

AVAILABLE FOR SALE, LEASE OR GROUND LEASE

3160 W CAREFREE HWY, PHOENIX, AZ 85086



FORMER DENNY'S AT TRAMANTO MARKETPLACE

PROPERTY HIGHLIGHTS

Parcel: 40,691 SF, **Building:** 4,836 SF, **Zoning:** C-2

Access: Full access to North Valley Pkwy, Carefree Hwy and I-17 Fwy.

Traffic Counts: ±32,898 Carefree Hwy and I-17 Fwy ±54,730 VPD

The vacant Denny's is a pad located in the Tramanto Marketplace shopping center. Albertson's, McDonald's and Chevron are all top ranked locations in the state in terms of sales performance. Sprout's, Home Depot, Kohl's, In N Out Burger are across the street.

Taiwan Semiconductor Manufacturing Company (TSMC) Arizona is 2 miles to the SW of the subject property. TSMC Arizona is investing \$165B in three fabrication facilities creating more than 6,000 high tech - high wage jobs, with an additional 10,000 construction jobs currently working on site daily.

Apple is now the largest customer of TSMC's \$165B Arizona chip factory.

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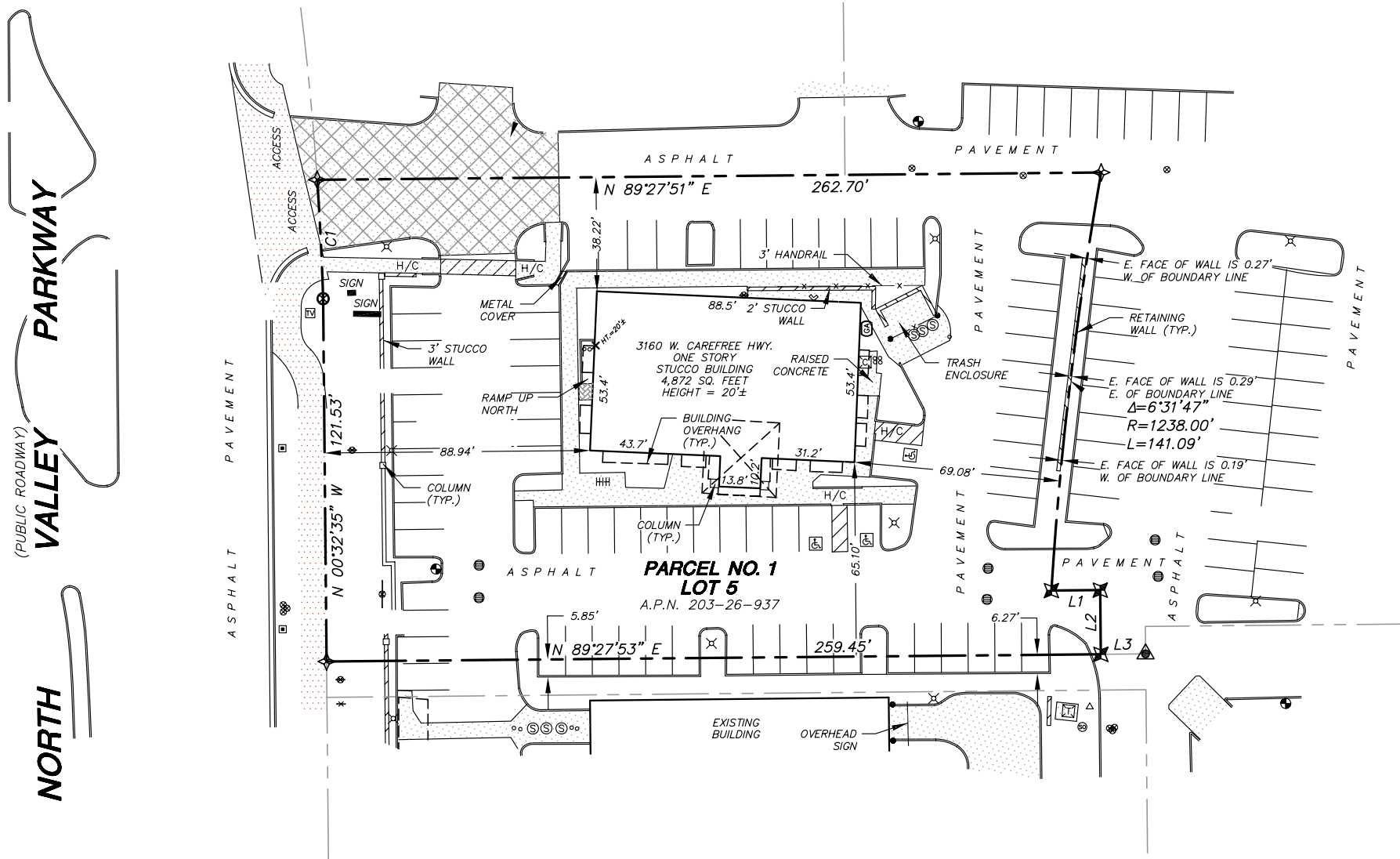
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km Kidder Mathews



