

# NEC Watson & Yuma

Buckeye, Arizona

*D. L. Slaughter  
Company*

## PAD AVAILABLE AT DOMINANT INTERSECTION



**Available:**

**Pad(s) Available**

**Traffic Counts:**

**I-10 Freeway: +/- 60,000 CPD**  
**Watson Rd: +/- 32,000 CPD**

For more information please contact:

**Mike Ord**  
 mike@dlslaughter.com  
 C: 602-421-2788

4742 North 24th Street  
 Suite 315  
 Phoenix, AZ 85016  
 O: 602.957.3553

[www.dlslaughterco.com](http://www.dlslaughterco.com)

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## Property Highlights:

- Dominant retail intersection in trade area
- Over 1,000,000 SF commercial space at intersection
- Full diamond interchange from 1-10 Freeway



## Demographics:

• Average Income	1 mile \$99,809	3 mile \$97,517	5 mile \$101,300
• Population	1 mile 10,720	3 mile 37,911	5 mile 79,359

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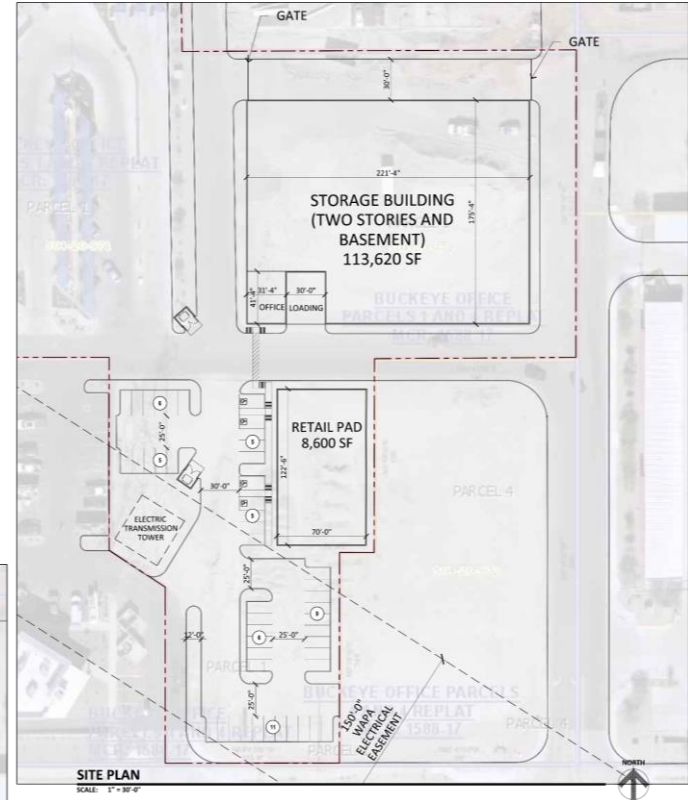
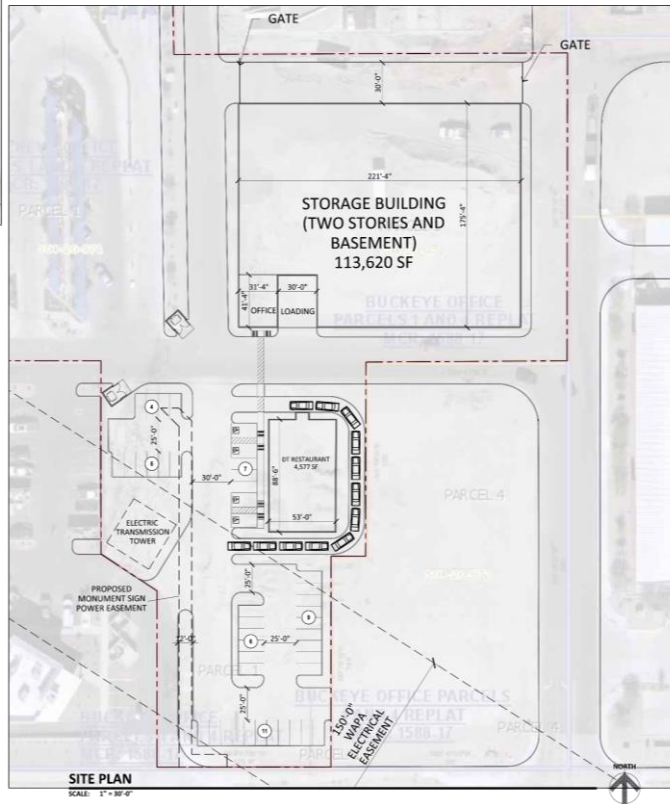
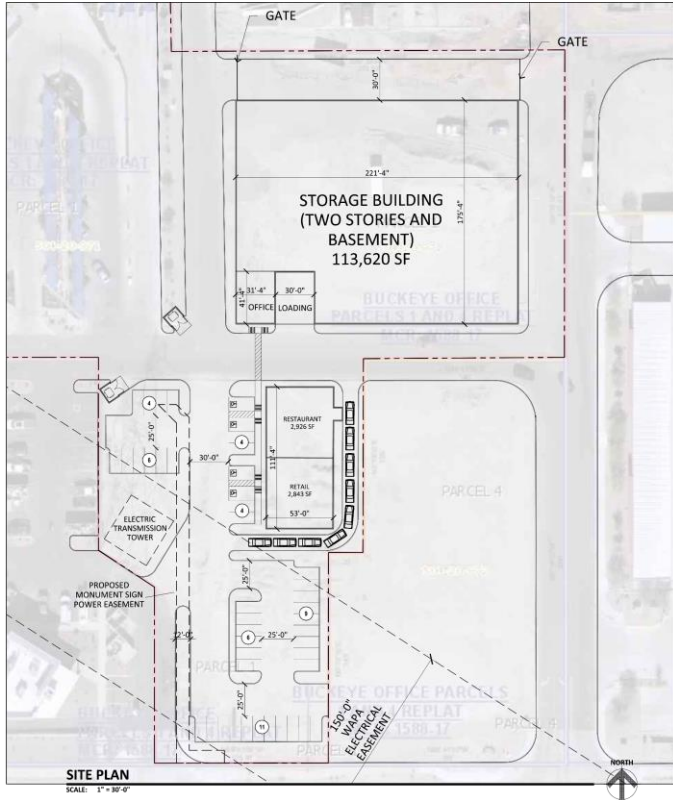
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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	11,752		41,581		87,161	
2023 Estimate	10,720		37,911		79,359	
2010 Census	9,670		34,083		70,695	
Growth 2023 - 2028	9.63%		9.68%		9.83%	
Growth 2010 - 2023	10.86%		11.23%		12.26%	
2023 Population by Hispanic Origin	4,764		18,007		35,862	
2023 Population	10,720		37,911		79,359	
White	8,849	82.55%	31,508	83.11%	66,521	83.82%
Black	962	8.97%	3,231	8.52%	6,166	7.77%
Am. Indian & Alaskan	313	2.92%	927	2.45%	1,821	2.29%
Asian	199	1.86%	707	1.86%	1,589	2.00%
Hawaiian & Pacific Island	51	0.48%	195	0.51%	387	0.49%
Other	347	3.24%	1,344	3.55%	2,874	3.62%
U.S. Armed Forces	30		161		488	

