

2ND GENERATION RESTAURANT FOR LEASE

2649 S MARKET STREET

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2649 S MARKET STREET

NWC Loop 202 & SanTan Village Parkway



LOCATION DESCRIPTION

NWC Loop 202 & SanTan Village Parkway

PROPERTY HIGHLIGHTS

- 2069 SF 2nd generation restaurant available
- Whataburger newly operating and Portillo's coming soon directly west
- Along Loop 202 which is home to traffic counts of $\pm 58,500$ VPD
- Directly south of San Tan Village Mall

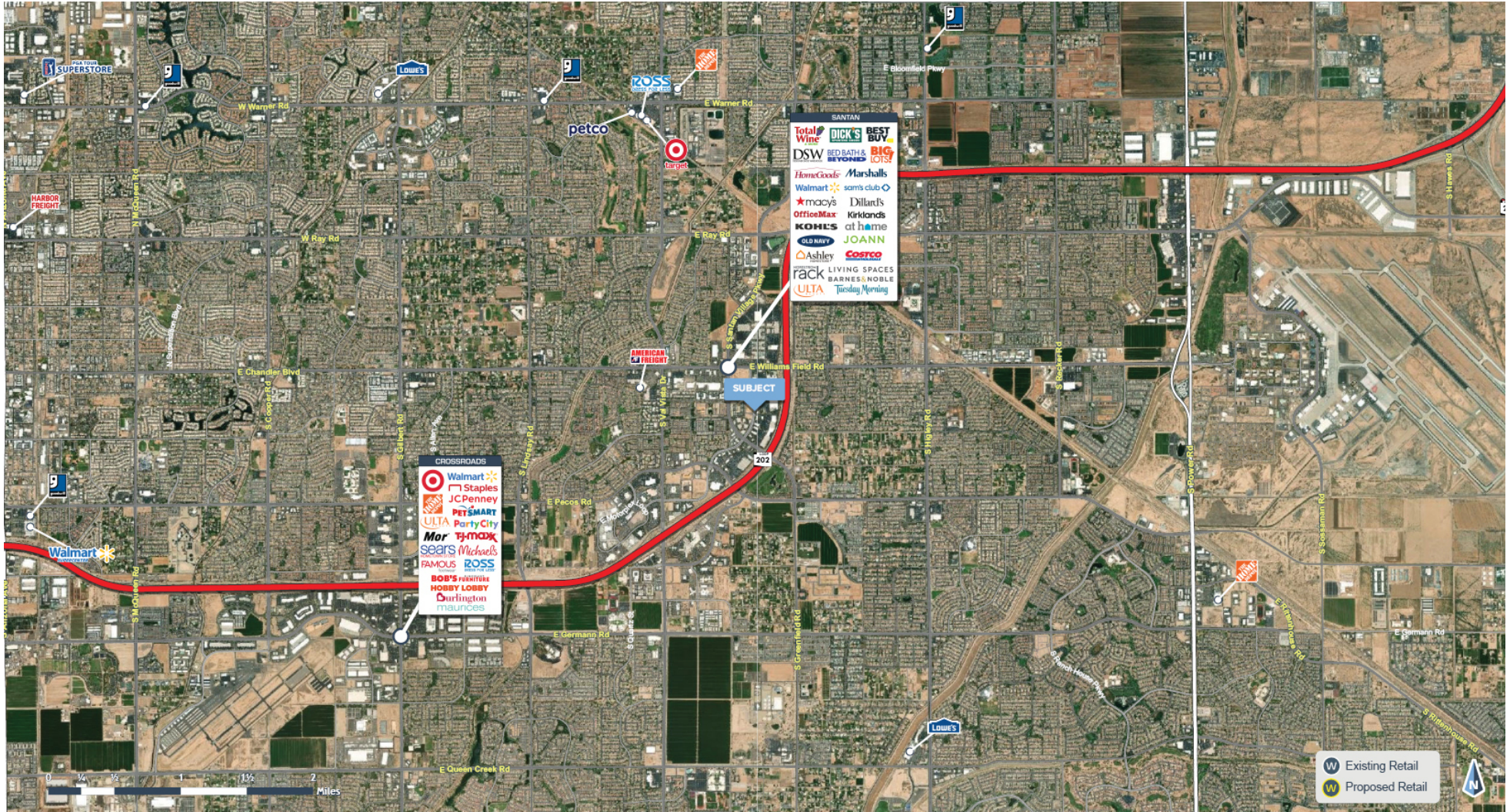
AREA CO-TENANTS



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LEGEND

Available

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LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,069 SF | Lease Rate: | CALL FOR PRICING |

