

THE SHOPS AT PORTER

WNWC PORTER ROAD & CASA GRANDE HIGHWAY | MARICOPA, AZ



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PROPERTY HIGHLIGHTS

- Walmart Supercenter outparcel building – 2,500 SF end-cap available
- Co-tenant with a Pacific Dental supported office with prime frontage on the Casa Grande Highway
- Banner Medical Center, with expansion plans in the works, is located just north of the planned Shops at Porter
- 1,500 homes planned within a 5-mile radius of the site
- Located within the fastest growing city in the country between 2000-2010 according to U.S. Census Data

TRAFFIC COUNTS

PORTER RD: 7,220 VPD

CASA GRANDE HWY: 8,303 VPD

(Source: Kalibrate Technologies 2018)

DEMOGRAPHIC BRIEF 2018

	1-MILE	3-MILE	5-MILE
POPULATION:	1,883	34,831	52,390
HOUSEHOLDS:	611	11,592	17,336
MEDIAN AGE:	29.3	33.0	32.9
AVERAGE HH INCOME:	\$82,419	\$77,833	\$79,988

ADDITIONAL
INFORMATION

RYAN MORONEY

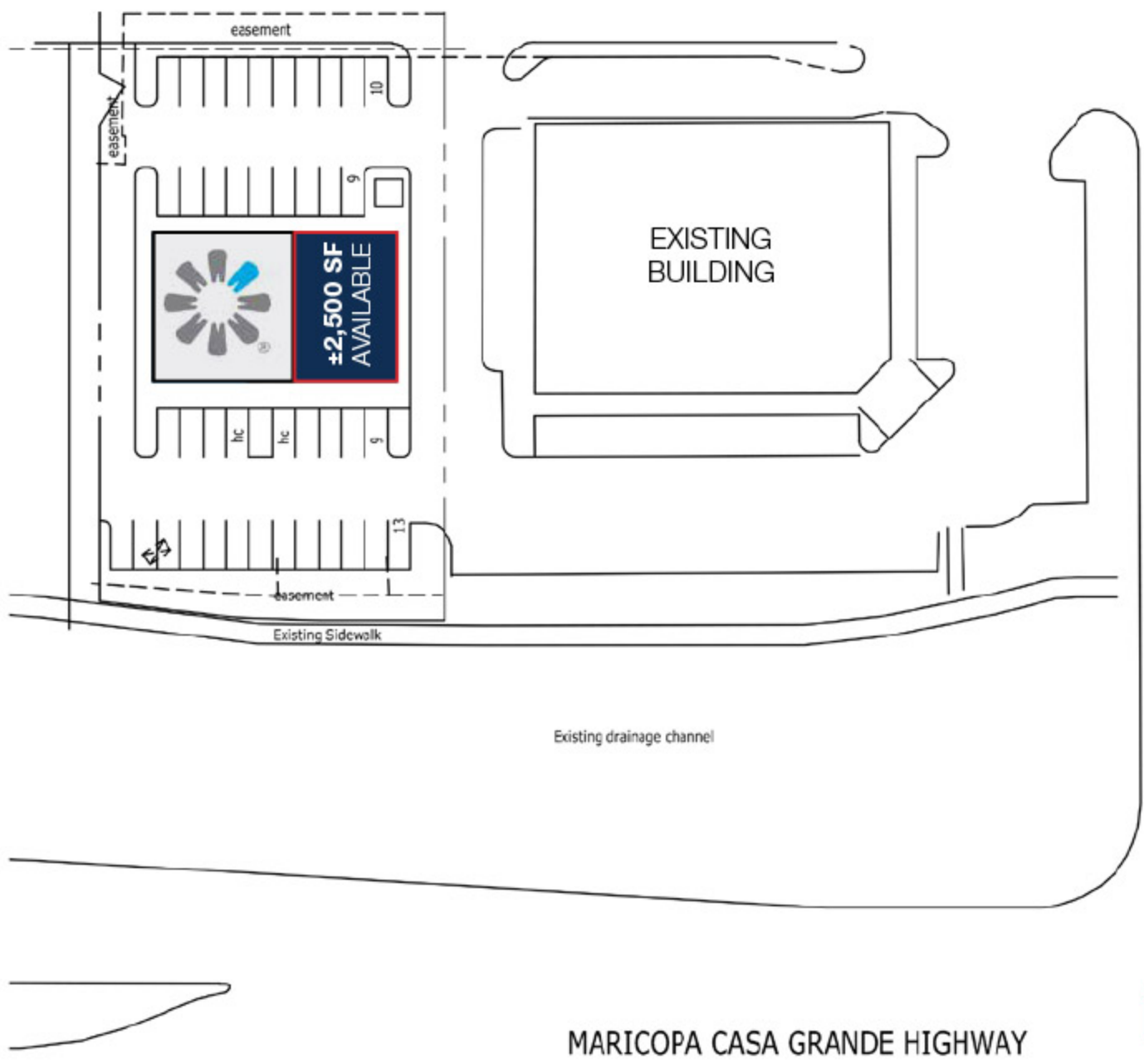
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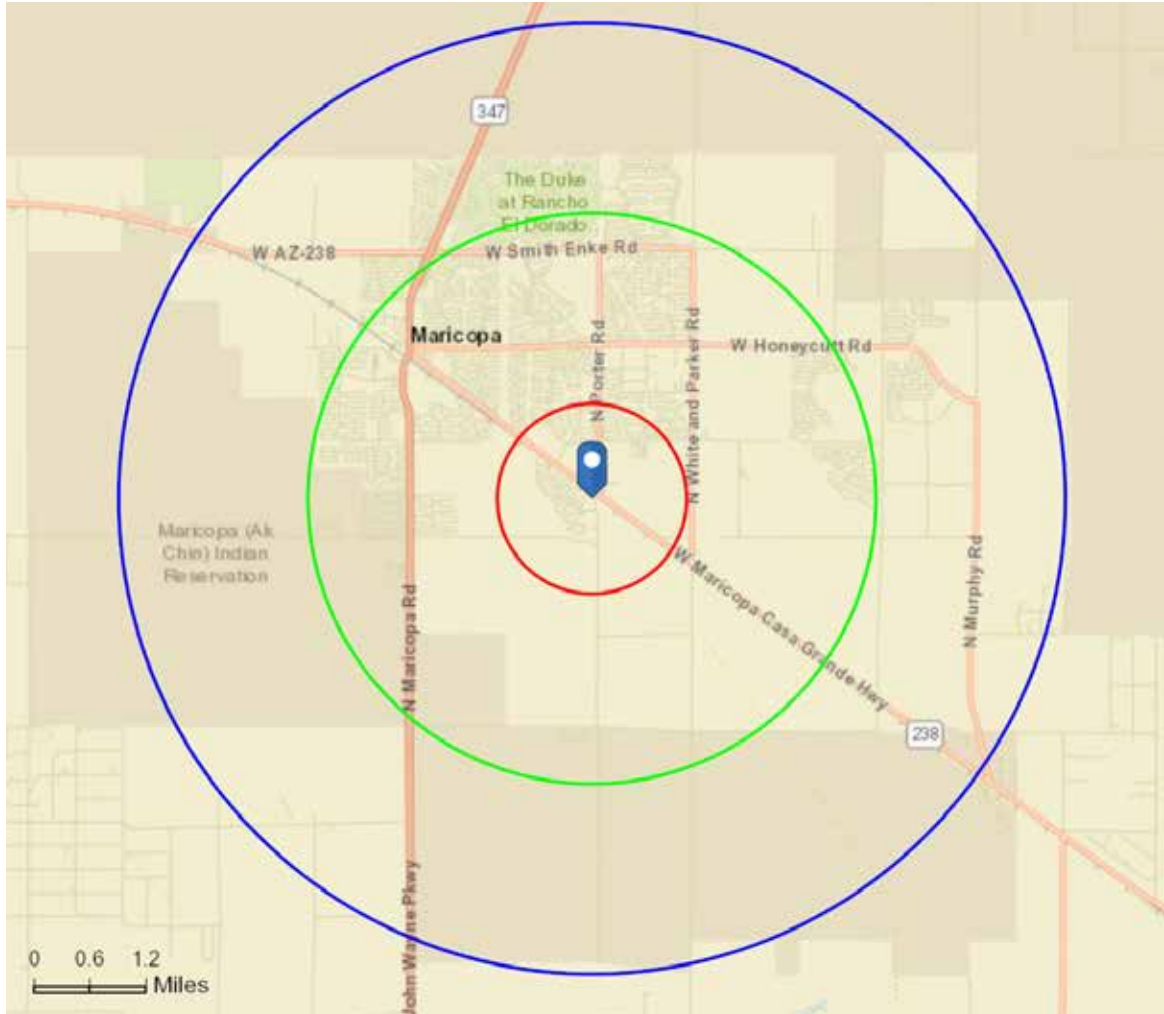
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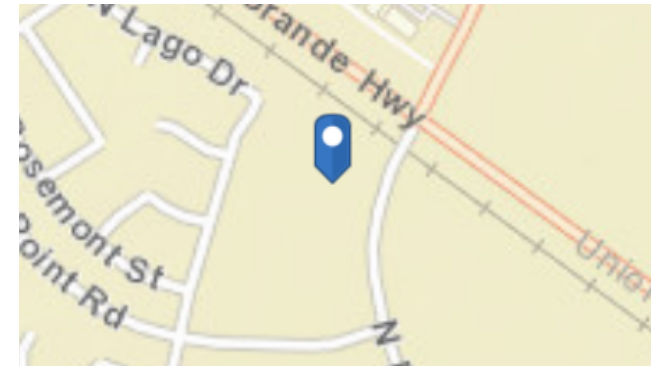
SITE MAP

