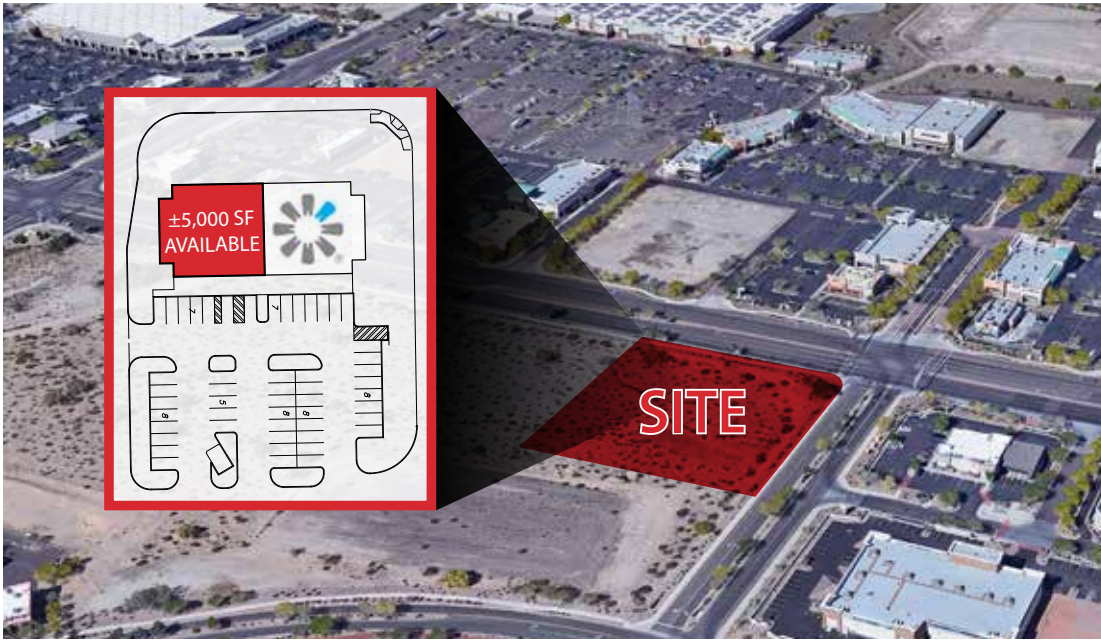


# HARD CORNER DEVELOPMENT

SEC WATSON RD & SUNDANCE AVE | BUCKEYE, AZ



## NEARBY TENANTS



## PROPERTY HIGHLIGHTS

- ±5,000 SF end-cap available with excellent visibility from Watson Road
- Prime hard corner location just south of the I-10
- Site sits adjacent to a ±7,000 home master-planned community, Sundance
- Perfect location for quasi-medical/retail users
- One of the more active retail arterials in the West Valley

## TRAFFIC COUNTS

WATSON ROAD: 16,008 VPD

I-10: 10,380 VPD

(Source: Kalibrate Technologies 2017)

## DEMOGRAPHIC BRIEF 2017

	1-MILE	3-MILE	5-MILE
POPULATION:	8,964	26,230	53,683
HOUSEHOLDS:	2,742	7,815	16,210
MEDIAN AGE:	33.1	30.7	31.3
AVERAGE HH INCOME:	\$68,512	\$74,610	\$78,323

