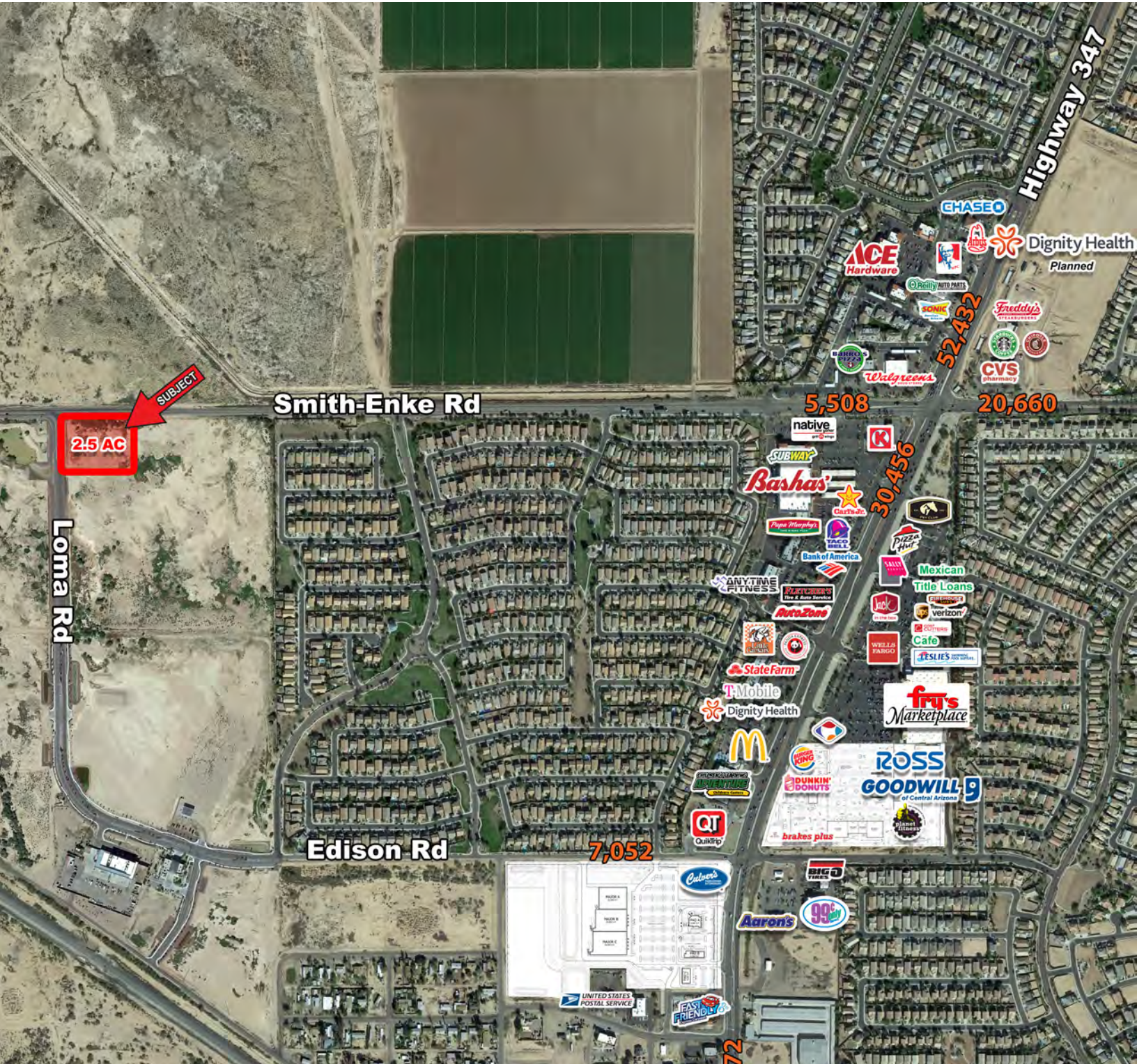


**COMMERCIAL / RETAIL
DEVELOPMENT OPPORTUNITY**

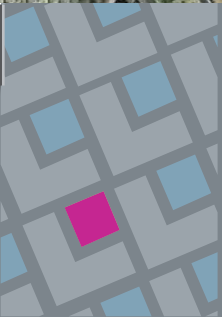
Smith-Enke Rd & Loma Rd - Southeast Corner
Maricopa, Arizona