LATITUDE: **33.03475** | LONGITUDE: **-112.01472**



THE SHOPS AT PORTER

WNWC Porter Rd & Casa Grande Hwy
Maricopa, AZ 85138
Ring: 1, 3, 5 Miles



ADDITIONAL INFORMATION

2398 E Camelback Rd, Suite 950 | Phoenix, AZ 85016 | 602.952.3800 | www.ngkfazretail.com

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1 MILE

Summary	Census 2010	2018	2023
Population	1,329	1,883	2,089
Households	436	611	679
Families	336	469	520
Average Household Size	3.05	3.08	3.08
Owner Occupied Housing Units	393	565	632
Renter Occupied Housing Units	43	46	47
Median Age	29.3	31.7	29.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.10%	1.37%	0.83%
Households	2.13%	1.34%	0.79%
Families	2.09%	1.29%	0.71%
Owner HHS	2.27%	1.90%	1.16%
Median Household Income	2.34%	2.45%	2.50%

	2018		2023	
Households by Income	Number	Percent	Number	Percent
<\$15,000	26	4.3%	24	3.5%
\$15,000 - \$24,999	17	2.8%	14	2.1%
\$25,000 - \$34,999	23	3.8%	20	2.9%
\$35,000 - \$49,999	109	17.8%	103	15.2%
\$50,000 - \$74,999	158	25.9%	159	23.4%
\$75,000 - \$99,999	122	20.0%	136	20.0%
\$100,000 - \$149,999	112	18.3%	153	22.5%
\$150,000 - \$199,999	25	4.1%	36	5.3%
\$200,000+	21	3.4%	34	5.0%

Median Household Income	\$69,099	\$77,574
Average Household Income	\$82,419	\$96,153
Per Capita Income	\$27,536	\$32,179

