Property Highlights

- #1 fastest growing city in AZ & 5th fastest in U.S.
- Most undeserved retail market in Metro Phoenix
- Hard corner of dominant Retail intersection
- Located less than 1 mile south of Interstate 10 full interchange
- Tremendous housing growth in the immediate area

Trade Area Demographics

Estimated Population	61,355
Med Household Income	\$64,078
Estimated Households	19,109
Daytime Population	7,765

Source: SitesUSA

Nearby Tenants



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A PROJECT WITH
 Accelerated
DEVELOPMENT SERVICES

NEW RETAIL DEVELOPMENT

Northeast Corner of Yuma Rd and Watson Rd
Buckeye, Arizona



PROJECT DATA:

SITE AREA:	62,740 S.F. (1.4 AC)
BUILDING AREA:	8,944 S.F.
LOT COVERAGE:	14.2%
PARKING PROVIDED:	67 SPACES (3 ADA)
PARKING RATIO:	7.47/1,000

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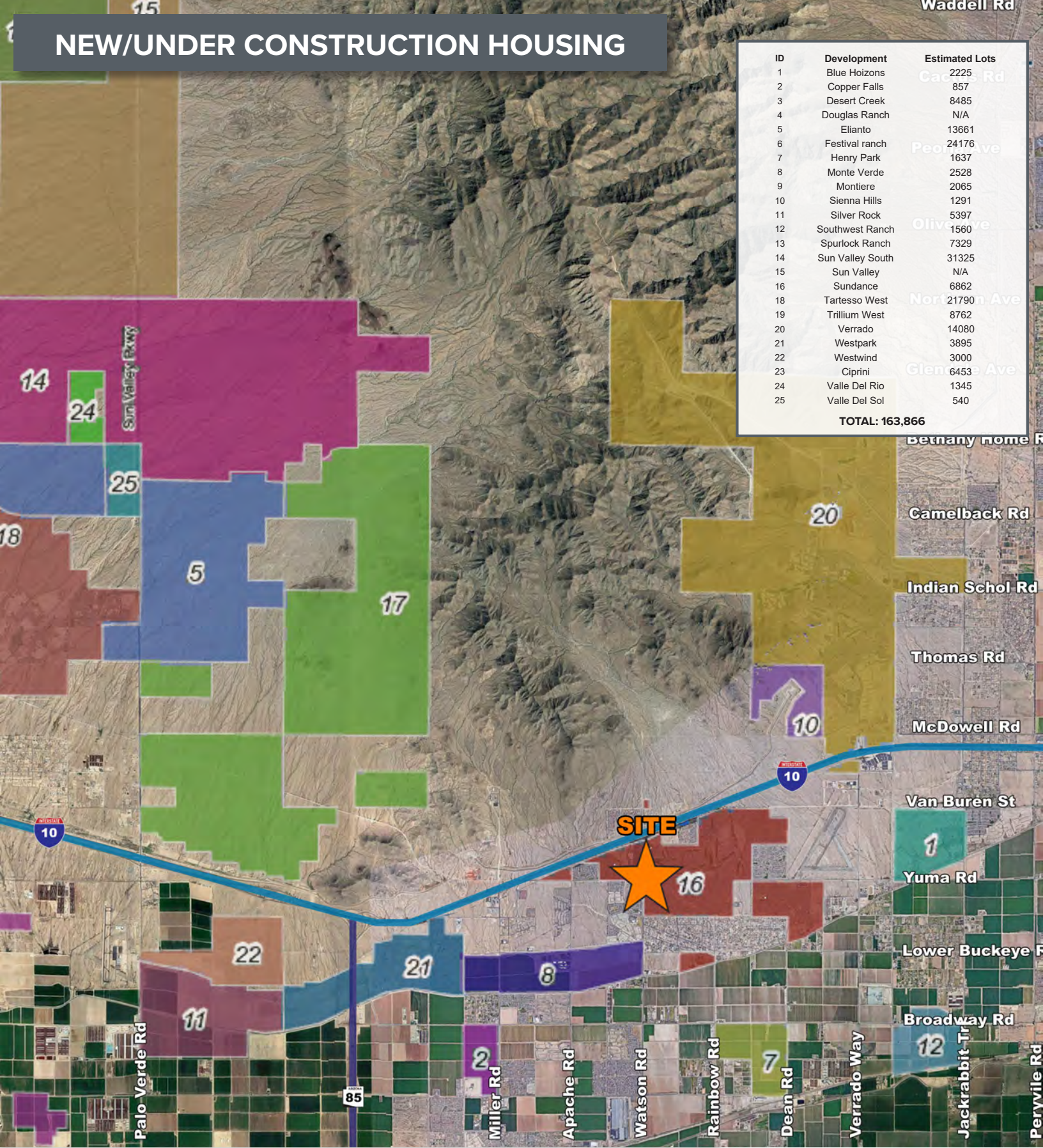