ADDITIONAL  
INFORMATION

**JOE DOUCETT**

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480.390.2262

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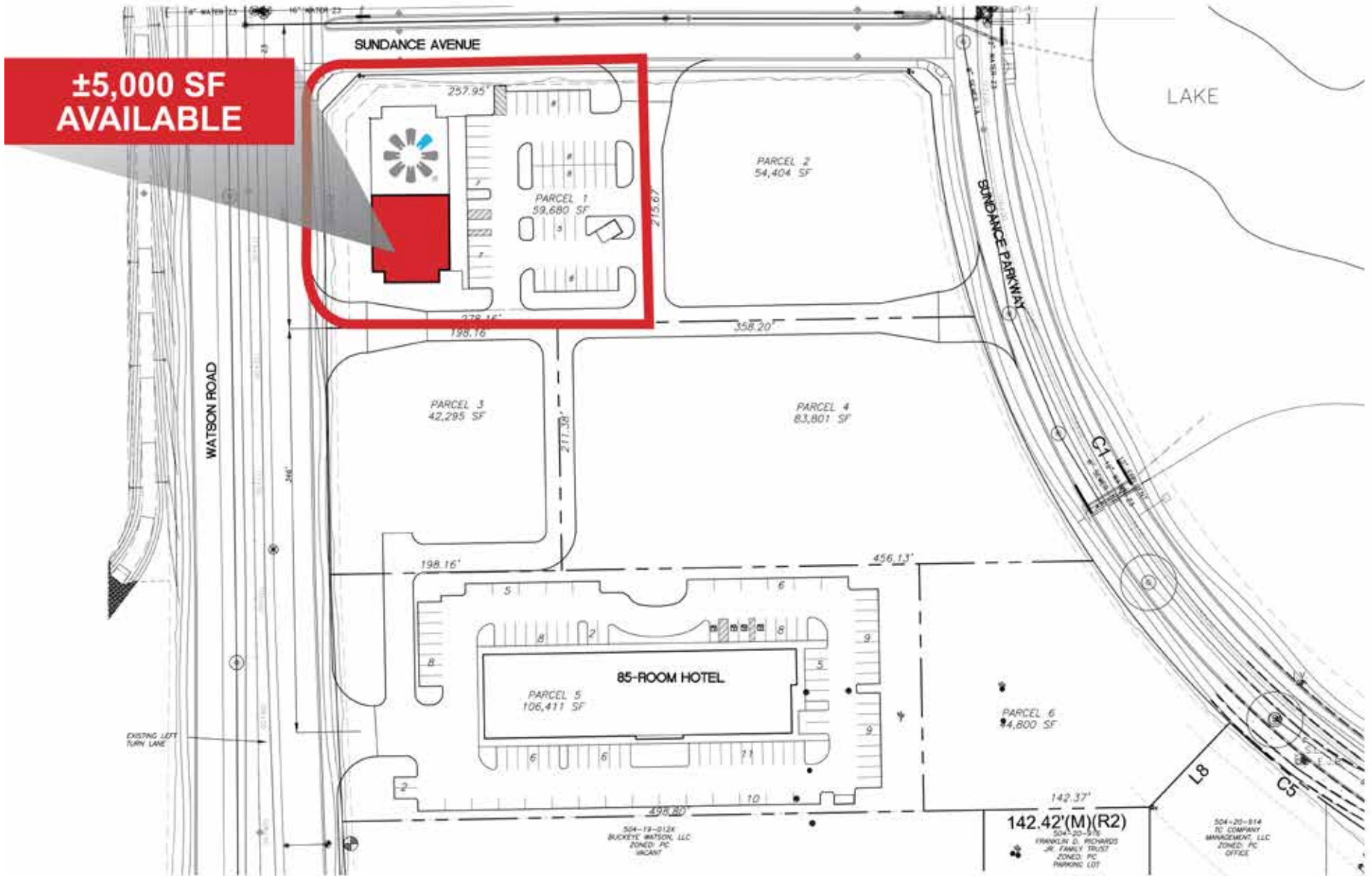
**RYAN MORONEY**