	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	153	11.5%	187	9.9%	210	10.1%
5 - 9	121	9.1%	191	10.1%	209	10.0%
10 - 14	112	8.4%	167	8.9%	204	9.8%
15 - 19	69	5.2%	122	6.5%	156	7.5%
20 - 24	69	5.2%	99	5.3%	112	5.4%
25 - 34	316	23.8%	286	15.2%	329	15.7%
35 - 44	199	15.0%	366	19.4%	395	18.9%
45 - 54	137	10.3%	203	10.8%	224	10.7%
55 - 64	98	7.4%	143	7.6%	129	6.2%
65 - 74	40	3.0%	90	4.8%	86	4.1%
75 - 84	13	1.0%	25	1.3%	30	1.4%
85+	3	0.2%	5	0.3%	5	0.2%

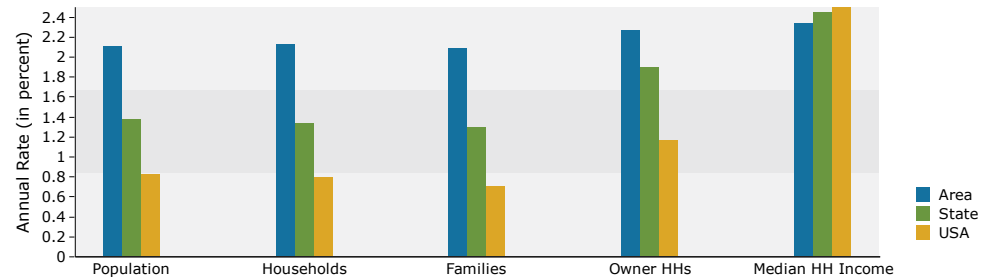
	Census 2010		2018		2023	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	927	69.8%	1,285	68.3%	1,392	66.6%
Black Alone	135	10.2%	200	10.6%	230	11.0%
American Indian Alone	34	2.6%	52	2.8%	64	3.1%
Asian Alone	38	2.9%	53	2.8%	58	2.8%
Pacific Islander Alone	3	0.2%	4	0.2%	4	0.2%
Some Other Race Alone	128	9.6%	192	10.2%	230	11.0%
Two or More Races	63	4.7%	95	5.1%	111	5.3%

Hispanic Origin (Any Race)	372	28.0%	554	29.4%	667	31.9%
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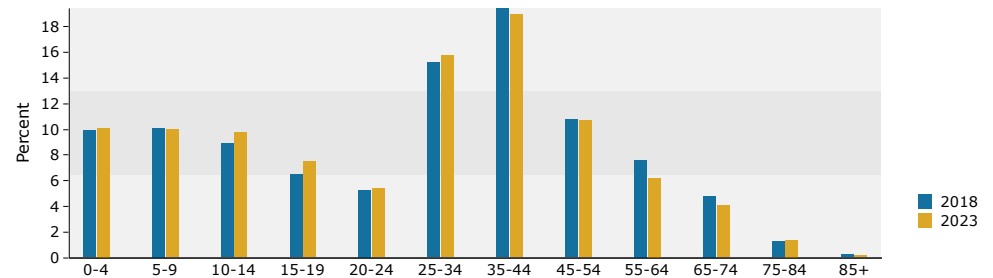
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

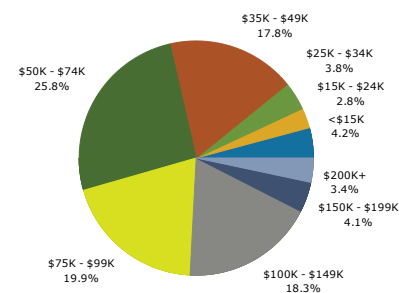
Trends 2018-2023



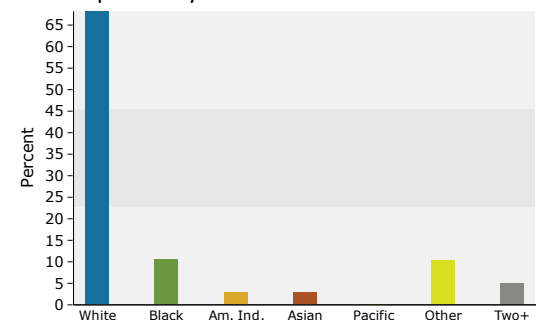
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 29.4%

