

# NEW RETAIL DEVELOPMENT

## SHOPPES AT SUNDANCE

SOUTHEAST CORNER OF WATSON ROAD & YUMA ROAD, BUCKEYE, AZ



2015 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	28,201	49,200	64,025
Avg Household Income	\$72,247	\$70,993	\$71,289
Estimated Households	8,357	15,009	19,197
Daytime Employment	3,278	8,075	9,421

### AVAILABLE

- ANCHORS, PADS AND SHOPS AVAILABLE

### FEATURES

- Dominant retail intersection in trade area
- Over 1,000,000 sf commercial space at intersection
- Full diamond interchange from I-10 Freeway
- +/- 75,000 cpd on I-10 Freeway



EXCLUSIVELY REPRESENTED BY

JASON FESSINGER  
602.778.3833  
jasonf@srgaz.com

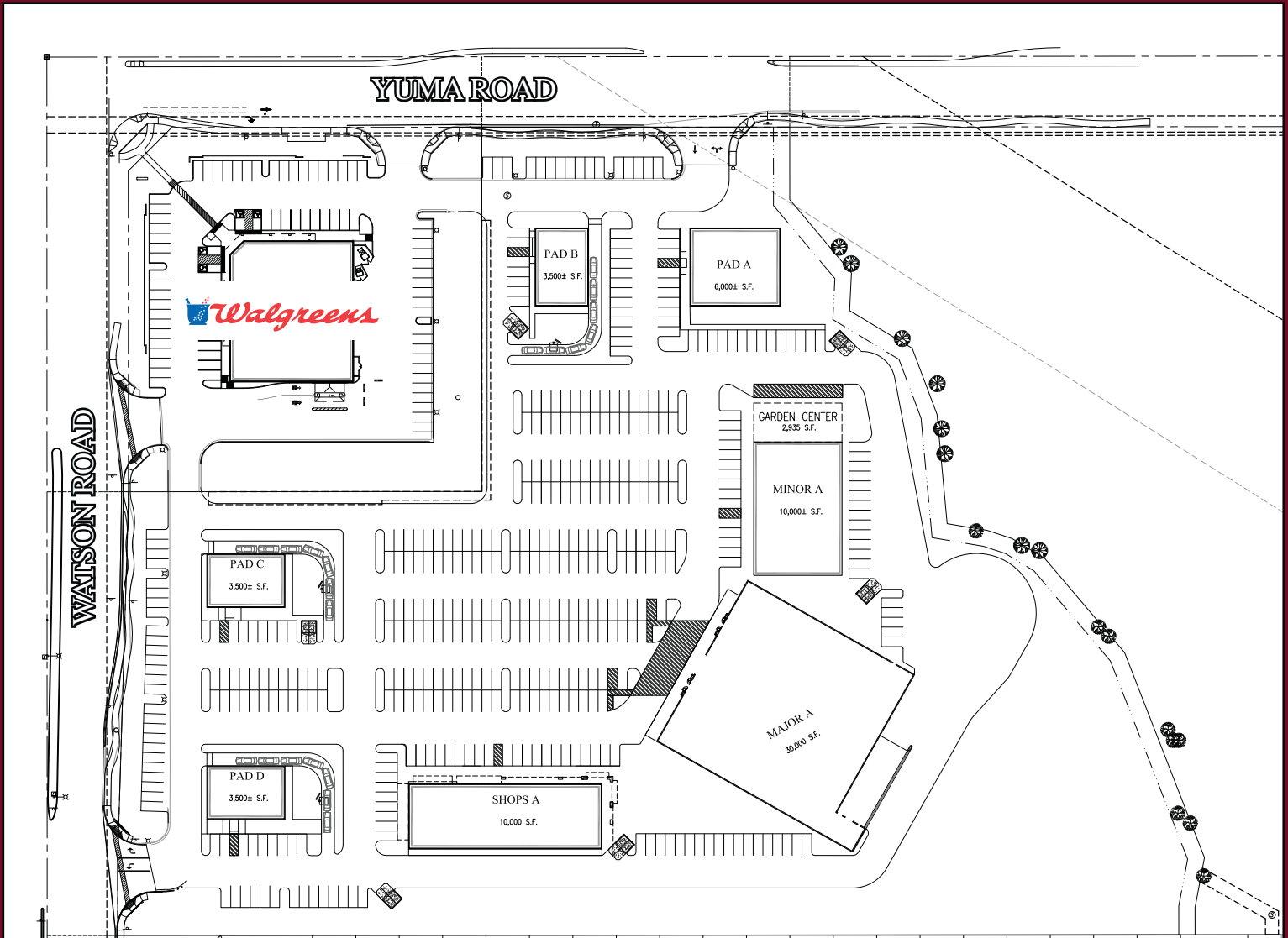
WWW.STRATEGICRETAILGROUP.COM

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)

# NEW RETAIL DEVELOPMENT

## SHOPPES AT SUNDANCE

SOUTHEAST CORNER OF WATSON ROAD & YUMA ROAD, BUCKEYE, AZ



EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



JASON FESSINGER  
602.778.3833  
jasonf@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)



# Demographic and Income Profile

1240 S Watson Rd, Buckeye, Arizona, 85326  
 Ring: 3 mile radius

Latitude: 33.43510  
 Longitude: -112.55644

Summary	Census 2010	2015	2020
Population	25,125	28,201	31,787
Households	7,484	8,357	9,412
Families	6,102	6,775	7,602
Average Household Size	3.36	3.37	3.38