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# HARD CORNER DEVELOPMENT

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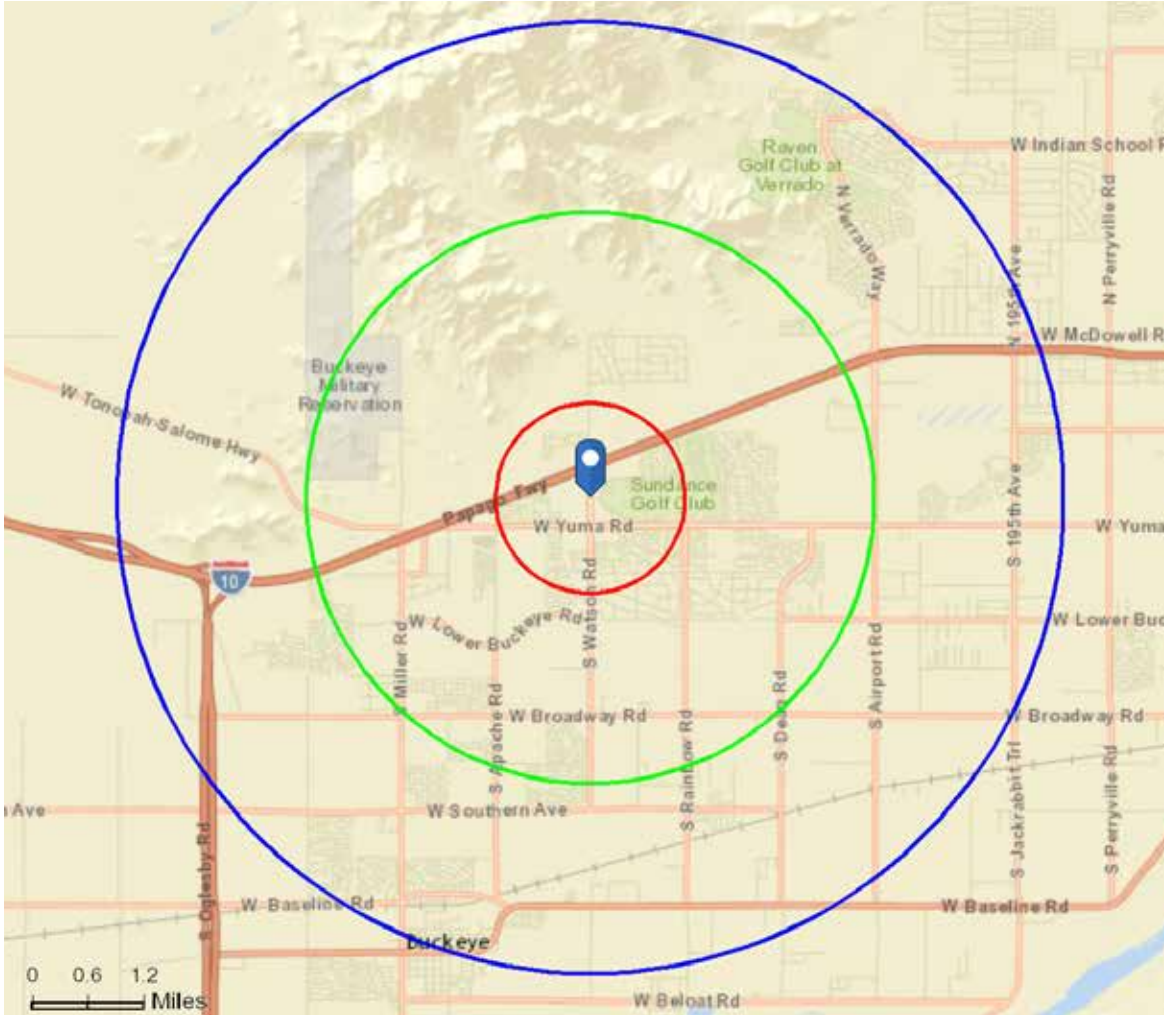
# HARD CORNER DEVELOPMENT