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles	10 Miles
2010 CENSUS	6,582	18,220	52,244	215,338
2020 CENSUS	8,258	24,215	63,334	254,030
2023 ESTIMATED	8,106	23,757	63,739	255,983
2028 PROJECTED	7,865	24,074	66,885	260,466

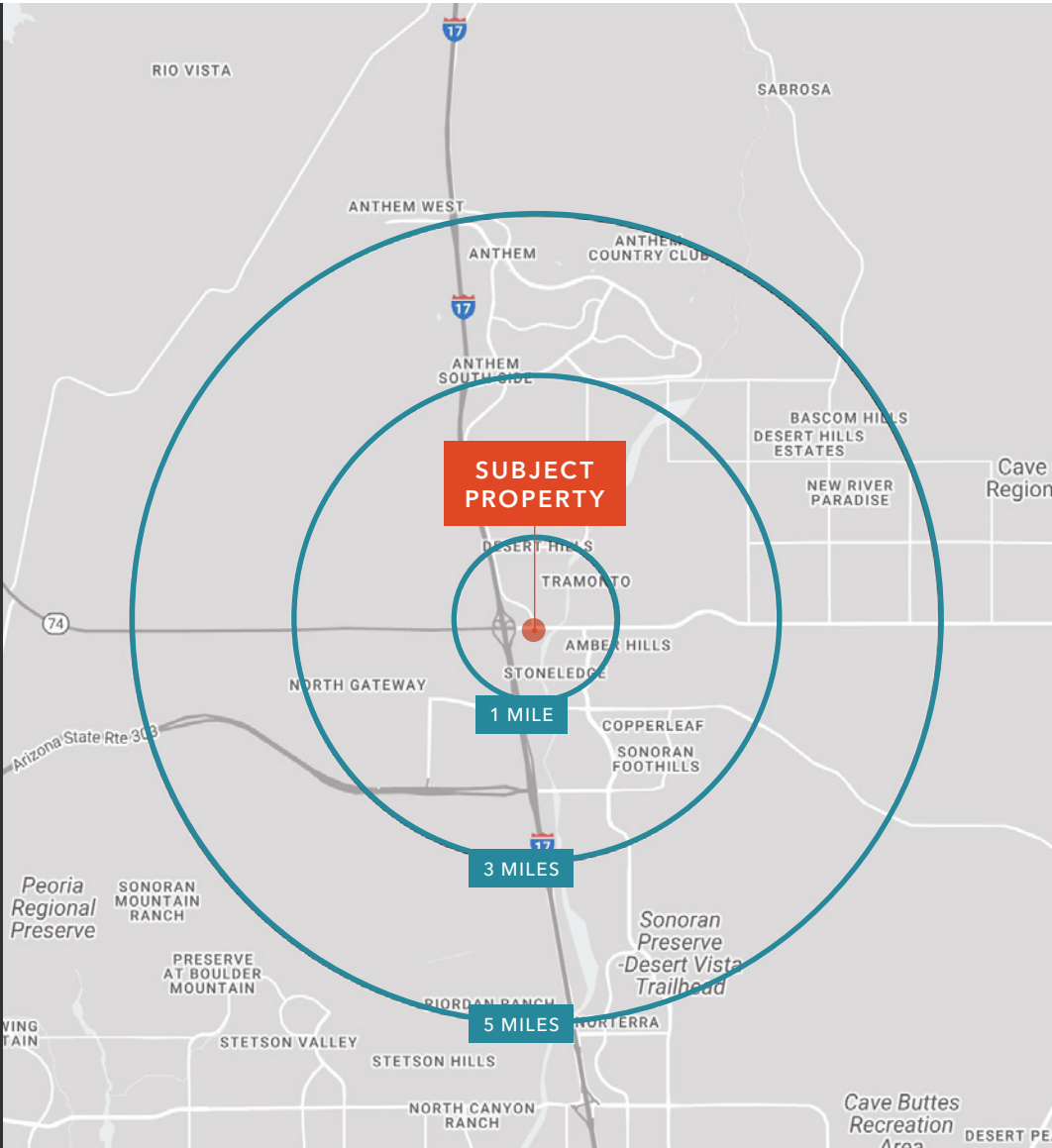
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles	10 Miles
MEDIAN AGE	34.8	37.0	38.5	40.4
% FEMALE	50.7%	49.7%	49.8%	50%
% MALE	49.3%	50.3%	50.2%	50%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles	10 Miles
2023 MEDIAN	\$113,622	\$128,757	\$126,727	\$121,017
2028 MEDIAN PROJECTED	\$111,254	\$127,548	\$124,814	\$124,489
2023 AVERAGE	\$133,759	\$173,609	\$181,772	\$160,264
2028 AVERAGE PROJECTED	\$148,430	\$187,354	\$186,968	\$168,001

Data Source: ©2023, Sites USA



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