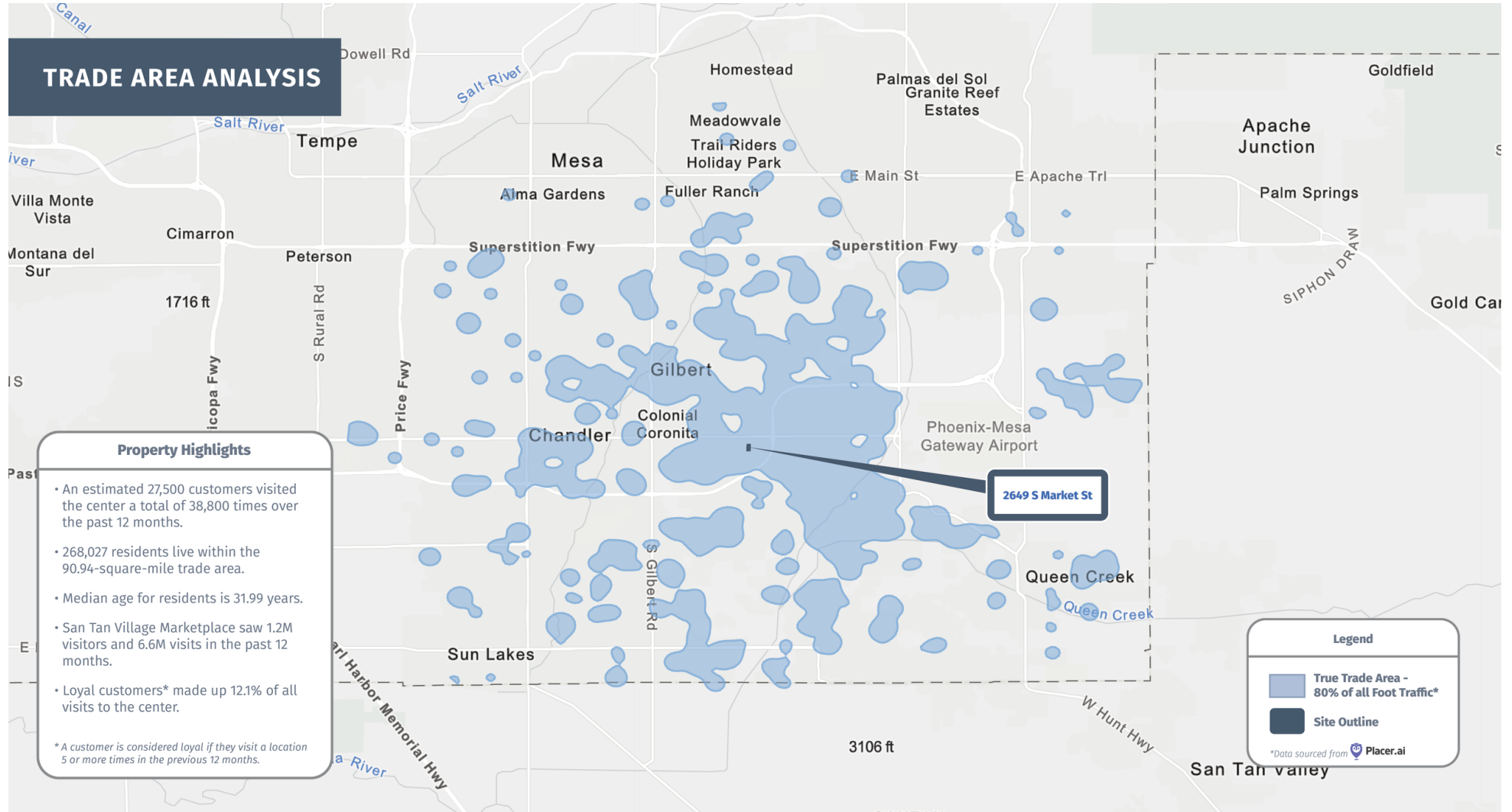
AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|----------------------|-----------|----------|------|------------------|-------------|
| 2649 S Market Street | Available | 2,069 SF | NNN | CALL FOR PRICING | - |

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Area Total | 7,777 | 82,961 | 214,018 |
| Median Age | 32.5 | 32.8 | 34.2 |



HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------|-----------|-----------|-----------|
| Median | \$91,123 | \$108,763 | \$108,308 |
| Average | \$123,119 | \$138,038 | \$138,193 |



DAYTIME WORKFORCE

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses | 750 | 2,471 | 5,808 |
| Employees | 9,171 | 25,089 | 59,739 |
| Daytime Population | 15,740 | 95,927 | 231,527 |



EDUCATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| Percentage with Degrees | 58% | 58% | 57% |



EMPLOYMENT

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| White Collar Occupation | 74.76% | 76.51% | 75.28% |
| Services | 12.86% | 11.45% | 11.70% |
| Blue Collar | 12.18% | 12.05% | 13.03% |



HOUSEHOLD STATISTICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Households | 4,350 | 38,127 | 94,862 |
| Median Home Value | \$389,869 | \$372,158 | \$375,466 |

* 2022 Demographic data derived from ESRI

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