Owner Occupied Housing Units	5,885	6,303	7,163
Renter Occupied Housing Units	1,599	2,054	2,249
Median Age	28.9	30.1	29.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.42%	1.12%	0.75%
Households	2.41%	1.14%	0.77%
Families	2.33%	1.06%	0.69%
Owner HHs	2.59%	1.12%	0.70%
Median Household Income	2.45%	2.79%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	375	4.5%	354	3.8%
\$15,000 - \$24,999	496	5.9%	378	4.0%
\$25,000 - \$34,999	850	10.2%	744	7.9%
\$35,000 - \$49,999	1,409	16.9%	1,364	14.5%
\$50,000 - \$74,999	2,259	27.0%	2,510	26.7%
\$75,000 - \$99,999	1,465	17.5%	1,892	20.1%
\$100,000 - \$149,999	978	11.7%	1,419	15.1%
\$150,000 - \$199,999	294	3.5%	446	4.7%
\$200,000+	231	2.8%	304	3.2%
Median Household Income	\$58,699		\$66,246	
Average Household Income	\$72,247		\$81,655	
Per Capita Income	\$21,706		\$24,562	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,559	10.2%	2,835	10.1%	3,372	10.6%
5 - 9	2,564	10.2%	2,634	9.3%	3,065	9.6%
10 - 14	2,423	9.6%	2,527	9.0%	2,784	8.8%
15 - 19	1,932	7.7%	2,098	7.4%	2,301	7.2%
20 - 24	1,452	5.8%	1,866	6.6%	1,916	6.0%
25 - 34	4,313	17.2%	4,526	16.0%	5,805	18.3%
35 - 44	3,630	14.4%	4,235	15.0%	4,936	15.5%
45 - 54	2,581	10.3%	2,906	10.3%	2,911	9.2%
55 - 64	2,086	8.3%	2,402	8.5%	2,322	7.3%
65 - 74	1,186	4.7%	1,634	5.8%	1,735	5.5%
75 - 84	332	1.3%	444	1.6%	547	1.7%
85+	68	0.3%	95	0.3%	92	0.3%