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Brad Ranly
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COMMERCIAL / RETAIL DEVELOPMENT OPPORTUNITY

Smith-Enke Rd & Loma Rd - Southeast Corner

Maricopa, Arizona



±2.5 ACRES COMMERCIAL / RETAIL DEVELOPMENT OPPORTUNITY

Property Highlights

- Located in the City of Maricopa's Redevelopment District Plan
- Parcel # 510-17-003E
- Zoned CI-2 - will allow for a variety of Commercial uses
- Less than 1 mile west of John Wayne Pkwy

Demographics	1 mi	3 mi	5 mi
Estimated Population	2,402	36,350	44,388
Med Household Income	\$58,476	\$72,689	\$72,695
Estimated Households	864	12,541	15,375

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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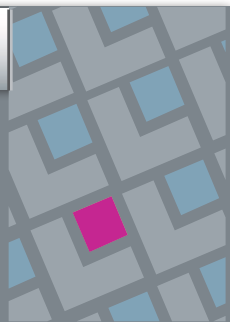
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ACE Hardware
 Wally's
 Family Auto Parts
 Chase
 Sonic
 Barrios

Fry's Marketplace
 ROSS GOODWILL
 of Central Arizona
 Planet Fitness
 Wells Fargo
 Sava
 Jack
 Pizza Hut
 Verizon

Bashas'
 ANYTIME FITNESS
 native
 Dignity Health
 AutoZone
 T-Mobile

COPPER SKY
 MULTIGENERATIONAL CENTER

Banner Health

ULTRA Star
 MULTI-TENNIS
 Harrah's
 AK-CHIN

Central Arizona College

State Land

San-Travis

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

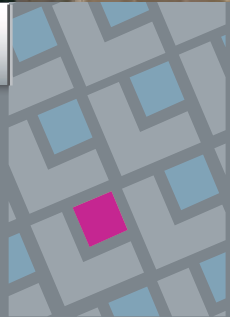
AERIAL

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

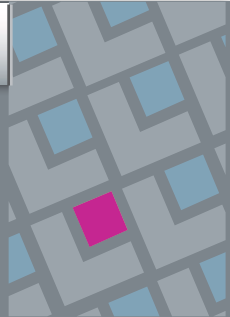
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.0717/-112.0617

RF5

Smith Enke Rd & Loma Rd		1 mi radius		3 mi radius		5 mi radius	
Maricopa, AZ 85139							
Population							
Estimated Population (2019)		2,402		36,350		44,388	
Projected Population (2024)		2,961		44,163		53,733	
Census Population (2010)		2,528		35,560		40,164	
Census Population (2000)		475		1,676		2,241	
Projected Annual Growth (2019 to 2024)		559	4.7%	7,813	4.3%	9,345	4.2%
Historical Annual Growth (2010 to 2019)		-126	-0.6%	790	0.2%	4,224	1.1%
Historical Annual Growth (2000 to 2010)		2,053	43.2%	33,884	202.2%	37,923	169.2%
Estimated Population Density (2019)		765 psm		1,286 psm		565 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2019)		864		12,541		15,375	
Projected Households (2024)		962		13,736		16,783	
Census Households (2010)		871		11,674		13,214	
Census Households (2000)		153		514		685	
Estimated Households with Children (2019)		348	40.3%	4,950	39.5%	6,058	39.4%
Estimated Average Household Size (2019)		2.78		2.90		2.89	
Average Household Income							
Estimated Average Household Income (2019)		\$67,198		\$79,058		\$77,391	
Projected Average Household Income (2024)		\$71,632		\$86,117		\$84,593	
Estimated Average Family Income (2019)		\$76,635		\$86,729		\$85,256	
Median Household Income							
Estimated Median Household Income (2019)		\$58,476		\$72,689		\$72,695	
Projected Median Household Income (2024)		\$68,199		\$84,365		\$84,637	
Estimated Median Family Income (2019)		\$66,004		\$80,729		\$80,498	
Per Capita Income							
Estimated Per Capita Income (2019)		\$24,177		\$27,279		\$26,809	
Projected Per Capita Income (2024)		\$23,274		\$26,788		\$26,424	
Estimated Per Capita Income 5 Year Growth		-\$903	-3.7%	-\$491	-1.8%	-\$385	-1.4%
Estimated Average Household Net Worth (2019)		\$505,043		\$705,958		\$700,332	
Daytime Demos (2019)							
Total Businesses		154		431		545	
Total Employees		1,242		3,104		5,054	
Company Headquarter Businesses		1	0.6%	1	0.2%	1	0.2%
Company Headquarter Employees		1	-	1	-	1	-
Employee Population per Business		8.1		7.2		9.3	
Residential Population per Business		15.6		84.3		81.5	