ADDITIONAL
INFORMATION

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3 MILE

Summary	Census 2010	2018	2023
Population	28,867	34,831	38,278
Households	9,418	11,592	12,794
Families	7,390	8,996	9,898
Average Household Size	3.06	3.00	2.99
Owner Occupied Housing Units	7,493	9,401	10,649
Renter Occupied Housing Units	1,925	2,191	2,145
Median Age	31.0	33.0	32.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.91%	1.37%	0.83%
Households	1.99%	1.34%	0.79%
Families	1.93%	1.29%	0.71%
Owner HHs	2.52%	1.90%	1.16%
Median Household Income	2.62%	2.45%	2.50%

	2018		2023	
Households by Income	Number	Percent	Number	Percent
<\$15,000	693	6.0%	648	5.1%
\$15,000 - \$24,999	727	6.3%	643	5.0%
\$25,000 - \$34,999	684	5.9%	613	4.8%
\$35,000 - \$49,999	1,480	12.8%	1,387	10.8%
\$50,000 - \$74,999	2,903	25.0%	2,948	23.0%
\$75,000 - \$99,999	2,181	18.8%	2,464	19.3%
\$100,000 - \$149,999	2,112	18.2%	2,840	22.2%
\$150,000 - \$199,999	543	4.7%	811	6.3%
\$200,000+	270	2.3%	441	3.4%

Median Household Income	\$66,903	\$76,129
Average Household Income	\$77,833	\$90,989
Per Capita Income	\$25,950	\$30,459

	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,122	10.8%	3,322	9.5%	3,695	9.7%
5 - 9	2,786	9.7%	3,326	9.5%	3,619	9.5%
10 - 14	2,415	8.4%	2,907	8.3%	3,355	8.8%
15 - 19	1,660	5.8%	2,220	6.4%	2,571	6.7%
20 - 24	1,348	4.7%	1,800	5.2%	1,897	5.0%
25 - 34	5,437	18.8%	4,958	14.2%	5,893	15.4%
35 - 44	4,499	15.6%	5,776	16.6%	6,196	16.2%
45 - 54	2,966	10.3%	3,772	10.8%	3,909	10.2%
55 - 64	2,643	9.2%	3,168	9.1%	2,812	7.3%
65 - 74	1,483	5.1%	2,635	7.6%	2,890	7.6%
75 - 84	424	1.5%	805	2.3%	1,256	3.3%
85+	84	0.3%	143	0.4%	184	0.5%

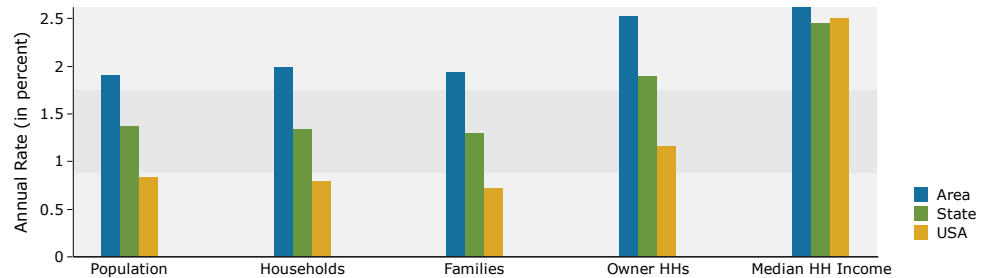
	Census 2010		2018		2023	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	19,706	68.3%	23,302	66.9%	25,096	65.6%
Black Alone	2,853	9.9%	3,593	10.3%	4,097	10.7%
American Indian Alone	1,051	3.6%	1,301	3.7%	1,510	3.9%
Asian Alone	1,242	4.3%	1,408	4.0%	1,514	4.0%
Pacific Islander Alone	67	0.2%	73	0.2%	67	0.2%
Some Other Race Alone	2,303	8.0%	3,035	8.7%	3,561	9.3%
Two or More Races	1,644	5.7%	2,119	6.1%	2,432	6.4%