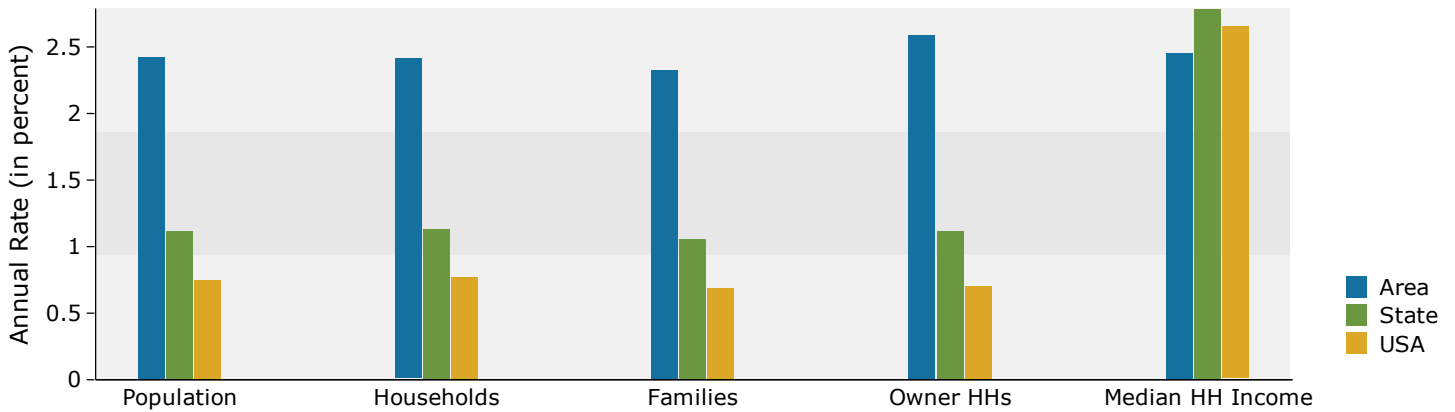
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,618	66.1%	17,982	63.8%	19,536	61.5%
Black Alone	1,692	6.7%	2,032	7.2%	2,465	7.8%
American Indian Alone	364	1.4%	449	1.6%	549	1.7%
Asian Alone	513	2.0%	631	2.2%	795	2.5%
Pacific Islander Alone	52	0.2%	64	0.2%	78	0.2%
Some Other Race Alone	4,745	18.9%	5,645	20.0%	6,665	21.0%
Two or More Races	1,140	4.5%	1,398	5.0%	1,698	5.3%
Hispanic Origin (Any Race)	9,952	39.6%	11,733	41.6%	13,866	43.6%

**Data Note:** Income is expressed in current dollars.

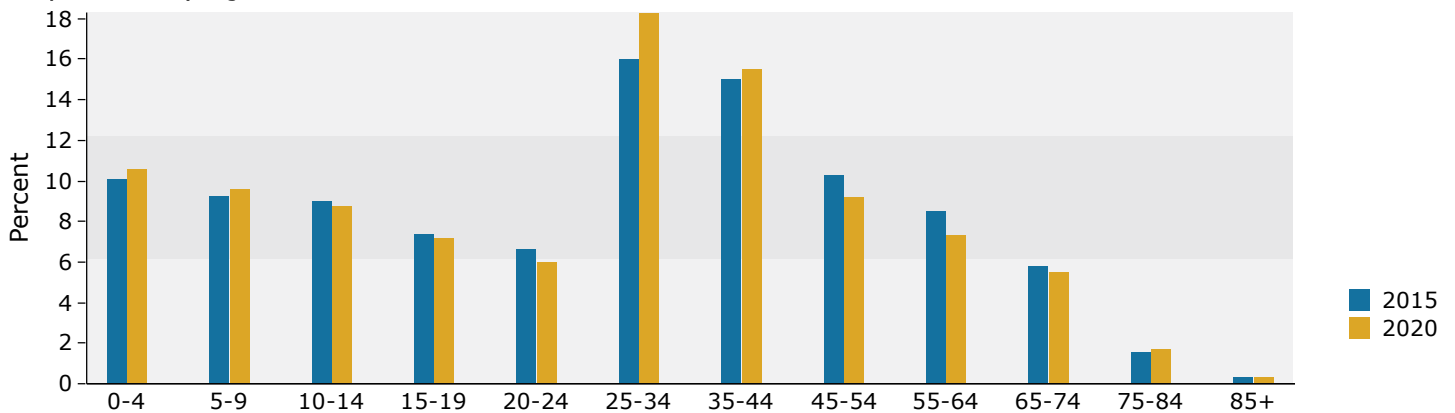
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