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.0717/-112.0617

RF5

Smith Enke Rd & Loma Rd		1 mi radius		3 mi radius		5 mi radius	
Maricopa, AZ 85139							
Race & Ethnicity							
White (2019)	1,611	67.1%	24,482	67.4%	30,200	68.0%	
Black or African American (2019)	184	7.7%	3,762	10.4%	4,300	9.7%	
American Indian or Alaska Native (2019)	58	2.4%	914	2.5%	1,116	2.5%	
Asian (2019)	97	4.1%	1,692	4.7%	2,066	4.7%	
Hawaiian or Pacific Islander (2019)	4	0.2%	87	0.2%	100	0.2%	
Other Race (2019)	337	14.0%	3,157	8.7%	3,888	8.8%	
Two or More Races (2019)	111	4.6%	2,255	6.2%	2,718	6.1%	
Not Hispanic or Latino Population (2019)	1,599	66.6%	27,261	75.0%	33,319	75.1%	
Hispanic or Latino Population (2019)	803	33.4%	9,089	25.0%	11,069	24.9%	
Not Hispanic or Latino Population (2024)	1,962	66.2%	32,871	74.4%	40,021	74.5%	
Hispanic or Latino Population (2024)	1,000	33.8%	11,293	25.6%	13,712	25.5%	
Not Hispanic or Latino Population (2010)	1,729	68.4%	27,102	76.2%	30,418	75.7%	
Hispanic or Latino Population (2010)	799	31.6%	8,458	23.8%	9,746	24.3%	
Not Hispanic or Latino Population (2000)	292	61.4%	1,095	65.3%	1,420	63.3%	
Hispanic or Latino Population (2000)	184	38.6%	581	34.7%	822	36.7%	
Projected Hispanic Annual Growth (2019 to 2024)	197	4.9%	2,204	4.9%	2,643	4.8%	
Historic Hispanic Annual Growth (2000 to 2019)	619	17.8%	8,508	77.1%	10,247	65.6%	
Age Distribution (2019)							
Age Under 5	181	7.5%	2,579	7.1%	3,089	7.0%	
Age 5 to 9 Years	188	7.8%	2,807	7.7%	3,320	7.5%	
Age 10 to 14 Years	163	6.8%	2,778	7.6%	3,353	7.6%	
Age 15 to 19 Years	147	6.1%	2,230	6.1%	2,756	6.2%	
Age 20 to 24 Years	130	5.4%	1,854	5.1%	2,316	5.2%	
Age 25 to 29 Years	184	7.7%	2,462	6.8%	3,074	6.9%	
Age 30 to 34 Years	199	8.3%	2,787	7.7%	3,390	7.6%	
Age 35 to 39 Years	202	8.4%	2,934	8.1%	3,506	7.9%	
Age 40 to 44 Years	179	7.4%	2,493	6.9%	3,079	6.9%	
Age 45 to 49 Years	136	5.7%	2,090	5.8%	2,643	6.0%	
Age 50 to 54 Years	126	5.3%	1,890	5.2%	2,349	5.3%	
Age 55 to 59 Years	128	5.3%	1,929	5.3%	2,383	5.4%	
Age 60 to 64 Years	113	4.7%	2,031	5.6%	2,398	5.4%	
Age 65 to 74 Years	187	7.8%	3,374	9.3%	4,074	9.2%	
Age 75 to 84 Years	105	4.4%	1,651	4.5%	2,066	4.7%	
Age 85 Years or Over	36	1.5%	460	1.3%	591	1.3%	
Median Age	34.3		35.5		35.6		
Gender Age Distribution (2019)							
Female Population	1,205	50.2%	18,334	50.4%	22,315	50.3%	
Age 0 to 19 Years	333	27.7%	5,050	27.5%	6,068	27.2%	
Age 20 to 64 Years	694	57.6%	10,445	57.0%	12,734	57.1%	
Age 65 Years or Over	178	14.7%	2,840	15.5%	3,512	15.7%	
Female Median Age	33.9		35.7		35.9		
Male Population	1,197	49.8%	18,016	49.6%	22,073	49.7%	
Age 0 to 19 Years	345	28.8%	5,344	29.7%	6,450	29.2%	
Age 20 to 64 Years	702	58.6%	10,026	55.7%	12,404	56.2%	
Age 65 Years or Over	150	12.6%	2,646	14.7%	3,219	14.6%	
Male Median Age	34.6		35.4		35.3		