Hispanic Origin (Any Race)	7,023	24.3%	9,052	26.0%	10,721	28.0%
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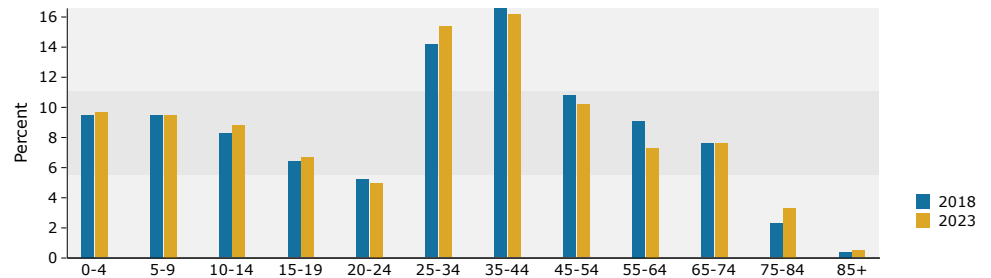
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

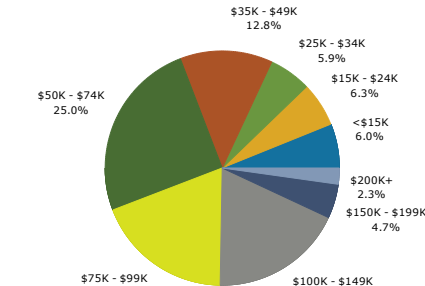
Trends 2018-2023



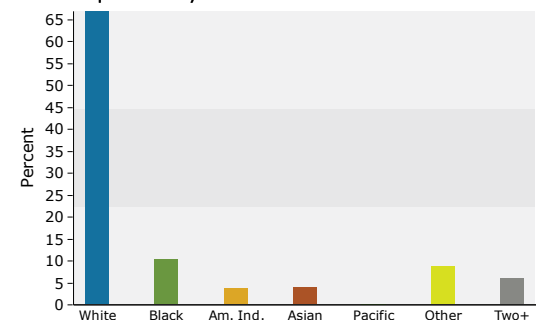
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 26.0%

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5 MILE

Summary	Census 2010	2018	2023
Population	44,479	52,390	56,850
Households	14,637	17,336	18,840
Families	11,325	13,282	14,396
Average Household Size	3.04	3.02	3.02
Owner Occupied Housing Units	11,444	13,629	15,275
Renter Occupied Housing Units	3,193	3,707	3,565
Median Age	31.1	32.8	32.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.65%	1.37%	0.83%
Households	1.68%	1.34%	0.79%
Families	1.62%	1.29%	0.71%
Owner HHS	2.31%	1.90%	1.16%
Median Household Income	2.53%	2.45%	2.50%

	2018		2023	
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,038	6.0%	959	5.1%
\$15,000 - \$24,999	957	5.5%	839	4.5%
\$25,000 - \$34,999	1,089	6.3%	957	5.1%
\$35,000 - \$49,999	2,245	12.9%	2,057	10.9%
\$50,000 - \$74,999	4,108	23.7%	4,077	21.6%
\$75,000 - \$99,999	3,300	19.0%	3,629	19.3%
\$100,000 - \$149,999	3,238	18.7%	4,241	22.5%
\$150,000 - \$199,999	858	4.9%	1,260	6.7%
\$200,000+	503	2.9%	821	4.4%
Median Household Income	\$68,548		\$77,654	
Average Household Income	\$79,988		\$94,068	
Per Capita Income	\$26,471		\$31,177	