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NEW/UNDER CONSTRUCTION HOUSING

ID	Development	Estimated Lots
1	Blue Hoizons	2225
2	Copper Falls	857
3	Desert Creek	8485
4	Douglas Ranch	N/A
5	Elianto	13661
6	Festival ranch	24176
7	Henry Park	1637
8	Monte Verde	2528
9	Montiere	2065
10	Sienna Hills	1291
11	Silver Rock	5397
12	Southwest Ranch	1560
13	Spurlock Ranch	7329
14	Sun Valley South	31325
15	Sun Valley	N/A
16	Sundance	6862
18	Tartesso West	21790
19	Trillium West	8762
20	Verrado	14080
21	Westpark	3895
22	Westwind	3000
23	Ciprini	6453
24	Valle Del Rio	1345
25	Valle Del Sol	540
TOTAL:		163,866



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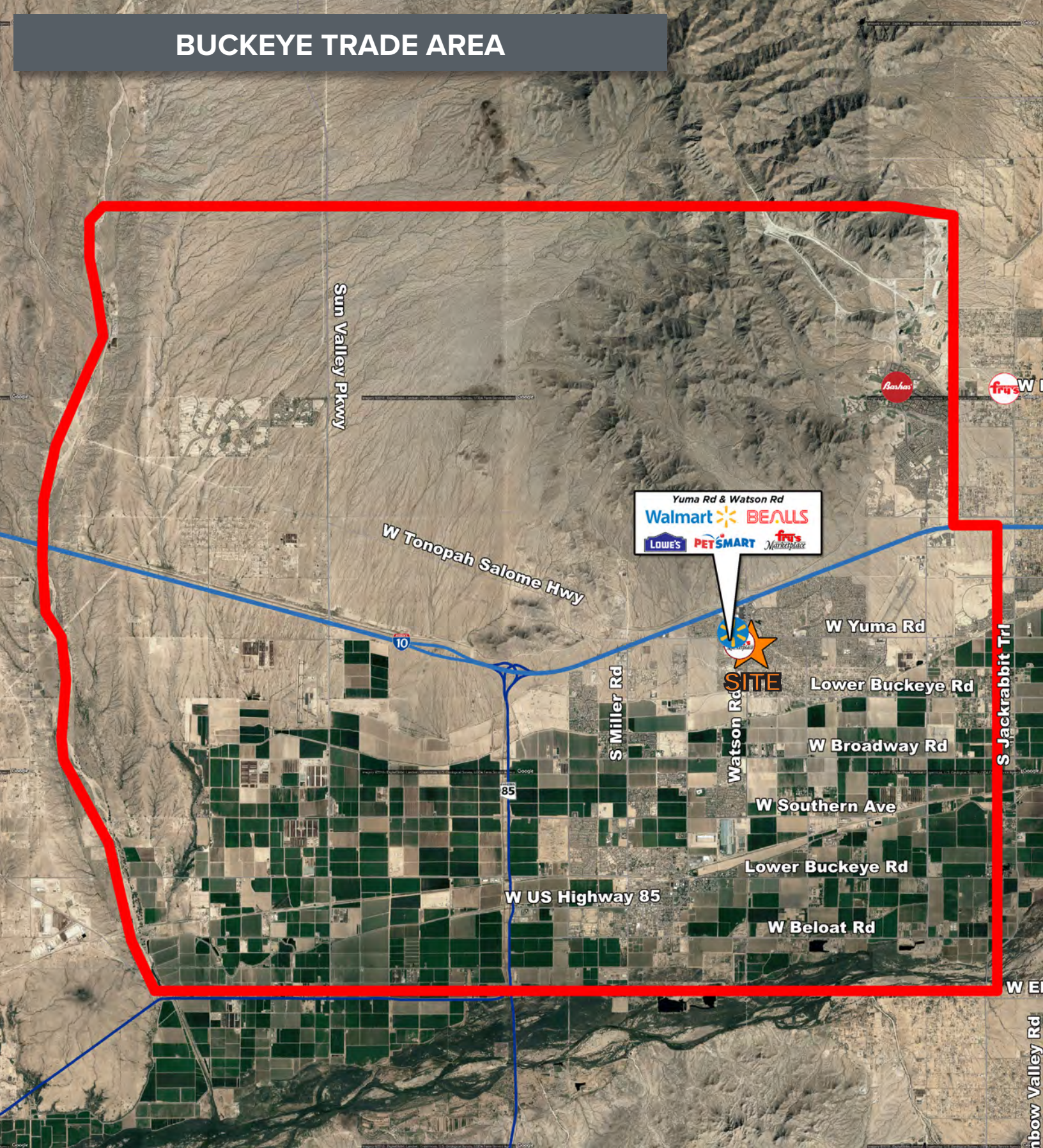
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BUCKEYE TRADE AREA