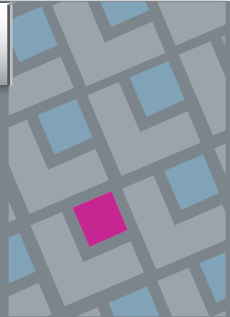
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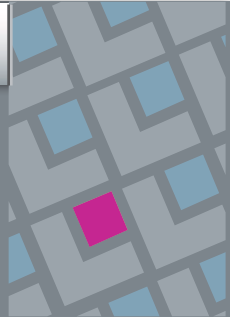
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.0717/-112.0617

RF5

Smith Enke Rd & Loma Rd Maricopa, AZ 85139	1 mi radius	3 mi radius	5 mi radius
Household Income Distribution (2019)			
HH Income \$200,000 or More	25 2.9%	509 4.1%	581 3.8%
HH Income \$150,000 to \$199,999	25 2.9%	910 7.3%	1,167 7.6%
HH Income \$100,000 to \$149,999	113 13.0%	2,381 19.0%	2,942 19.1%
HH Income \$75,000 to \$99,999	111 12.8%	2,148 17.1%	2,614 17.0%
HH Income \$50,000 to \$74,999	255 29.5%	2,758 22.0%	3,472 22.6%
HH Income \$35,000 to \$49,999	128 14.8%	1,577 12.6%	1,892 12.3%
HH Income \$25,000 to \$34,999	103 11.9%	770 6.1%	934 6.1%
HH Income \$15,000 to \$24,999	42 4.8%	592 4.7%	664 4.3%
HH Income Under \$15,000	62 7.2%	897 7.1%	1,109 7.2%
HH Income \$35,000 or More	657 76.0%	10,283 82.0%	12,668 82.4%
HH Income \$75,000 or More	274 31.7%	5,948 47.4%	7,304 47.5%
Housing (2019)			
Total Housing Units	960	13,964	16,932
Housing Units Occupied	864 90.0%	12,541 89.8%	15,375 90.8%
Housing Units Owner-Occupied	669 77.4%	9,793 78.1%	12,406 80.7%
Housing Units, Renter-Occupied	196 22.6%	2,748 21.9%	2,969 19.3%
Housing Units, Vacant	96 11.1%	1,422 11.3%	1,557 10.1%
Marital Status (2019)			
Never Married	490 26.2%	8,444 30.0%	10,356 29.9%
Currently Married	978 52.3%	13,846 49.1%	16,864 48.7%
Separated	88 4.7%	1,784 6.3%	2,172 6.3%
Widowed	64 3.4%	969 3.4%	1,273 3.7%
Divorced	251 13.4%	3,143 11.2%	3,961 11.4%
Household Type (2019)			
Population Family	2,078 86.5%	32,292 88.8%	39,257 88.4%
Population Non-Family	324 13.5%	4,053 11.1%	5,124 11.5%
Population Group Quarters	- -	6 -	7 -
Family Households	621 71.8%	9,518 75.9%	11,580 75.3%
Non-Family Households	244 28.2%	3,023 24.1%	3,795 24.7%
Married Couple with Children	232 23.7%	3,450 24.9%	4,180 24.8%
Average Family Household Size	3.3	3.4	3.4
Household Size (2019)			
1 Person Households	176 20.4%	2,194 17.5%	2,735 17.8%
2 Person Households	284 32.9%	4,277 34.1%	5,179 33.7%
3 Person Households	140 16.2%	2,024 16.1%	2,538 16.5%
4 Person Households	145 16.7%	1,988 15.8%	2,475 16.1%
5 Person Households	72 8.3%	1,130 9.0%	1,368 8.9%
6 or More Person Households	48 5.5%	927 7.4%	1,080 7.0%
Household Vehicles (2019)			
Households with 0 Vehicles Available	16 1.9%	243 1.9%	273 1.8%
Households with 1 Vehicles Available	338 39.2%	3,942 31.4%	4,841 31.5%
Households with 2 or More Vehicles Available	509 59.0%	8,356 66.6%	10,262 66.7%
Total Vehicles Available	1,581	23,840	29,508
Average Vehicles Per Household	1.8	1.9	1.9