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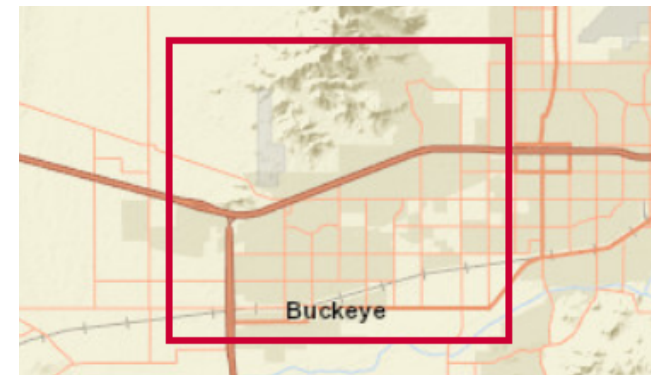
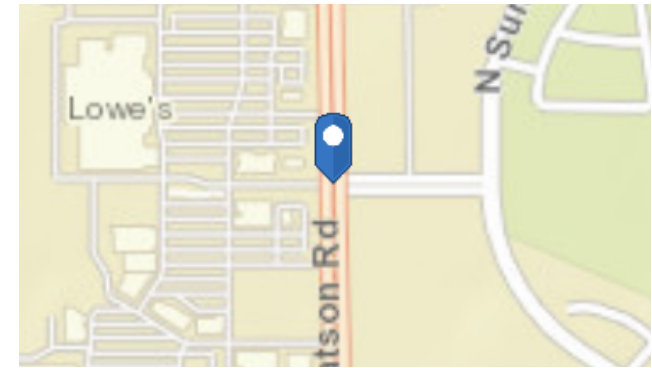


## SITE MAP

LATITUDE: **33.43973** | LONGITUDE: **-112.55638**



SEC Watson Rd & Sundance Pkwy  
Buckeye, AZ 85326  
Ring: 1, 3, 5 Miles



ADDITIONAL  
INFORMATION

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# HARD CORNER DEVELOPMENT

SEC WATSON RD & SUNDANCE AVE | BUCKEYE, AZ



1 MILE

Summary	Census 2010	2017	2022
Population	8,058	8,964	9,798
Households	2,495	2,742	3,013
Families	1,994	2,179	2,385
Average Household Size	3.23	3.27	3.25
Owner Occupied Housing Units	1,907	2,021	2,240
Renter Occupied Housing Units	588	722	773
Median Age	31.5	33.1	32.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.80%	1.41%	0.83%
Households	1.90%	1.35%	0.79%
Families	1.82%	1.27%	0.71%
Owner HHS	2.08%	1.32%	0.72%
Median Household Income	1.57%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	207	7.5%	222	7.4%
\$15,000 - \$24,999	229	8.4%	239	7.9%
\$25,000 - \$34,999	377	13.7%	390	12.9%
\$35,000 - \$49,999	378	13.8%	352	11.7%
\$50,000 - \$74,999	574	20.9%	597	19.8%
\$75,000 - \$99,999	516	18.8%	588	19.5%
\$100,000 - \$149,999	319	11.6%	418	13.9%
\$150,000 - \$199,999	66	2.4%	93	3.1%
\$200,000+	77	2.8%	115	3.8%
Median Household Income	\$55,734		\$60,238	
Average Household Income	\$68,512		\$77,932	
Per Capita Income	\$22,015		\$25,288	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	722	9.0%	784	8.7%	883	9.0%
5 - 9	788	9.8%	728	8.1%	820	8.4%
10 - 14	733	9.1%	715	8.0%	744	7.6%
15 - 19	602	7.5%	613	6.8%	636	6.5%
20 - 24	426	5.3%	571	6.4%	538	5.5%
25 - 34	1,206	15.0%	1,319	14.7%	1,718	17.5%
35 - 44	1,116	13.9%	1,204	13.4%	1,287	13.1%
45 - 54	835	10.4%	948	10.6%	889	9.1%
55 - 64	848	10.5%	942	10.5%	829	8.5%
65 - 74	600	7.4%	838	9.3%	967	9.9%
75 - 84	156	1.9%	255	2.8%	420	4.3%
85+	25	0.3%	48	0.5%	66	0.7%