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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4445/-112.6192

RF5

Yuma & Watson Trade Area

Yuma & Watson Trade Area

Population

Estimated Population (2018)	61,355
Projected Population (2023)	68,899
Census Population (2010)	48,729
Census Population (2000)	13,496
Projected Annual Growth (2018 to 2023)	7,544 2.5%
Historical Annual Growth (2010 to 2018)	12,626 3.2%
Historical Annual Growth (2000 to 2010)	35,233 26.1%
Estimated Population Density (2018)	313 psm
Trade Area Size	196.20 sq mi

Households

Estimated Households (2018)	19,109
Projected Households (2023)	20,835
Census Households (2010)	14,991
Census Households (2000)	3,804
Estimated Households with Children (2018)	8,932 46.7%
Estimated Average Household Size (2018)	3.21

Average Household Income

Estimated Average Household Income (2018)	\$74,852
Projected Average Household Income (2023)	\$80,798
Estimated Average Family Income (2018)	\$81,692

Median Household Income

Estimated Median Household Income (2018)	\$64,078
Projected Median Household Income (2023)	\$73,136
Estimated Median Family Income (2018)	\$71,152

Per Capita Income

Estimated Per Capita Income (2018)	\$23,317
Projected Per Capita Income (2023)	\$24,437
Estimated Per Capita Income 5 Year Growth	\$1,120 4.8%
Estimated Average Household Net Worth (2018)	\$671,013

Daytime Demos (2018)

Total Businesses	802
Total Employees	7,765
Company Headquarter Businesses	-
Company Headquarter Employees	-
Employee Population per Business	9.7
Residential Population per Business	76.5