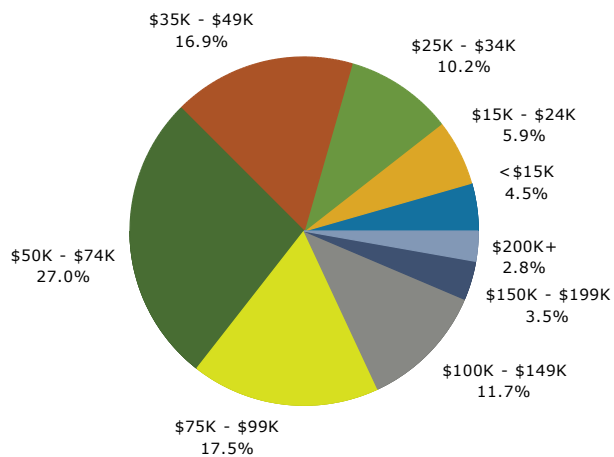
## Trends 2015-2020



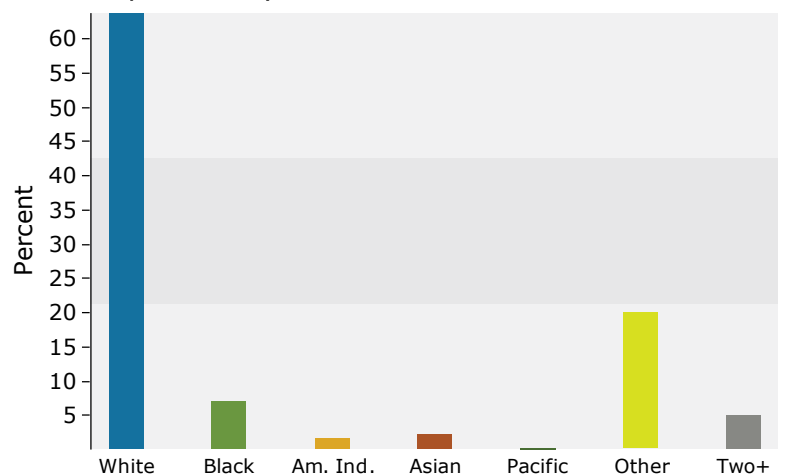
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 41.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Profile

1240 S Watson Rd, Buckeye, Arizona, 85326  
 Ring: 5 mile radius

Latitude: 33.43510  
 Longitude: -112.55644

Summary	Census 2010	2015	2020
Population	41,982	49,200	56,113
Households	12,864	15,009	17,123
Families	10,335	12,012	13,666
Average Household Size	3.26	3.28	3.28
Owner Occupied Housing Units	9,712	10,810	12,417
Renter Occupied Housing Units	3,152	4,198	4,706
Median Age	29.6	30.6	29.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.66%	1.12%	0.75%
Households	2.67%	1.14%	0.77%
Families	2.61%	1.06%	0.69%
Owner HHs	2.81%	1.12%	0.70%
Median Household Income	2.35%	2.79%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,082	7.2%	1,051	6.1%
\$15,000 - \$24,999	1,015	6.8%	776	4.5%
\$25,000 - \$34,999	1,455	9.7%	1,290	7.5%
\$35,000 - \$49,999	2,519	16.8%	2,501	14.6%
\$50,000 - \$74,999	3,909	26.0%	4,528	26.4%
\$75,000 - \$99,999	2,228	14.8%	2,968	17.3%
\$100,000 - \$149,999	1,757	11.7%	2,444	14.3%
\$150,000 - \$199,999	604	4.0%	954	5.6%
\$200,000+	440	2.9%	611	3.6%
Median Household Income	\$56,558		\$63,534	
Average Household Income	\$70,993		\$80,960	
Per Capita Income	\$21,595		\$24,627	