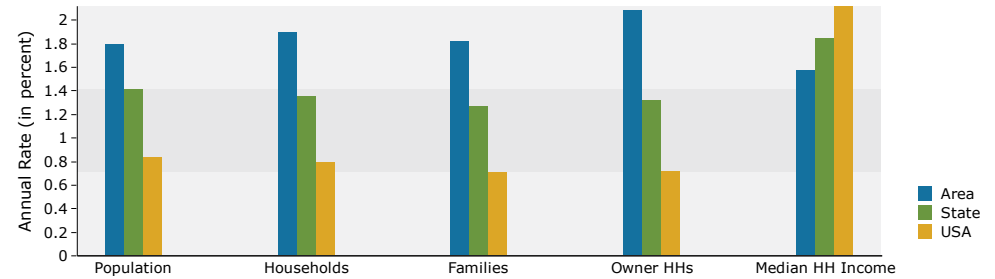
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,533	68.7%	5,876	65.5%	6,222	63.5%
Black Alone	575	7.1%	703	7.8%	828	8.5%
American Indian Alone	126	1.6%	159	1.8%	185	1.9%
Asian Alone	157	1.9%	196	2.2%	238	2.4%
Pacific Islander Alone	12	0.1%	14	0.2%	17	0.2%
Some Other Race Alone	1,269	15.7%	1,531	17.1%	1,735	17.7%
Two or More Races	386	4.8%	486	5.4%	573	5.8%

Hispanic Origin (Any Race) 2,736 34.0% 3,238 36.1% 3,677 37.5%

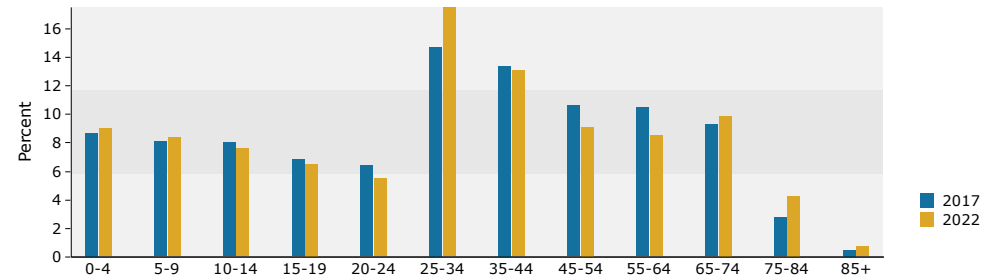
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

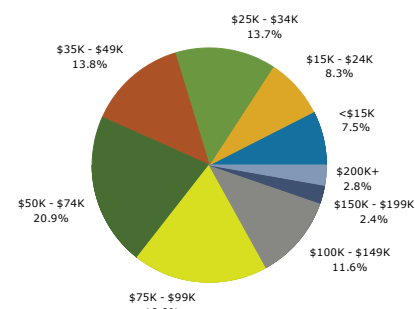
Trends 2017-2022



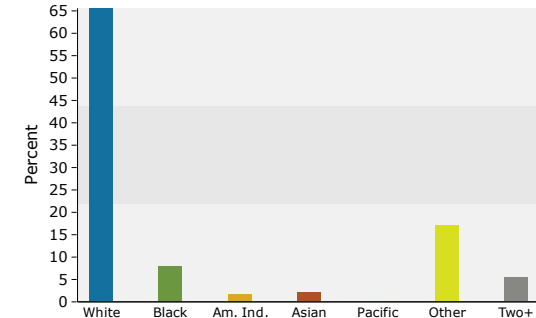
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 36.1%

