

# UP TO ±6,800 SF AVAILABLE

NEC of Priest Dr & Warner Rd  
Tempe, AZ

Area Tenants

# Honeywell

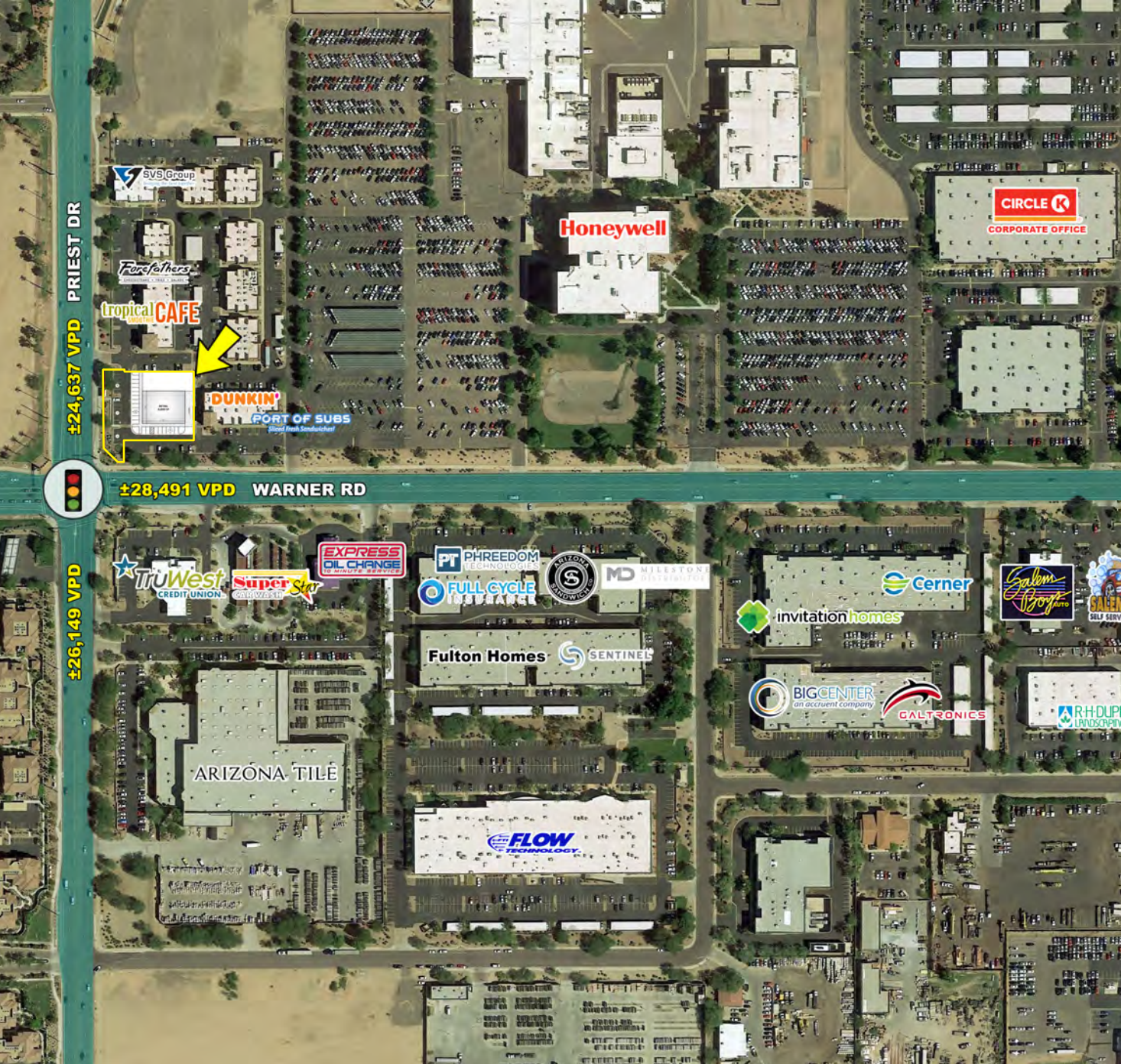
ARIZONA TILE

tropical CAFE  
SMOOTHIE  
eat better. feel better.