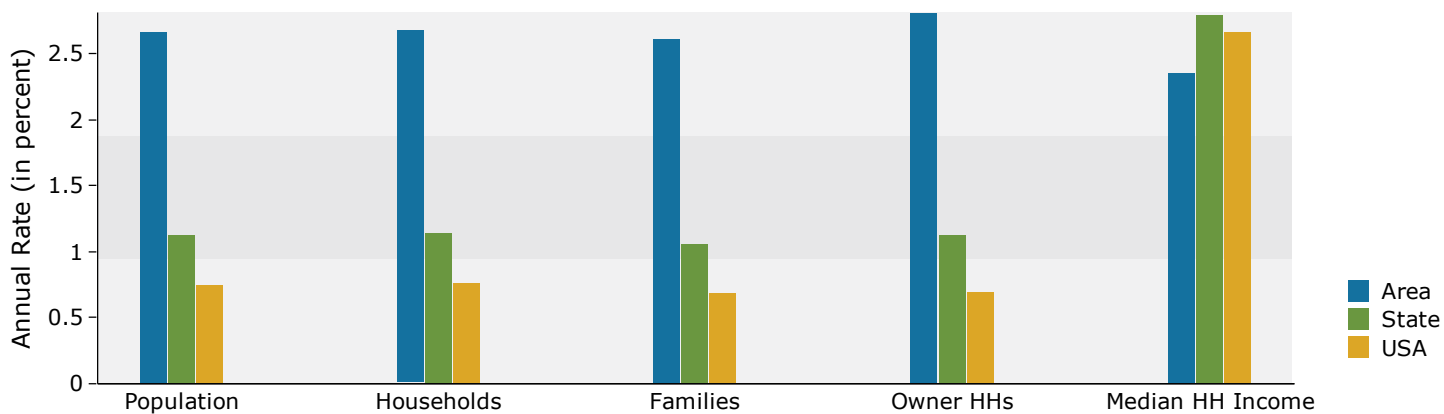
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,166	9.9%	4,779	9.7%	5,697	10.2%
5 - 9	4,195	10.0%	4,529	9.2%	5,283	9.4%
10 - 14	3,981	9.5%	4,385	8.9%	4,952	8.8%
15 - 19	3,244	7.7%	3,735	7.6%	4,154	7.4%
20 - 24	2,373	5.7%	3,236	6.6%	3,384	6.0%
25 - 34	6,871	16.4%	7,460	15.2%	9,521	17.0%
35 - 44	6,144	14.6%	7,413	15.1%	8,741	15.6%
45 - 54	4,641	11.1%	5,432	11.0%	5,529	9.9%
55 - 64	3,613	8.6%	4,355	8.9%	4,417	7.9%
65 - 74	1,959	4.7%	2,816	5.7%	3,145	5.6%
75 - 84	627	1.5%	845	1.7%	1,072	1.9%
85+	168	0.4%	213	0.4%	221	0.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,203	67.2%	32,135	65.3%	35,470	63.2%
Black Alone	2,491	5.9%	3,117	6.3%	3,842	6.8%
American Indian Alone	596	1.4%	760	1.5%	937	1.7%
Asian Alone	753	1.8%	1,009	2.1%	1,319	2.4%
Pacific Islander Alone	74	0.2%	93	0.2%	115	0.2%
Some Other Race Alone	7,999	19.1%	9,699	19.7%	11,484	20.5%
Two or More Races	1,865	4.4%	2,388	4.9%	2,946	5.3%
Hispanic Origin (Any Race)	16,912	40.3%	20,401	41.5%	24,229	43.2%

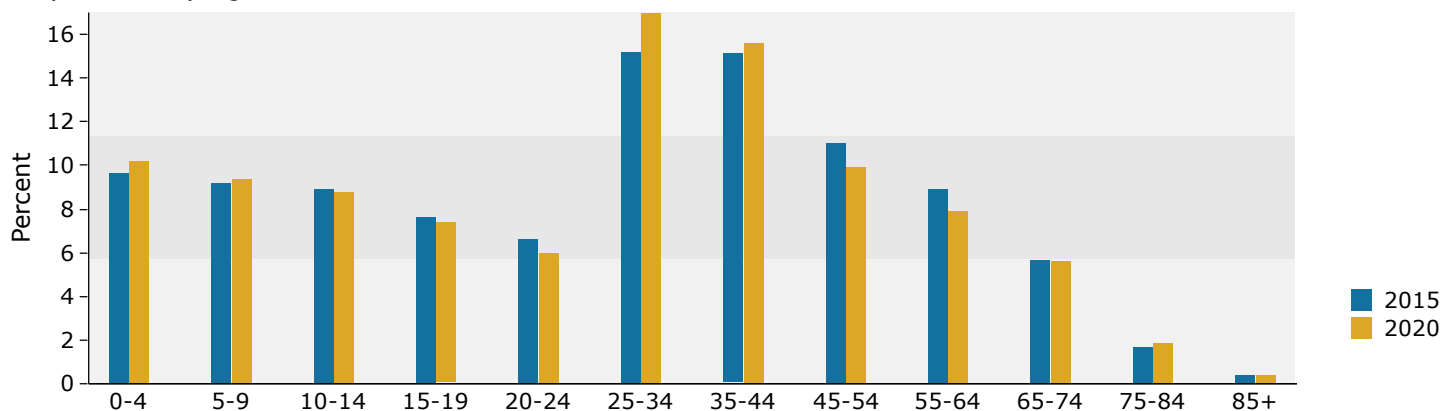
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