ADDITIONAL INFORMATION

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# HARD CORNER DEVELOPMENT

SEC WATSON RD & SUNDANCE AVE | BUCKEYE, AZ



## 3 MILE

Summary	Census 2010	2017	2022
Population	22,160	26,230	29,467
Households	6,637	7,815	8,767
Families	5,412	6,324	7,074
Average Household Size	3.34	3.36	3.36
Owner Occupied Housing Units	5,192	5,895	6,658
Renter Occupied Housing Units	1,445	1,920	2,110
Median Age	29.2	30.7	30.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.35%	1.41%	0.83%
Households	2.33%	1.35%	0.79%
Families	2.27%	1.27%	0.71%
Owner HHs	2.46%	1.32%	0.72%
Median Household Income	2.00%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	478	6.1%	516	5.9%
\$15,000 - \$24,999	499	6.4%	513	5.9%
\$25,000 - \$34,999	771	9.9%	778	8.9%
\$35,000 - \$49,999	1,024	13.1%	959	10.9%
\$50,000 - \$74,999	1,843	23.6%	1,938	22.1%
\$75,000 - \$99,999	1,617	20.7%	1,894	21.6%
\$100,000 - \$149,999	1,058	13.5%	1,401	16.0%
\$150,000 - \$199,999	303	3.9%	432	4.9%
\$200,000+	222	2.8%	336	3.8%
Median Household Income	\$62,767		\$69,307	
Average Household Income	\$74,610		\$85,053	
Per Capita Income	\$22,521		\$25,671	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,199	9.9%	2,542	9.7%	2,986	10.1%
5 - 9	2,252	10.2%	2,364	9.0%	2,755	9.3%
10 - 14	2,141	9.7%	2,232	8.5%	2,493	8.5%
15 - 19	1,721	7.8%	1,877	7.2%	2,044	6.9%
20 - 24	1,264	5.7%	1,721	6.6%	1,698	5.8%
25 - 34	3,699	16.7%	4,178	15.9%	5,481	18.6%
35 - 44	3,220	14.5%	3,851	14.7%	4,338	14.7%
45 - 54	2,308	10.4%	2,765	10.5%	2,719	9.2%
55 - 64	1,890	8.5%	2,322	8.9%	2,116	7.2%
65 - 74	1,097	5.0%	1,739	6.6%	1,921	6.5%
75 - 84	306	1.4%	529	2.0%	782	2.7%
85+	61	0.3%	110	0.4%	133	0.5%

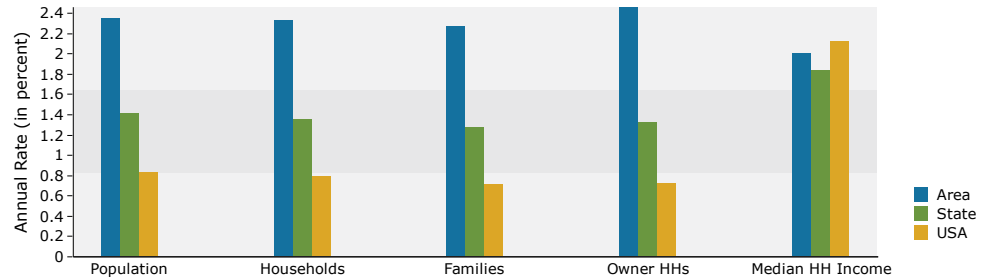
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,753	66.6%	16,575	63.2%	17,920	60.8%
Black Alone	1,465	6.6%	1,933	7.4%	2,355	8.0%
American Indian Alone	319	1.4%	430	1.6%	518	1.8%
Asian Alone	457	2.1%	609	2.3%	763	2.6%
Pacific Islander Alone	44	0.2%	57	0.2%	70	0.2%
Some Other Race Alone	4,133	18.6%	5,300	20.2%	6,238	21.2%
Two or More Races	990	4.5%	1,326	5.1%	1,603	5.4%

