SEC Sarival & Yuma

Goodyear, Arizona







Available:

Pad(s) Available

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

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The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 8/2023

SEC Sarival & Yuma

Goodyear, Arizona

D.L. Slaughter

Company

Property Highlights:

- I-10 and 303 interchange construction funneling traffic to site
- Above average Fry's volumes across the street
- Great access from I 10 with Sarival interchange
- Huge demand for neighborhood retail service in area
- Will be on going home side off the future Loop 303 & Yuma interchange



Demographics:

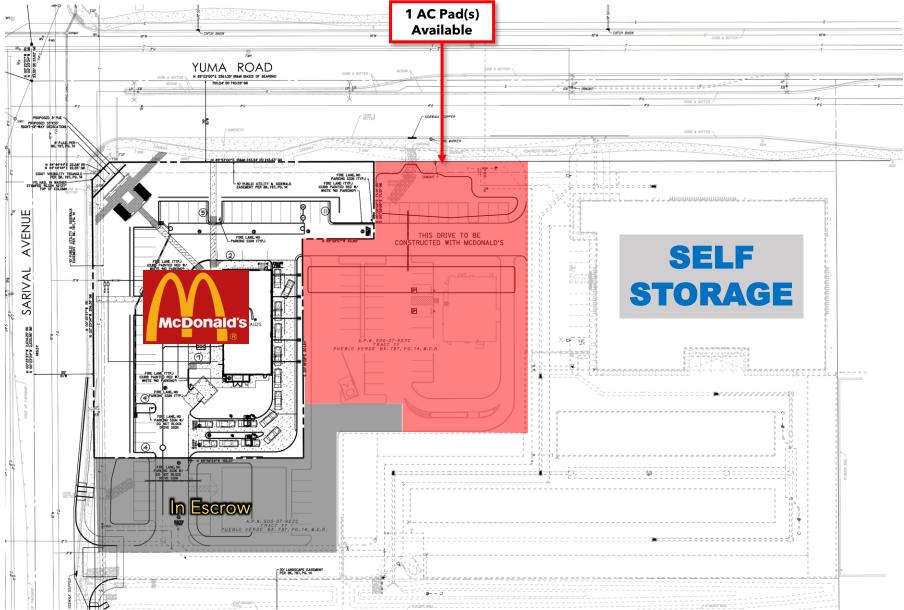
• Average Income	1 mile	3 mile	5 mile
	\$98,432	\$99,911	\$95,791
Population	1 mile	3 mile	5 mile
	12,010	46,006	119,293

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Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile
Population					
2028 Projection	12,251		48,420		124,789
2023 Estimate	12,010		46,006		119,293
2010 Census	10,104		29,677		81,621
Growth 2023 - 2028	2.01%		5.25%		4.61%
Growth 2010 - 2023	18.86%		55.02%		46.15%
2023 Population by Hispanic Origin	5,042		17,253		49,246
2023 Population	12,010		46,006		119,293
White	-	80.18%	36,504	79.35%	95,363 79.94%
Black	1,080		4,515		10,690 8.96%
Am. Indian & Alaskan	278		894		2,581 2.16%
Asian	537	4.47%	2,120		6,052 5.07%
Hawaiian & Pacific Island	27	0.22%	117		405 0.34%
Other	459	3.82%	1,855	4.03%	4,202 3.52%
U.S. Armed Forces	42		195		665
Households					
2028 Projection	3,991		16,910		43,471
2023 Estimate	3,899		15,967		41,383
2010 Census	3,201		9,650		27,188
Growth 2023 - 2028	2.36%		5.91%		5.05%
Growth 2010 - 2023	21.81%		65.46%		52.21%
Owner Occupied		81.30%		75.98%	29,719 71.81%
Renter Occupied	729	18.70%	3,834	24.01%	11,663 28.18%
2023 Households by HH Income	3,902		15,968		41,383
Income: <\$25,000	250		1,148		4,208 10.17%
Income: \$25,000 - \$50,000		16.74%		16.12%	7,532 18.20%
Income: \$50,000 - \$75,000		21.30%		20.14%	8,019 19.38%
Income: \$75,000 - \$100,000		16.32%		16.38%	6,263 15.13%
Income: \$100,000 - \$125,000		13.61%		14.84%	5,312 12.84%
Income: \$125,000 - \$150,000		11.84%		10.68%	3,920 9.47%
Income: \$150,000 - \$200,000	310	7.94%	1,262		3,443 8.32%
Income: \$200,000+	228		1,077	6.74%	2,686 6.49%
2023 Avg Household Income	\$98,432		\$99,911		\$95,791
2023 Med Household Income	\$83,516		\$84,996		\$78,722
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8/21/2023