<b>Households</b>						
2028 Projection	3,709		12,341		26,176	
2023 Estimate	3,378		11,239		23,811	
2010 Census	3,054		10,162		21,365	
Growth 2023 - 2028	9.80%		9.81%		9.93%	
Growth 2010 - 2023	10.61%		10.60%		11.45%	
Owner Occupied	2,779	82.27%	9,079	80.78%	19,212	80.69%
Renter Occupied	599	17.73%	2,159	19.21%	4,599	19.31%

<b>2023 Households by HH Income</b>						
Income: <\$25,000	272	8.06%	774	6.89%	1,635	6.87%
Income: \$25,000 - \$50,000	647	19.17%	1,856	16.52%	3,483	14.63%
Income: \$50,000 - \$75,000	675	20.00%	2,376	21.14%	4,873	20.47%
Income: \$75,000 - \$100,000	544	16.12%	2,155	19.18%	4,193	17.61%
Income: \$100,000 - \$125,000	382	11.32%	1,256	11.18%	3,475	14.59%
Income: \$125,000 - \$150,000	367	10.87%	1,401	12.47%	2,473	10.39%
Income: \$150,000 - \$200,000	214	6.34%	739	6.58%	2,150	9.03%
Income: \$200,000+	274	8.12%	681	6.06%	1,529	6.42%
2023 Avg Household Income	\$99,809		\$97,517		\$101,300	
2023 Med Household Income	\$79,297		\$82,111		\$86,414	

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