DUNKIN'

EXPRESS  
OIL CHANGE  
10 MINUTE SERVICE

Super Star  
CAR WASH



For more information, please contact:

Nick DeDona  
602-734-7208  
ndedona@pcaemail.com

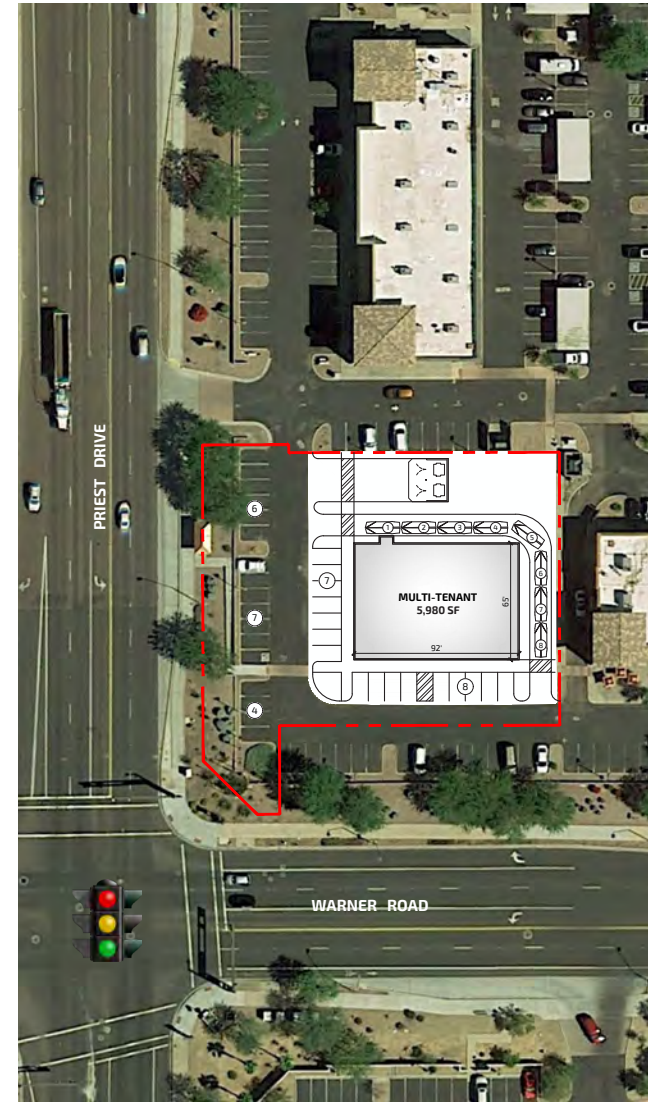
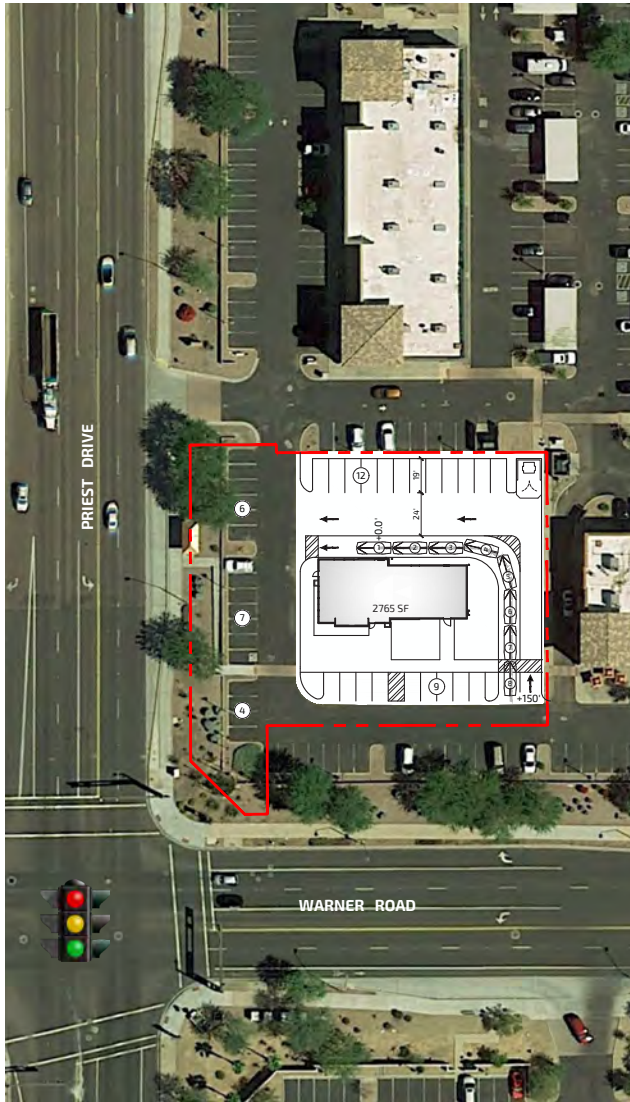
Zachary Pace  
602-734-7212  
zpace@pcaemail.com