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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RF5

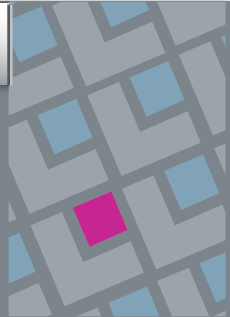
Smith Enke Rd & Loma Rd		1 mi radius	3 mi radius	5 mi radius
Maricopa, AZ 85139				
Labor Force (2019)				
Estimated Labor Population Age 16 Years or Over		1,833	27,663	33,972
Estimated Civilian Employed		1,053 57.4%	16,369 59.2%	20,322 59.8%
Estimated Civilian Unemployed		25 1.4%	497 1.8%	681 2.0%
Estimated in Armed Forces		8 0.5%	14 -	14 -
Estimated Not in Labor Force		747 40.7%	10,784 39.0%	12,955 38.1%
Unemployment Rate		1.4%	1.8%	2.0%
Occupation (2019)				
Occupation: Population Age 16 Years or Over		1,053	16,369	20,322
Management, Business, Financial Operations		144 13.7%	2,364 14.4%	3,031 14.9%
Professional, Related		184 17.5%	2,934 17.9%	3,633 17.9%
Service		232 22.0%	3,109 19.0%	3,894 19.2%
Sales, Office		286 27.2%	4,966 30.3%	6,156 30.3%
Farming, Fishing, Forestry		43 4.1%	121 0.7%	155 0.8%
Construct, Extraction, Maintenance		85 8.1%	1,029 6.3%	1,285 6.3%
Production, Transport Material Moving		79 7.5%	1,846 11.3%	2,169 10.7%
White Collar Workers		614 58.3%	10,264 62.7%	12,820 63.1%
Blue Collar Workers		439 41.7%	6,104 37.3%	7,503 36.9%
Consumer Expenditure (2019)				
Total Household Expenditure		\$46.28 M	\$753.22 M	\$909.43 M
Total Non-Retail Expenditure		\$24.25 M	\$394.81 M	\$476.55 M
Total Retail Expenditure		\$22.03 M	\$358.41 M	\$432.88 M
Apparel		\$1.61 M	\$26.54 M	\$32.04 M
Contributions		\$1.43 M	\$23.88 M	\$28.84 M
Education		\$1.24 M	\$21.4 M	\$25.84 M
Entertainment		\$2.58 M	\$42.65 M	\$51.54 M
Food and Beverages		\$6.9 M	\$111.85 M	\$135.02 M
Furnishings and Equipment		\$1.61 M	\$26.54 M	\$32.08 M
Gifts		\$1.08 M	\$17.68 M	\$21.3 M
Health Care		\$4.02 M	\$64.31 M	\$77.71 M
Household Operations		\$1.79 M	\$29.36 M	\$35.47 M
Miscellaneous Expenses		\$871.12 K	\$14.19 M	\$17.14 M
Personal Care		\$619.47 K	\$10.12 M	\$12.22 M
Personal Insurance		\$311.49 K	\$5.26 M	\$6.37 M
Reading		\$99.8 K	\$1.63 M	\$1.97 M
Shelter		\$9.68 M	\$157.36 M	\$189.81 M
Tobacco		\$303.4 K	\$4.62 M	\$5.57 M
Transportation		\$8.57 M	\$139.47 M	\$168.49 M
Utilities		\$3.56 M	\$56.36 M	\$68.04 M
Educational Attainment (2019)				
Adult Population Age 25 Years or Over		1,594	24,102	29,554
Elementary (Grade Level 0 to 8)		98 6.2%	797 3.3%	941 3.2%
Some High School (Grade Level 9 to 11)		108 6.8%	1,056 4.4%	1,301 4.4%
High School Graduate		452 28.3%	6,822 28.3%	8,313 28.1%
Some College		445 27.9%	7,023 29.1%	8,722 29.5%
Associate Degree Only		141 8.9%	2,606 10.8%	3,260 11.0%
Bachelor Degree Only		218 13.7%	3,862 16.0%	4,762 16.1%
Graduate Degree		132 8.3%	1,936 8.0%	2,254 7.6%