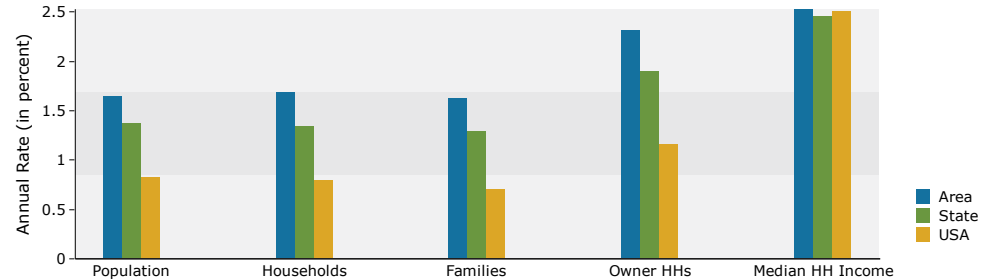
	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,784	10.8%	4,994	9.5%	5,476	9.6%
5 - 9	4,397	9.9%	5,014	9.6%	5,372	9.4%
10 - 14	3,674	8.3%	4,427	8.4%	4,948	8.7%
15 - 19	2,518	5.7%	3,352	6.4%	3,780	6.6%
20 - 24	2,053	4.6%	2,679	5.1%	2,793	4.9%
25 - 34	8,404	18.9%	7,550	14.4%	8,697	15.3%
35 - 44	7,066	15.9%	8,837	16.9%	9,536	16.8%
45 - 54	4,768	10.7%	5,792	11.1%	5,910	10.4%
55 - 64	4,013	9.0%	4,756	9.1%	4,365	7.7%
65 - 74	2,086	4.7%	3,679	7.0%	4,064	7.1%
75 - 84	592	1.3%	1,110	2.1%	1,662	2.9%
85+	123	0.3%	201	0.4%	249	0.4%

	Census 2010		2018		2023	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	30,525	68.6%	35,133	67.1%	37,291	65.6%
Black Alone	4,213	9.5%	5,180	9.9%	5,839	10.3%
American Indian Alone	1,636	3.7%	2,011	3.8%	2,324	4.1%
Asian Alone	1,802	4.1%	2,040	3.9%	2,184	3.8%
Pacific Islander Alone	119	0.3%	125	0.2%	114	0.2%
Some Other Race Alone	3,713	8.3%	4,764	9.1%	5,529	9.7%
Two or More Races	2,472	5.6%	3,138	6.0%	3,570	6.3%
Hispanic Origin (Any Race)	10,877	24.5%	13,709	26.2%	16,059	28.2%

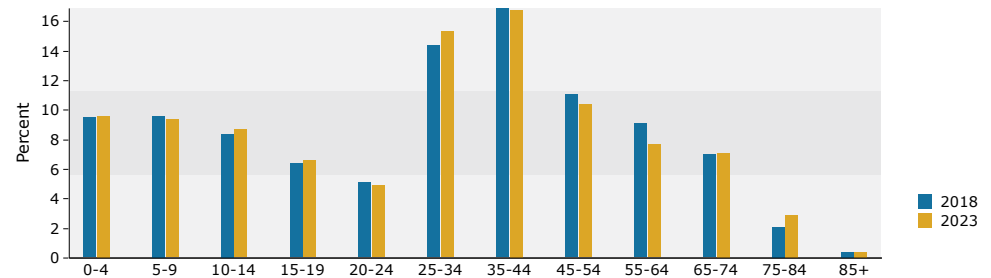
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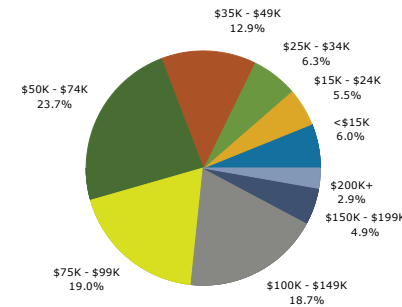
Trends 2018-2023



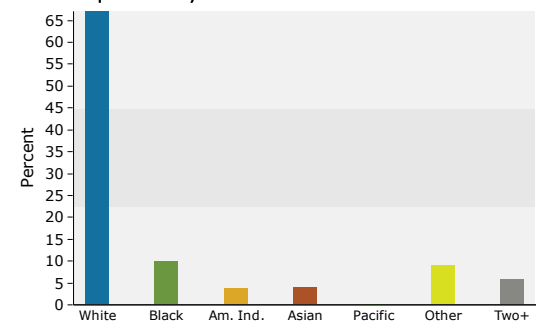
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 26.2%

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