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SUBJECT

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LONGHORN

RETAIL PROPERTY FOR LEASE OR SALE

# PAD OPPORTUNITY IN DESERT SKY TRADE AREA

NEC Encanto & 75th Ave Phoenix, AZ 85035

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# PAD OPPORTUNITY IN DESERT SKY TRADE AREA

NEC Encanto & 75th Ave, Phoenix, AZ 85035



## LOCATION DESCRIPTION

Drive-Thru Pad Available for Ground Lease or Purchase

## PROPERTY HIGHLIGHTS

- Drive-Thru Pad Available for Ground Lease or Purchase
- Desert Sky trade area
- Daytime population 144,422 within 3 miles

SPACES	LEASE RATE	SPACE SIZE
NEC 75th Avenue & Encanto	CALL FOR PRICING	1.4 Acres

## AREA COTENANTS



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**PAD OPPORTUNITY IN DESERT SKY TRADE AREA**

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<b>POPULATION SUMMARY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	25,289	183,078	396,285
Total Population in 5 years	26,745	192,812	421,237
Annual Growth Rate	1.13%	1.04%	1.23%
Median Age	26.8	27.2	27.9
<b>INCOME SUMMARY</b>			
Median Household Income	\$43,083	\$45,186	\$46,687
Average Household Income	\$51,630	\$55,212	\$58,515
<b>BUSINESS SUMMARY</b>			
Total Businesses	378	1,923	6,584
Total Employees	6,317	32,476	108,191
Daytime Population	21,509	142,312	343,624
<b>POPULATION 25+ by EDUCATIONAL ATTAINMENT</b>			
Associate's Degree	5.8%	6.3%	6.8%
Bachelor's Degree	4.1%	5.3%	7.1%
Graduate / Professional Degree	1.5%	2.1%	3.1%
Percent of Population with Degrees	11.4%	13.7%	17.0%
<b>EMPLOYED POPULATION 16+ by OCCUPATION</b>			
Total	10,097	73,243	160,851
White Collar	36.7%	39.7%	43.1%
Service Industry	22.5%	22.8%	22.7%
Blue Collar	40.9%	37.6%	34.2%
<b>HOUSEHOLD SUMMARY</b>			
Households	6,631	47,880	109,278
Average Household Size	3.81	3.82	3.62
Average Family Size	4.24	4.18	4.05
Median Home Value	\$145,367	\$158,174	\$172,670

\* 2020 Demographic data derived from ESRI

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