

AVAILABLE

# $\pm 1.05$ AC PAD AVAILABLE

Located next to heavily-trafficked commuters route

Existing zoning R-4, C-2, R1-6, City of Phoenix

Proposed zoning C-1, City of Phoenix

User property potential including: coffee, fast food, retail, etc.

Full diamond interchange at I-17 & Glendale Ave

Located 3 miles from Grand Canyon University

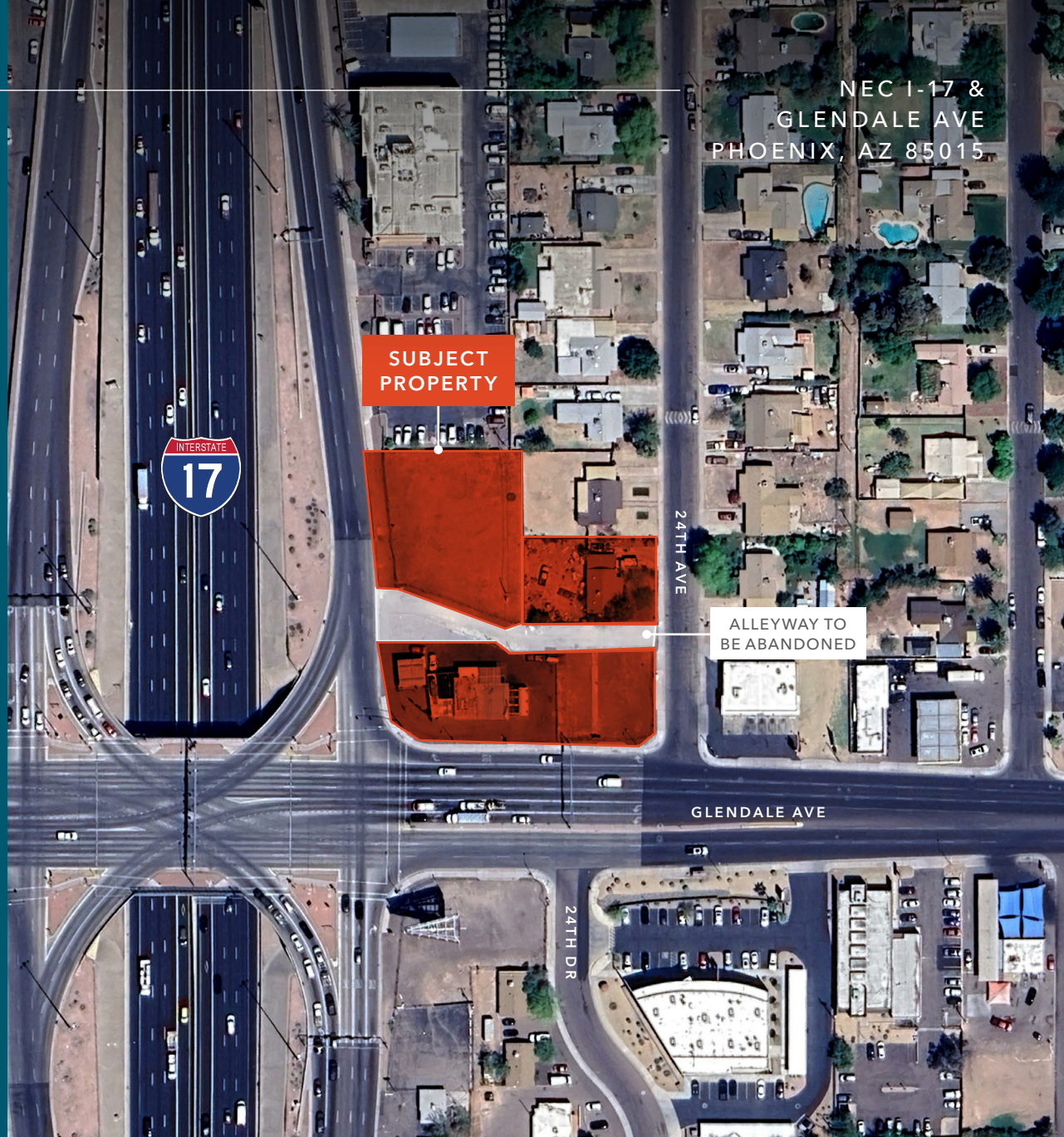
*Call for Pricing*

CHAD RUSSELL

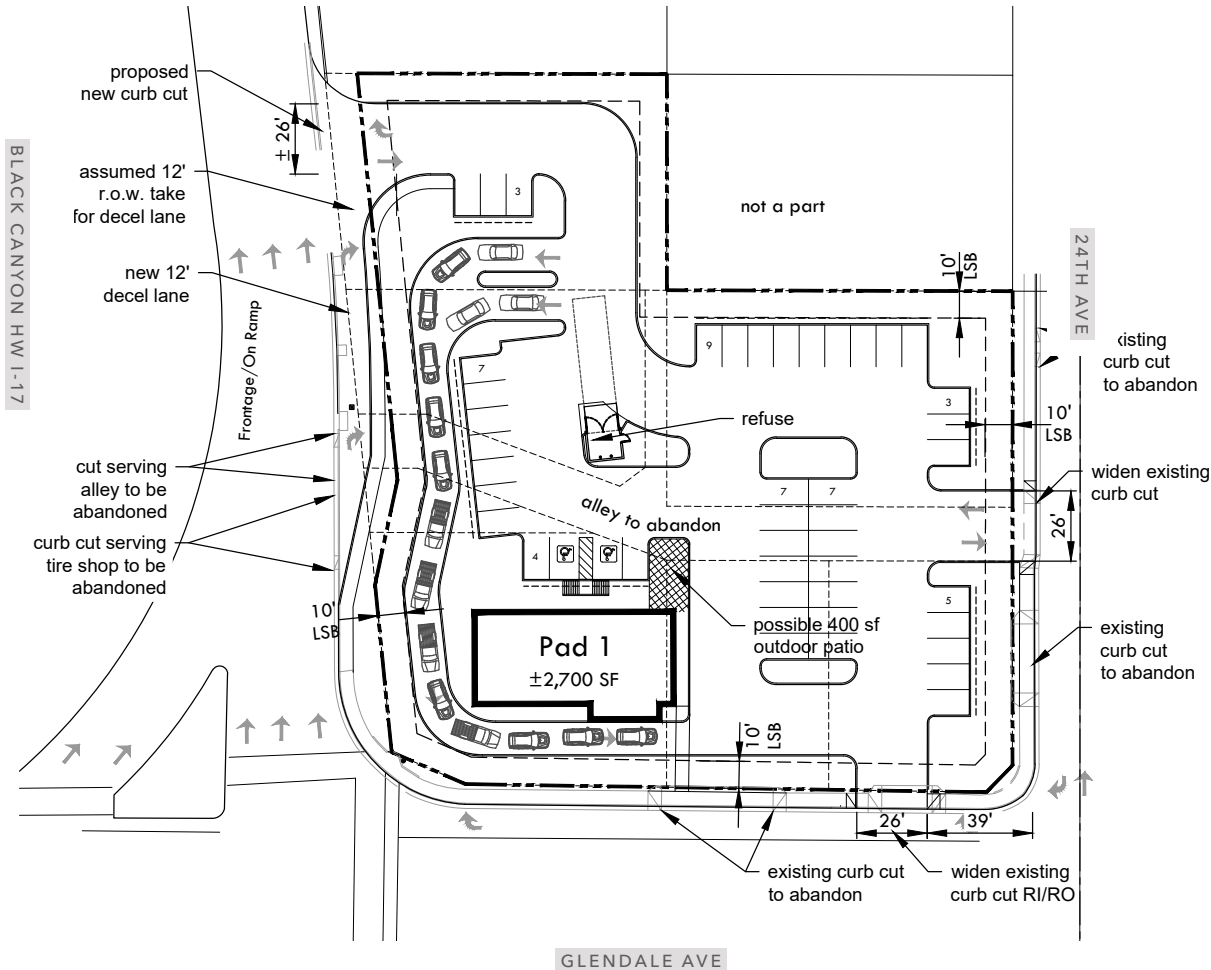
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# CONCEPTUAL SITE PLAN



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# DEMOGRAPHICS

## POPULATION

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 24,267 | 187,414 | 431,313 |
| 2020 CENSUS    | 26,267 | 204,083 | 470,883 |
| 2025 ESTIMATED | 28,687 | 214,263 | 484,041 |
| 2030 PROJECTED | 27,726 | 208,202 | 472,047 |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 34.2   | 33.0    | 34.0    |
| % FEMALE   | 50.2%  | 48.0%   | 48.9%   |
| % MALE     | 49.8%  | 52.0%   | 51.1%   |

## HOUSEHOLD INCOME

|                        | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------|----------|----------|----------|
| 2025 MEDIAN            | \$54,972 | \$73,867 | \$74,513 |
| 2030 MEDIAN PROJECTED  | \$54,972 | \$73,867 | \$74,513 |
| 2025 AVERAGE           | \$72,753 | \$94,534 | \$96,952 |
| 2030 AVERAGE PROJECTED | \$71,699 | \$92,966 | \$95,713 |

Data Source: ©2025, Sites USA



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