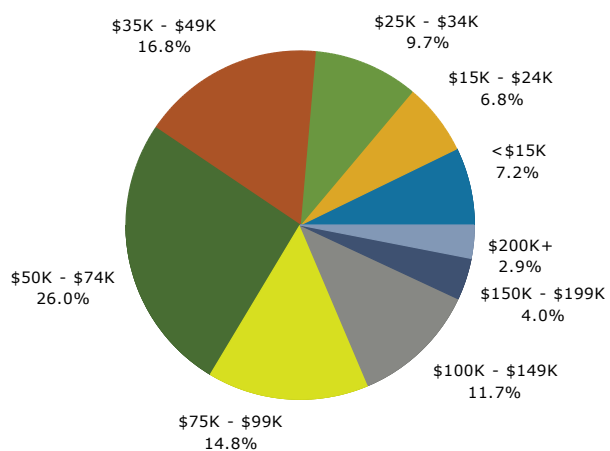
## Trends 2015-2020



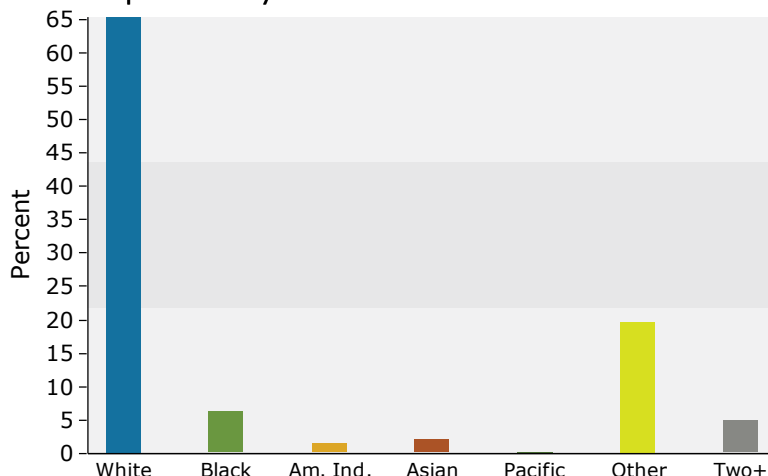
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 41.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Profile

1240 S Watson Rd, Buckeye, Arizona, 85326  
 Ring: 7 mile radius

Latitude: 33.43510  
 Longitude: -112.55644

Summary	Census 2010	2015	2020
Population	54,055	64,025	73,963
Households	16,234	19,197	22,260
Families	13,049	15,366	17,762
Average Household Size	3.25	3.26	3.26
Owner Occupied Housing Units	12,320	13,912	16,229
Renter Occupied Housing Units	3,914	5,286	6,031
Median Age	30.2	31.1	30.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.93%	1.12%	0.75%
Households	3.01%	1.14%	0.77%
Families	2.94%	1.06%	0.69%
Owner HHs	3.13%	1.12%	0.70%
Median Household Income	2.50%	2.79%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,492	7.8%	1,485	6.7%
\$15,000 - \$24,999	1,377	7.2%	1,087	4.9%
\$25,000 - \$34,999	1,765	9.2%	1,587	7.1%
\$35,000 - \$49,999	3,101	16.2%	3,100	13.9%
\$50,000 - \$74,999	4,817	25.1%	5,661	25.4%
\$75,000 - \$99,999	2,884	15.0%	3,931	17.7%
\$100,000 - \$149,999	2,437	12.7%	3,374	15.2%
\$150,000 - \$199,999	778	4.1%	1,270	5.7%
\$200,000+	547	2.8%	766	3.4%
Median Household Income	\$57,056		\$64,553	
Average Household Income	\$71,289		\$81,266	
Per Capita Income	\$21,754		\$24,803	