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Yuma & Watson Trade Area		Yuma & Watson Trade Area
Race & Ethnicity		
White (2018)	40,949	66.7%
Black or African American (2018)	4,042	6.6%
American Indian or Alaska Native (2018)	783	1.3%
Asian (2018)	1,710	2.8%
Hawaiian or Pacific Islander (2018)	112	0.2%
Other Race (2018)	11,088	18.1%
Two or More Races (2018)	2,671	4.4%
Not Hispanic or Latino Population (2018)	38,373	62.5%
Hispanic or Latino Population (2018)	22,982	37.5%
Not Hispanic or Latino Population (2023)	42,023	61.0%
Hispanic or Latino Population (2023)	26,876	39.0%
Not Hispanic or Latino Population (2010)	29,460	60.5%
Hispanic or Latino Population (2010)	19,269	39.5%
Not Hispanic or Latino Population (2000)	8,904	66.0%
Hispanic or Latino Population (2000)	4,592	34.0%
Projected Hispanic Annual Growth (2018 to 2023)	3,894	3.4%
Historic Hispanic Annual Growth (2000 to 2018)	18,390	22.3%
Age Distribution (2018)		
Age Under 5	5,082	8.3%
Age 5 to 9 Years	5,133	8.4%
Age 10 to 14 Years	5,299	8.6%
Age 15 to 19 Years	4,325	7.0%
Age 20 to 24 Years	3,363	5.5%
Age 25 to 29 Years	4,549	7.4%
Age 30 to 34 Years	4,964	8.1%
Age 35 to 39 Years	4,654	7.6%
Age 40 to 44 Years	3,927	6.4%
Age 45 to 49 Years	3,738	6.1%
Age 50 to 54 Years	3,427	5.6%
Age 55 to 59 Years	3,458	5.6%
Age 60 to 64 Years	2,953	4.8%
Age 65 to 74 Years	4,404	7.2%
Age 75 to 84 Years	1,518	2.5%
Age 85 Years or Over	560	0.9%
Median Age	32.3	
Gender Age Distribution (2018)		
Female Population	30,955	50.5%
Age 0 to 19 Years	9,698	31.3%
Age 20 to 64 Years	17,785	57.5%
Age 65 Years or Over	3,472	11.2%
Female Median Age	32.5	
Male Population	30,400	49.5%
Age 0 to 19 Years	10,140	33.4%
Age 20 to 64 Years	17,249	56.7%
Age 65 Years or Over	3,011	9.9%
Male Median Age	32.0	

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Yuma & Watson Trade Area		Yuma & Watson Trade Area	
Household Income Distribution (2018)			
HH Income \$200,000 or More	710	3.7%	
HH Income \$150,000 to \$199,999	917	4.8%	
HH Income \$100,000 to \$149,999	2,607	13.6%	
HH Income \$75,000 to \$99,999	3,150	16.5%	
HH Income \$50,000 to \$74,999	4,668	24.4%	
HH Income \$35,000 to \$49,999	2,725	14.3%	
HH Income \$25,000 to \$34,999	1,484	7.8%	
HH Income \$15,000 to \$24,999	1,240	6.5%	
HH Income Under \$15,000	1,608	8.4%	
HH Income \$35,000 or More	14,778	77.3%	
HH Income \$75,000 or More	7,384	38.6%	
Housing (2018)			
Total Housing Units	20,834		
Housing Units Occupied	19,109	91.7%	
Housing Units Owner-Occupied	15,061	78.8%	
Housing Units, Renter-Occupied	4,048	21.2%	
Housing Units, Vacant	1,725	8.3%	
Marital Status (2018)			
Never Married	13,323	29.1%	
Currently Married	23,756	51.8%	
Separated	1,768	3.9%	
Widowed	2,175	4.7%	
Divorced	4,818	10.5%	
Household Type (2018)			
Population Family	55,992	91.3%	
Population Non-Family	5,343	8.7%	
Population Group Quarters	20	-	
Family Households	15,174	79.4%	
Non-Family Households	3,935	20.6%	
Married Couple with Children	6,411	27.0%	
Average Family Household Size	3.7		
Household Size (2018)			
1 Person Households	2,885	15.1%	
2 Person Households	5,556	29.1%	
3 Person Households	3,025	15.8%	
4 Person Households	3,297	17.3%	
5 Person Households	2,417	12.7%	
6 or More Person Households	1,930	10.1%	
Household Vehicles (2018)			
Households with 0 Vehicles Available	545	2.9%	
Households with 1 Vehicles Available	4,790	25.1%	
Households with 2 or More Vehicles Available	13,774	72.1%	
Total Vehicles Available	39,655		
Average Vehicles Per Household	2.1		

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Labor Force (2018)