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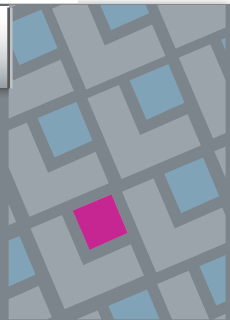
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Lat/Lon: 33.0717/-112.0617

RF5

Smith Enke Rd & Loma Rd		1 mi radius		3 mi radius		5 mi radius	
Maricopa, AZ 85139							
Units In Structure (2019)							
1 Detached Unit	753	86.4%	11,664	99.9%	14,311	108.3%	
1 Attached Unit	12	1.4%	233	2.0%	240	1.8%	
2 to 4 Units	3	0.3%	50	0.4%	54	0.4%	
5 to 9 Units	7	0.7%	28	0.2%	30	0.2%	
10 to 19 Units	1	0.2%	23	0.2%	26	0.2%	
20 to 49 Units	-	-	10	-	11	-	
50 or More Units	2	0.2%	9	-	9	-	
Mobile Home or Trailer	82	9.5%	472	4.0%	631	4.8%	
Other Structure	3	0.4%	54	0.5%	63	0.5%	
Homes Built By Year (2019)							
Homes Built 2010 or later	17	1.9%	941	8.1%	1,551	11.7%	
Homes Built 2000 to 2009	656	75.3%	9,783	83.8%	11,741	88.9%	
Homes Built 1990 to 1999	80	9.2%	856	7.3%	976	7.4%	
Homes Built 1980 to 1989	26	3.0%	313	2.7%	380	2.9%	
Homes Built 1970 to 1979	56	6.4%	280	2.4%	328	2.5%	
Homes Built 1960 to 1969	15	1.8%	140	1.2%	157	1.2%	
Homes Built 1950 to 1959	10	1.2%	171	1.5%	179	1.4%	
Homes Built Before 1949	5	0.5%	57	0.5%	62	0.5%	
Home Values (2019)							
Home Values \$1,000,000 or More	1	0.1%	23	0.3%	26	0.3%	
Home Values \$500,000 to \$999,999	13	2.0%	134	1.5%	167	1.6%	
Home Values \$400,000 to \$499,999	7	1.0%	117	1.3%	142	1.4%	
Home Values \$300,000 to \$399,999	35	5.2%	754	8.5%	899	8.7%	
Home Values \$200,000 to \$299,999	101	15.0%	3,340	37.7%	3,910	38.0%	
Home Values \$150,000 to \$199,999	230	34.2%	2,893	32.7%	3,845	37.4%	
Home Values \$100,000 to \$149,999	188	27.9%	1,712	19.3%	2,274	22.1%	
Home Values \$70,000 to \$99,999	25	3.7%	295	3.3%	440	4.3%	
Home Values \$50,000 to \$69,999	10	1.5%	136	1.5%	180	1.8%	
Home Values \$25,000 to \$49,999	38	5.6%	175	2.0%	215	2.1%	
Home Values Under \$25,000	22	3.2%	207	2.3%	289	2.8%	
Owner-Occupied Median Home Value	\$161,225		\$189,761		\$187,460		
Renter-Occupied Median Rent	\$864		\$916		\$912		
Transportation To Work (2019)							
Drive to Work Alone	669	73.5%	10,625	78.0%	12,932	77.8%	
Drive to Work in Carpool	159	17.5%	1,522	11.2%	1,879	11.3%	
Travel to Work by Public Transportation	3	0.3%	19	0.1%	41	0.2%	
Drive to Work on Motorcycle	-	-	6	-	14	-	
Walk or Bicycle to Work	41	4.5%	237	1.7%	295	1.8%	
Other Means	13	1.4%	354	2.6%	397	2.4%	
Work at Home	25	2.7%	857	6.3%	1,073	6.5%	
Travel Time (2019)							
Travel to Work in 14 Minutes or Less	182	20.0%	3,619	26.6%	4,486	27.0%	
Travel to Work in 15 to 29 Minutes	185	20.3%	2,227	16.3%	2,756	16.6%	
Travel to Work in 30 to 59 Minutes	486	53.4%	7,571	55.6%	9,320	56.0%	
Travel to Work in 60 Minutes or More	165	18.2%	1,780	13.1%	2,265	13.6%	
Average Minutes Travel to Work	34.1		32.2		32.4		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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