Hispanic Origin (Any Race) 8,666 39.1% 10,980 41.9% 12,932 43.9%

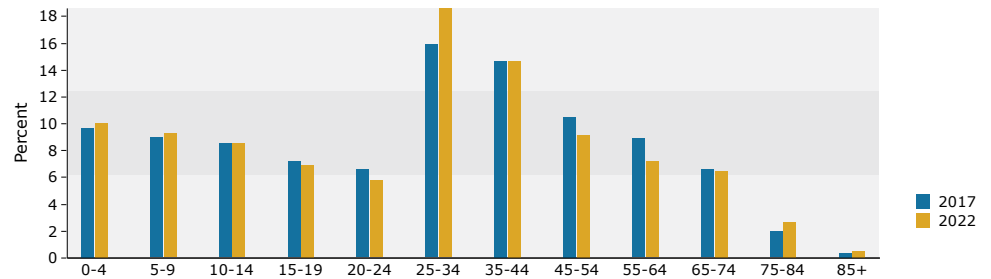
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

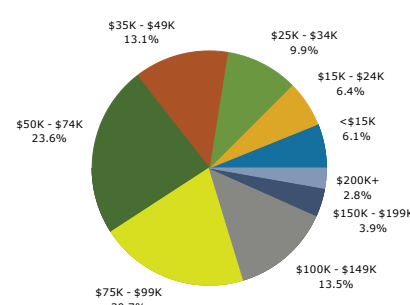
Trends 2017-2022



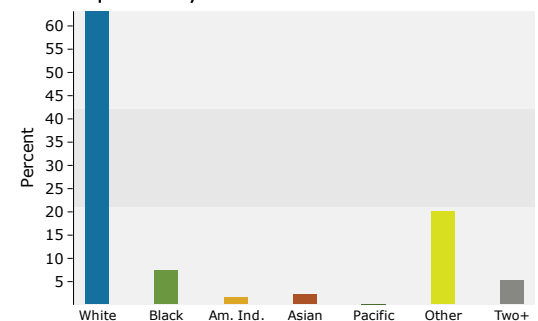
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 41.9%

ADDITIONAL INFORMATION

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# HARD CORNER DEVELOPMENT

SEC WATSON RD & SUNDANCE AVE | BUCKEYE, AZ



## 5 MILE

Summary	Census 2010	2017	2022
Population	41,715	53,683	61,551
Households	12,703	16,210	18,547
Families	10,250	13,031	14,887
Average Household Size	3.28	3.31	3.32
Owner Occupied Housing Units	9,707	11,897	13,689
Renter Occupied Housing Units	2,996	4,313	4,858
Median Age	29.8	31.3	30.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.77%	1.41%	0.83%
Households	2.73%	1.35%	0.79%
Families	2.70%	1.27%	0.71%
Owner HHs	2.85%	1.32%	0.72%
Median Household Income	2.26%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,112	6.9%	1,220	6.6%
\$15,000 - \$24,999	1,062	6.6%	1,107	6.0%
\$25,000 - \$34,999	1,413	8.7%	1,406	7.6%
\$35,000 - \$49,999	2,192	13.5%	2,074	11.2%
\$50,000 - \$74,999	3,575	22.1%	3,870	20.9%
\$75,000 - \$99,999	3,128	19.3%	3,758	20.3%
\$100,000 - \$149,999	2,288	14.1%	2,989	16.1%
\$150,000 - \$199,999	800	4.9%	1,128	6.1%
\$200,000+	641	4.0%	995	5.4%
Median Household Income	\$63,806		\$71,355	
Average Household Income	\$78,323		\$90,104	
Per Capita Income	\$23,731		\$27,240	