# UP TO ±6,800 SF SHOPS BUILDING AVAILABLE

NEC Priest Dr & Warner Rd | Tempe, AZ



For more information, please contact:

**Nick DeDona**  
602-734-7208  
ndedona@pcaemail.com

**Zachary Pace**  
602-734-7212  
zpace@pcaemail.com



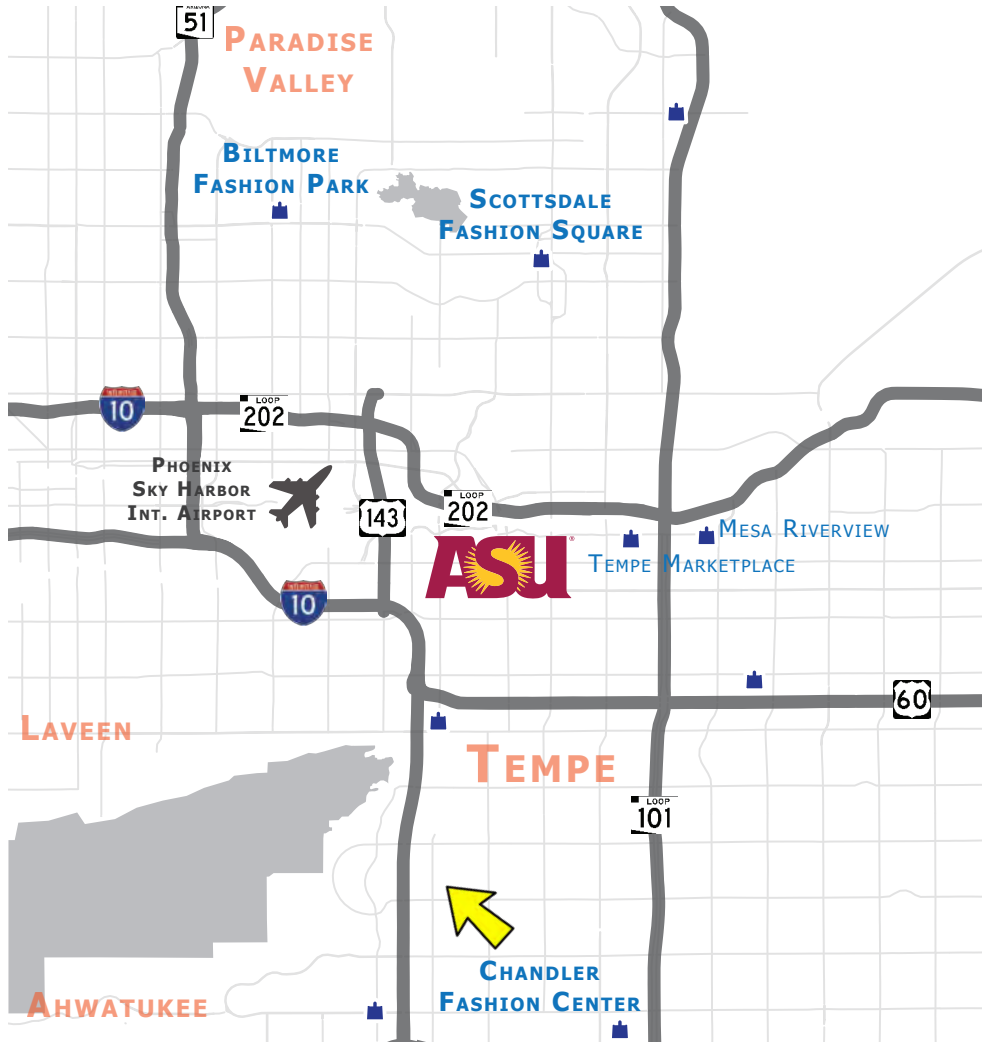
3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