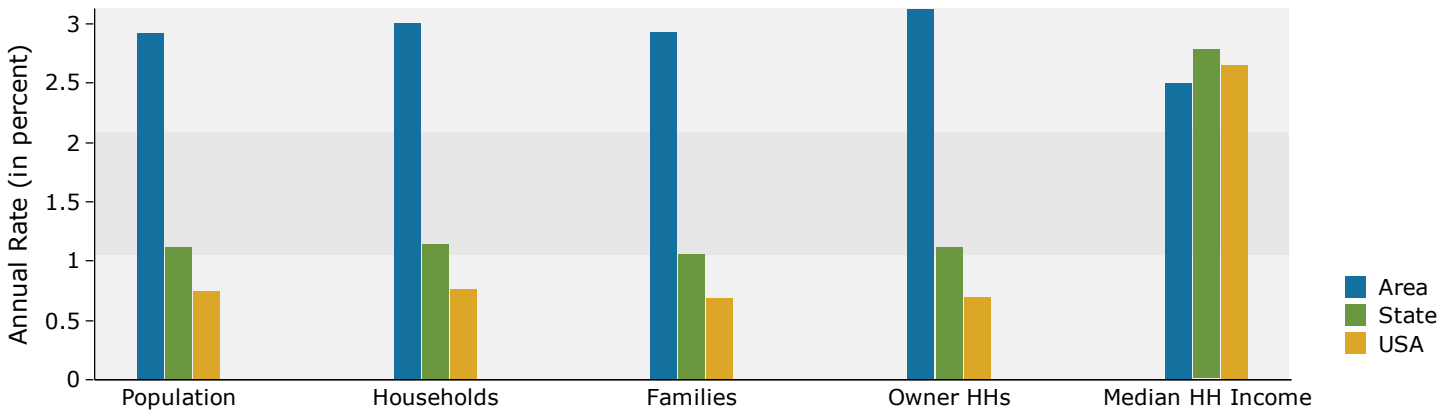
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,123	9.5%	5,914	9.2%	7,050	9.5%
5 - 9	5,163	9.6%	5,677	8.9%	6,643	9.0%
10 - 14	4,951	9.2%	5,486	8.6%	6,311	8.5%
15 - 19	4,325	8.0%	4,971	7.8%	5,553	7.5%
20 - 24	3,213	5.9%	4,450	7.0%	4,655	6.3%
25 - 34	8,593	15.9%	9,441	14.7%	12,096	16.4%
35 - 44	8,039	14.9%	9,553	14.9%	11,202	15.1%
45 - 54	6,342	11.7%	7,503	11.7%	7,846	10.6%
55 - 64	4,704	8.7%	5,837	9.1%	6,278	8.5%
65 - 74	2,556	4.7%	3,744	5.8%	4,427	6.0%
75 - 84	819	1.5%	1,151	1.8%	1,567	2.1%
85+	226	0.4%	300	0.5%	334	0.5%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,694	67.9%	42,265	66.0%	47,344	64.0%
Black Alone	3,153	5.8%	3,946	6.2%	4,859	6.6%
American Indian Alone	829	1.5%	1,054	1.6%	1,294	1.7%
Asian Alone	1,009	1.9%	1,333	2.1%	1,745	2.4%
Pacific Islander Alone	96	0.2%	117	0.2%	144	0.2%
Some Other Race Alone	9,997	18.5%	12,373	19.3%	14,917	20.2%
Two or More Races	2,277	4.2%	2,937	4.6%	3,661	4.9%
Hispanic Origin (Any Race)	21,084	39.0%	25,934	40.5%	31,331	42.4%

