

km Kidder Mathews

**PHOENIX
RISING**
COMMUNITIES

3120 E BROADWAY RD, PHOENIX, AZ 85040

University of Phoenix



28,452+ VEHICLES
Average Daily Traffic



CT QuikTrip

asurion

CEREUS
COMMERCIAL REAL ESTATE

F7S
FIRETRUCK SOLUTIONS

BMC

ClesView
digital conversions



Wendy's



Bedrosians
REAL ESTATE

E BROADWAY RD

**SUBJECT
PROPERTY**



21,606+ VEHICLES
Average Daily Traffic



DRIVE-THRU PAD AVAILABLE

Pad Available for Ground Lease or Build-to-Suit

MATTHEW AULT
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JOIN TENANTS AT INTERSECTION



CT QuikTrip



Prime location available for ground lease or build-to-suit with excellent visibility and convenient access to I-10.

PROPERTY OVERVIEW

ADDRESS	3120 E Broadway Rd Phoenix, AZ 85040
LOT SIZE	±38,750 SF
ZONING	CP/GCP
DAYTIME EMPLOYMENT	Exceeds 200,000 within 5 miles
LOCATION	Excellent visibility to over 50,000 VPD at the intersection of Broadway Road and 32nd Street
ACCESS	Full access off Broadway. Cross-access in place between adjacent properties. Quick access to I-10 freeway

±38,750 SF
LOT SIZE

CP/GCP
ZONING

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	5,594	56,484	265,663
2020 CENSUS	7,177	65,292	291,768
2025 ESTIMATED	8,387	66,485	304,316
2030 PROJECTED	8,344	66,133	309,646

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	28.8	32.2	31.5
% FEMALE	50.8%	49.7%	46.9%
% MALE	49.2%	50.3%	53.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$72,835	\$79,139	\$74,765
2030 MEDIAN PROJECTED	\$72,656	\$77,896	\$73,423
2025 AVERAGE	\$87,336	\$102,093	\$92,789
2030 AVERAGE PROJECTED	\$87,136	\$101,002	\$91,006

Data Source: ©2025, Sites USA





Exclusively listed by

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