**CHAINLINKS**  
RETAIL ADVISORS

PHOENIXCOMMERCIALADVISORS.COM

# UP TO ±6,800 SF SHOPS BUILDING AVAILABLE

NEC Priest Dr & Warner Rd | Tempe, AZ



## PROPERTY DETAILS

- Median HH Incomes exceed \$70,000 within a 3 mile radius
- Less than ½ mile from Interstate-10
- Warner Road acts as major arterial-feeder during morning and afternoon rush hour
- Strong daytime population; over 120,000 people within 3 miles
- Site is near Honeywell (1,599 employees), Target Stores (401 employees)
- High-visibility from intersection

## 2018 DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Total Daytime Population	21,419	120,023	274,133
Workers	17,557	74,353	166,237
Residents	3,862	45,670	107,896

\*ESRI 2018 Estimates

## TRAFFIC COUNTS

Priest Dr & Warner Rd	I-10 & Warner Rd
N: ±24,637 VPD (NB/SB)	N: ±206,838 VPD (NB/SB)
S: ±26,149 VPD (NB/SB)	S: ±194,039 VPD (NB/SB)
E: ±28,491 VPD (EB/WB)	E: ±30,981 VPD (EB/WB)
W: ±34,126 VPD (EB/WB)	W: ±31,618 VPD (EB/WB)

\*ADOT 2018/2019

\*ADOT 2018, Tempe 2016, Phoenix 2015

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information, please contact:

**Nick DeDona**  
602-734-7208  
ndedona@pcaemail.com

**Zachary Pace**  
602-734-7212  
zpace@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

PHOENIXCOMMERCIALADVISORS.COM

**CHAINLINKS**  
RETAIL ADVISORS

3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

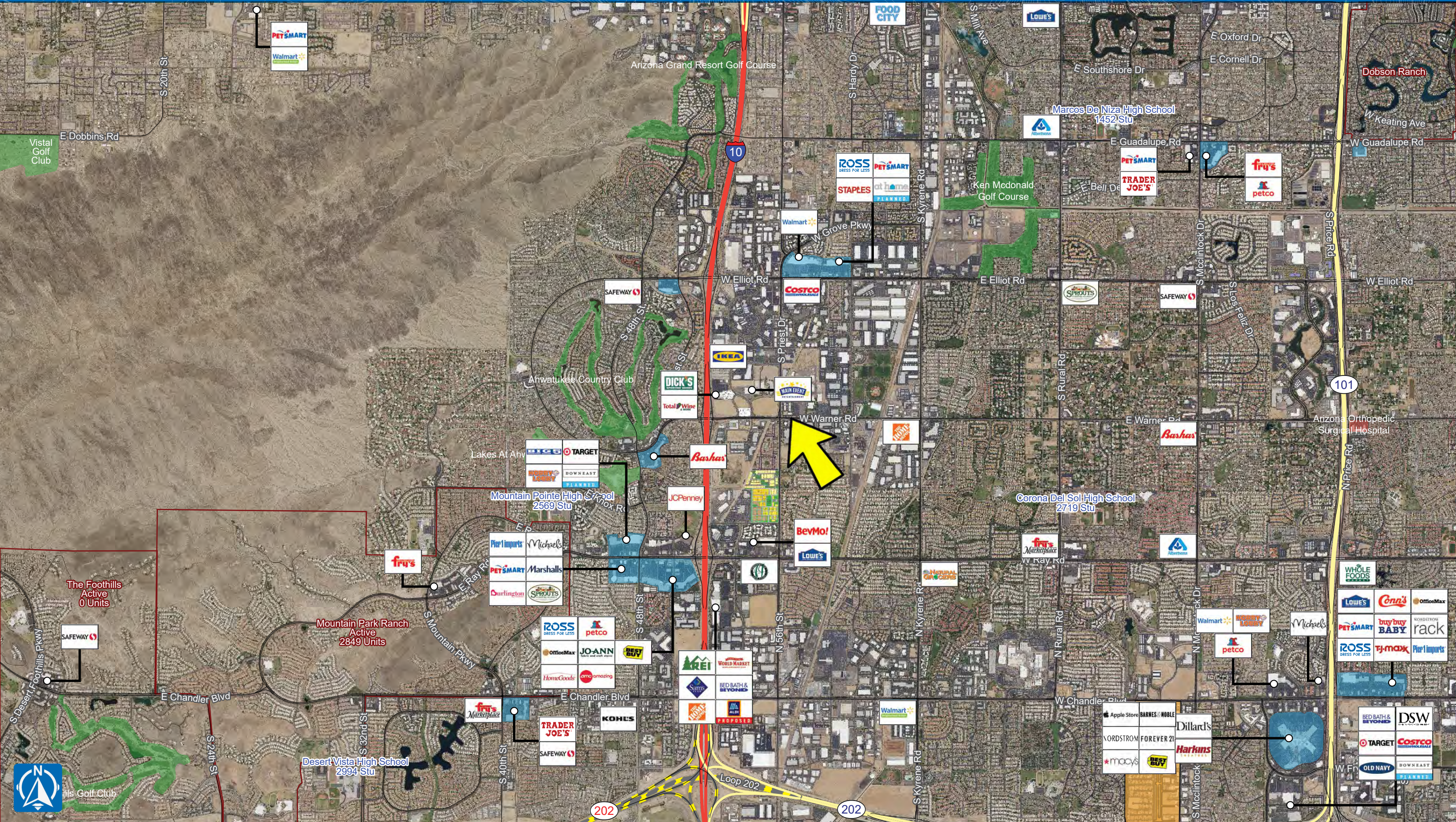


# Priest Dr & Warner Rd TEMPE, AZ





# Priest Dr & Warner Rd TEMPE, AZ







# One Page Summary

Priest Dr & Warner Rd, Tempe  
 -111.963308885 33.334581287  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.334581  
 Longitude: -111.963309

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	5,756	97,008	229,788
2010 Total Population	6,241	95,983	226,289
2018 Total Population	9,277	106,388	248,381
2018 Group Quarters	1	304	876
2023 Total Population	10,560	113,225	264,485
2018-2023 Annual Rate	2.62%	1.25%	1.26%
2018 Total Daytime Population	21,419	120,023	274,133
Workers	17,557	74,353	166,237
Residents	3,862	45,670	107,896
<b>Household Summary</b>			
2000 Households	2,527	37,948	87,165
2000 Average Household Size	2.27	2.55	2.63
2010 Households	2,948	39,823	90,946
2010 Average Household Size	2.12	2.40	2.48
2018 Households	4,110	44,127	99,735
2018 Average Household Size	2.26	2.40	2.48
2023 Households	4,608	46,855	105,988
2023 Average Household Size	2.29	2.41	2.49
2018-2023 Annual Rate	2.31%	1.21%	1.22%
2010 Families	1,501	24,253	56,115
2010 Average Family Size	2.89	3.02	3.06
2018 Families	2,287	26,594	60,767
2018 Average Family Size	3.02	3.06	3.11
2023 Families	2,603	28,155	64,306
2023 Average Family Size	3.06	3.08	3.13
2018-2023 Annual Rate	2.62%	1.15%	1.14%
<b>Housing Unit Summary</b>			
2018 Housing Units	4,318	46,290	105,188
Owner Occupied Housing Units	38.2%	50.8%	52.8%
Renter Occupied Housing Units	57.0%	44.5%	42.0%
Vacant Housing Units	4.8%	4.7%	5.2%
<b>Median Household Income</b>			
2018	\$66,734	\$71,660	\$68,585
2023	\$77,515	\$80,403	\$77,522
<b>Median Home Value</b>			
2018	\$260,920	\$277,255	\$263,211
2023	\$282,646	\$304,033	\$292,235
<b>Average Income Value</b>			
Average Household Income	\$90,573	\$97,130	\$91,340
<b>Per Capita Income</b>			
2018	\$39,859	\$40,324	\$36,753
2023	\$46,775	\$46,578	\$42,469
<b>Median Age</b>			
2018	36.2	37.0	36.1
<b>2018 Population 25+ by Educational Attainment</b>			
Total	6,411	73,965	171,060
Less than 9th Grade	1.1%	1.9%	2.4%
9th - 12th Grade, No Diploma	4.7%	3.9%	4.4%
High School Graduate	14.0%	13.9%	14.0%
GED/Alternative Credential	1.5%	1.8%	2.4%
Some College, No Degree	21.6%	21.6%	23.1%
Associate Degree	8.4%	9.4%	9.1%
Bachelor's Degree	32.5%	28.4%	27.2%
Graduate/Professional Degree	16.3%	19.0%	17.5%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023