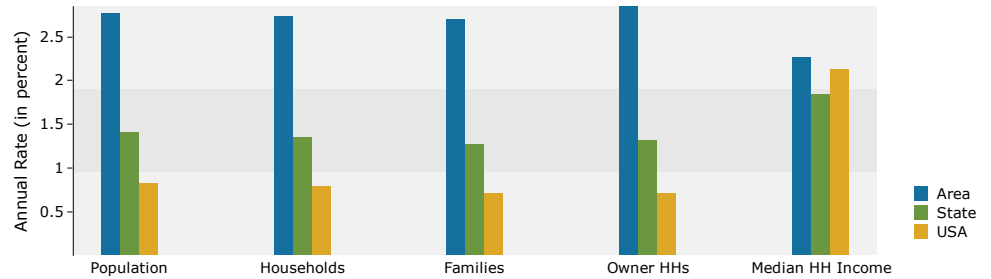
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,109	9.9%	5,063	9.4%	6,012	9.8%
5 - 9	4,178	10.0%	4,944	9.2%	5,790	9.4%
10 - 14	3,994	9.6%	4,649	8.7%	5,364	8.7%
15 - 19	3,198	7.7%	3,803	7.1%	4,273	6.9%
20 - 24	2,314	5.5%	3,329	6.2%	3,388	5.5%
25 - 34	6,792	16.3%	8,243	15.4%	10,698	17.4%
35 - 44	6,202	14.9%	8,211	15.3%	9,542	15.5%
45 - 54	4,630	11.1%	5,879	11.0%	5,993	9.7%
55 - 64	3,601	8.6%	4,957	9.2%	4,957	8.1%
65 - 74	1,933	4.6%	3,297	6.1%	3,757	6.1%
75 - 84	603	1.4%	1,050	2.0%	1,476	2.4%
85+	160	0.4%	258	0.5%	302	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,290	67.8%	34,927	65.1%	38,667	62.8%
Black Alone	2,459	5.9%	3,502	6.5%	4,373	7.1%
American Indian Alone	578	1.4%	838	1.6%	1,031	1.7%
Asian Alone	785	1.9%	1,215	2.3%	1,599	2.6%
Pacific Islander Alone	74	0.2%	100	0.2%	125	0.2%
Some Other Race Alone	7,689	18.4%	10,418	19.4%	12,430	20.2%
Two or More Races	1,839	4.4%	2,682	5.0%	3,326	5.4%
Hispanic Origin (Any Race)	16,319	39.1%	21,961	40.9%	26,277	42.7%

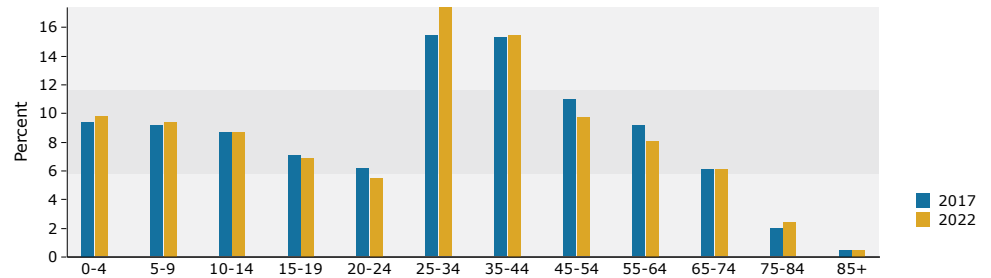
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

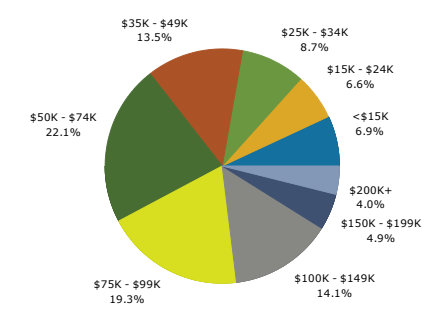
Trends 2017-2022



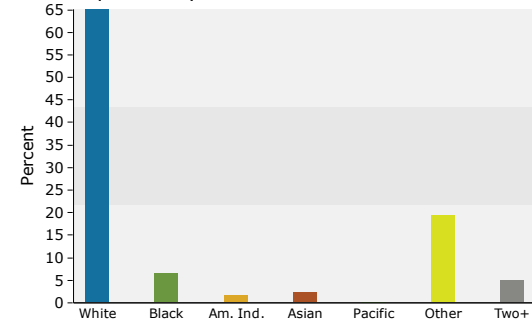
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 40.9%

ADDITIONAL INFORMATION

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