Estimated Labor Population Age 16 Years or Over	44,845	
Estimated Civilian Employed	27,036	60.3%
Estimated Civilian Unemployed	991	2.2%
Estimated in Armed Forces	222	0.5%
Estimated Not in Labor Force	16,595	37.0%
Unemployment Rate	2.2%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	26,812	
Management, Business, Financial Operations	3,244	12.1%
Professional, Related	4,525	16.9%
Service	4,723	17.6%
Sales, Office	7,191	26.8%
Farming, Fishing, Forestry	317	1.2%
Construct, Extraction, Maintenance	2,665	9.9%
Production, Transport Material Moving	4,148	15.5%
White Collar Workers	14,960	55.8%
Blue Collar Workers	11,852	44.2%

Consumer Expenditure (2018)

Total Household Expenditure	\$1.10 B	
Total Non-Retail Expenditure	\$564 M	51.5%
Total Retail Expenditure	\$531 M	48.5%
Apparel	\$38.6 M	3.5%
Contributions	\$45.9 M	4.2%
Education	\$38.9 M	3.6%
Entertainment	\$61.6 M	5.6%
Food and Beverages	\$162 M	14.8%
Furnishings and Equipment	\$37.7 M	3.4%
Gifts	\$26.2 M	2.4%
Health Care	\$86.8 M	7.9%
Household Operations	\$31.1 M	2.8%
Miscellaneous Expenses	\$16.0 M	1.5%
Personal Care	\$14.2 M	1.3%
Personal Insurance	\$8.01 M	0.7%
Reading	\$2.39 M	0.2%
Shelter	\$224 M	20.5%
Tobacco	\$6.79 M	0.6%
Transportation	\$212 M	19.3%
Utilities	\$82.6 M	7.5%

Educational Attainment (2018)

Adult Population Age 25 Years or Over	38,153	
Elementary (Grade Level 0 to 8)	2,207	5.8%
Some High School (Grade Level 9 to 11)	3,312	8.7%
High School Graduate	10,473	27.4%
Some College	11,376	29.8%
Associate Degree Only	3,657	9.6%
Bachelor Degree Only	5,198	13.6%
Graduate Degree	1,930	5.1%

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Units In Structure (2015)

1 Detached Unit	16,635	111.0%
1 Attached Unit	321	2.1%
2 to 4 Units	314	2.1%
5 to 9 Units	183	1.2%
10 to 19 Units	143	1.0%
20 to 49 Units	149	1.0%
50 or More Units	206	1.4%
Mobile Home or Trailer	995	6.6%
Other Structure	3	-

Homes Built By Year (2015)

Homes Built 2010 or later	592	3.9%
Homes Built 2000 to 2009	11,565	77.1%
Homes Built 1990 to 1999	1,928	12.9%
Homes Built 1980 to 1989	1,231	8.2%
Homes Built 1970 to 1979	1,217	8.1%
Homes Built 1960 to 1969	552	3.7%
Homes Built 1950 to 1959	453	3.0%
Homes Built Before 1949	335	2.2%

Home Values (2015)

Home Values \$1,000,000 or More	100	0.9%
Home Values \$500,000 to \$999,999	819	7.3%
Home Values \$400,000 to \$499,999	766	6.9%
Home Values \$300,000 to \$399,999	1,600	14.3%
Home Values \$200,000 to \$299,999	3,570	32.0%
Home Values \$150,000 to \$199,999	3,888	34.8%
Home Values \$100,000 to \$149,999	2,518	22.5%
Home Values \$70,000 to \$99,999	614	5.5%
Home Values \$50,000 to \$69,999	348	3.1%
Home Values \$25,000 to \$49,999	176	1.6%
Home Values Under \$25,000	374	3.3%
Owner-Occupied Median Home Value	\$194,819	
Renter-Occupied Median Rent	\$900	

Transportation To Work (2015)

Drive to Work Alone	22,988	80.1%
Drive to Work in Carpool	3,141	10.9%
Travel to Work by Public Transportation	179	0.6%
Drive to Work on Motorcycle	114	0.4%
Walk or Bicycle to Work	345	1.2%
Other Means	253	0.9%
Work at Home	1,694	5.9%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	4,848	17.9%
Travel to Work in 15 to 29 Minutes	7,668	28.4%
Travel to Work in 30 to 59 Minutes	9,441	34.9%
Travel to Work in 60 Minutes or More	3,248	12.0%
Average Minutes Travel to Work	28.6	

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