

**Fast Food Building with
Drive-Thru Available for Lease**



Property Highlights

- Drive-Thru space available 2,380 SF
- Dense infill trade area with over 18,000 people within a one mile radius
- Located directly in close proximity of a new multifamily development

Intersection / Area Co-Tenants



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WESTERN
RETAIL ADVISORS

80 W. Warner Rd

West Northwest Corner Warner Road & Arizona Avenue | Chandler, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.




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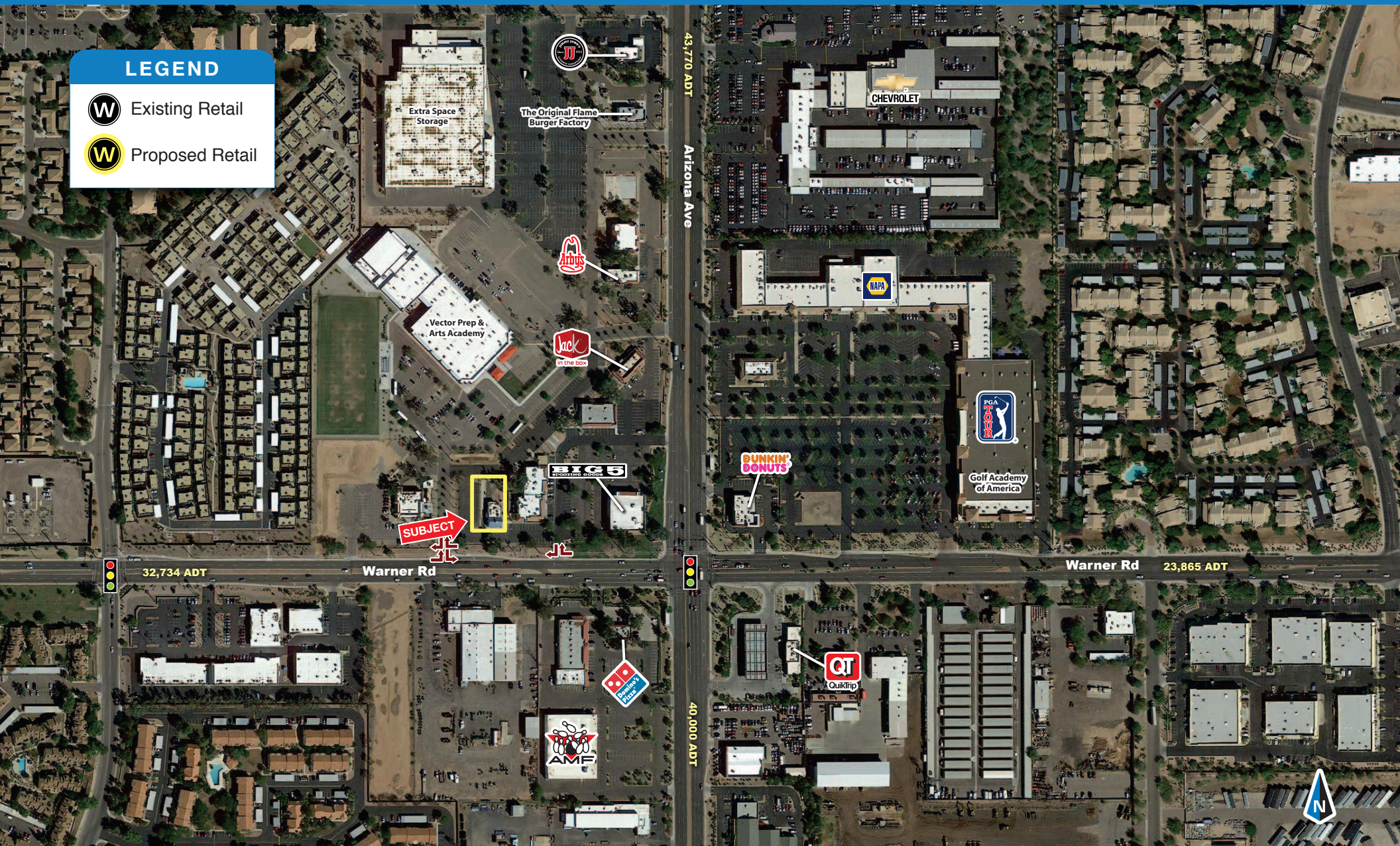
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LEGEND

 Existing Retail

 Proposed Retail



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Demographics 2018

	1 miles	3 miles	5 miles
Estimated Population	17,611	150,516	375,974
Estimated Households	7,082	55,497	138,349
Average HH Income	\$67,961	\$81,536	\$84,222
Median HH Income	\$54,439	\$65,065	\$65,311
Workplace Employees (Full Time)	7,397	51,907	149,950
Daytime Population	14,851	118,310	319,608



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SHOP	TENANT	SF
	MOR FURNITURE	41,348
	BEALL'S OUTLET	17,233
101	PETSMART	25,712
104	ROSS	27,690
104	STAPLES	15,201
101	VACANT	8,442
	VACANT	41,994
	DOLLAR TREE	12,018

SHOP	TENANT	SF
101-103	VACANT	4,080
104	GLAMOUR NAIL BAR	1,180
105	SALLY BEAUTY	1,280
101-102	VACANT	8,000
103-104	VACANT	2,800
105	VACANT	1,400
106	VACANT	1,400
107-108	VACANT	2,800

SHOP	TENANT	SF
101-102	PANDA EXPRESS/TORTILLA FISH	3,076
103	GAMESTOP	1,170
105	GREAT CLIPS	1,800
106	AMERICAN DENTAL	1,320
107	CRICKET	1,200
109	SUBWAY	1,200
110	FIRST BLU CACTUS NAIL	960
111	PAYLESS SHOESOURCE	3,160
101A	VACANT	1536



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	10,724	106,165	288,969
2023 Total Population	11,312	110,121	300,871
2018-2023 Annual Growth Rate	1.07%	0.73%	0.81%
2018 Median Age	35.3	42.3	43.5
INCOME SUMMARY			
Median Household Income	\$56,345	\$65,073	\$56,702
Average Household Income	\$75,396	\$83,293	\$74,083
BUSINESS DATA			
Total Businesses:	938	4,465	9,193
Total Employees:	10,685	49,546	98,067
Daytime Population:	15,600	102,153	248,882
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	10.5%	10.5%	9.8%
Bachelor's Degree	26.7%	21.6%	17.5%
Graduate/Professional Degree	12.8%	12.2%	9.9%
Percent of Population with Degrees	50%	44.3%	37.2%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	5,464	49,818	128,440
White Collar	69.5%	70.5%	66.8%
Services	15.1%	14.9%	16.2%
Blue Collar	15.4%	14.6%	17.0%
HOUSEHOLD SUMMARY			
2018 Households	4,536	42,202	115,850
2018 Average Household Size	2.35	2.48	2.46
2018 Average Family Size	2.91	3	2.99
2018 Median Home Value	\$273,624	\$228,608	\$190,719