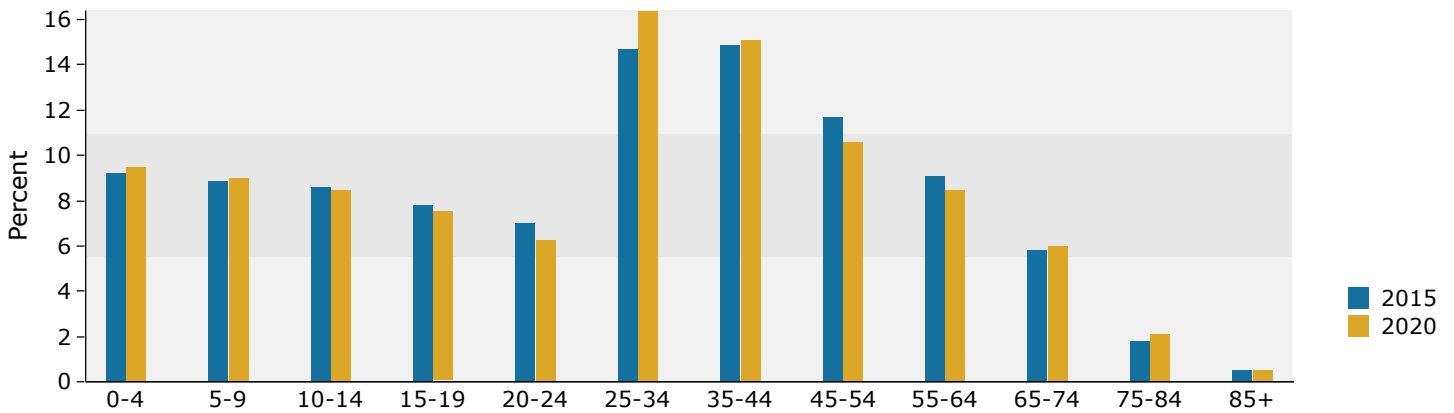
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

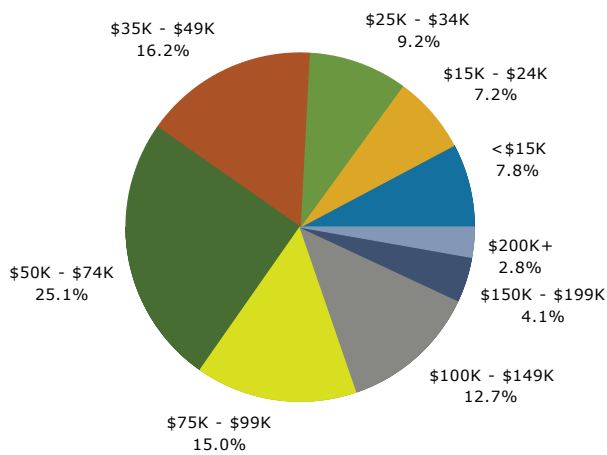
## Trends 2015-2020



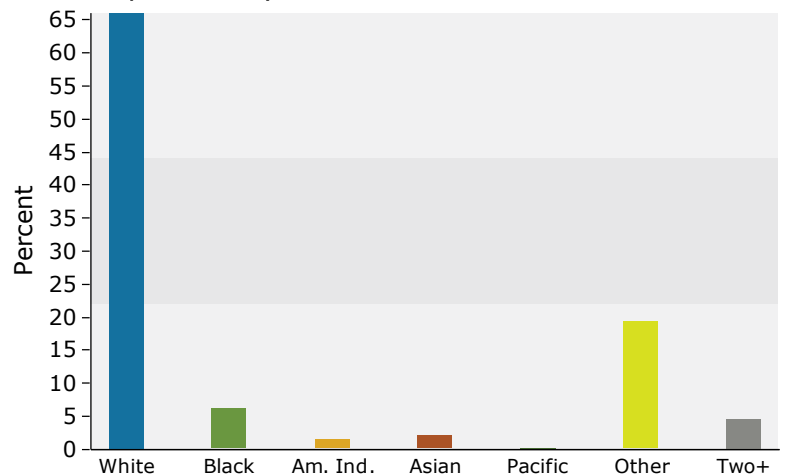
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 40.5%