

SWC 107th Ave & Camelback

Phoenix, Arizona

D. L. Slaughter
Company



Available:

Pad Available

Traffic Counts:

Camelback Rd: 32,978 VPD
107th Ave: 9,361 VPD

For more information please contact:

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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. 1/2024

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Property Highlights:

- 1.38 AC Development ready pad at prominent intersection
- Magnet intersection, serving untapped, surrounding trade area
- Site can accommodate retail, school, medical, office, and storage users
- 1 mile west of Loop 101 Freeway, offering easy access to the whole West Valley
- Site offers full and convenient access to both Camelback and 107th Avenue
- Across from Camelback Ranch Stadium - LA Dodgers and Chicago White Sox Spring Training Facility, and planned USA Basketball HQ
- Close to Glendale Sports Complex



Demographics:

• Average Income	1 mile \$74,784	3 mile \$86,116	5 mile \$80,877
• Population	1 mile 13,601	3 mile 93,699	5 mile 280,563

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Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	13,728	96,495	285,500
2023 Estimate	13,601	93,699	280,563
2010 Census	12,324	73,303	240,316
Growth 2023 - 2028	0.93%	2.98%	1.76%
Growth 2010 - 2023	10.36%	27.82%	16.75%
2023 Population by Hispanic Origin	7,193	46,028	147,625
2023 Population	13,601	93,699	280,563
White	10,610 78.01%	71,608 76.42%	221,566 78.97%
Black	1,415 10.40%	10,369 11.07%	27,260 9.72%
Am. Indian & Alaskan	332 2.44%	2,564 2.74%	7,587 2.70%
Asian	654 4.81%	4,838 5.16%	12,769 4.55%
Hawaiian & Pacific Island	40 0.29%	330 0.35%	954 0.34%
Other	549 4.04%	3,989 4.26%	10,427 3.72%
U.S. Armed Forces	23	564	1,863
Households			
2028 Projection	4,340	30,660	91,591
2023 Estimate	4,300	29,680	89,765
2010 Census	3,892	22,644	75,410
Growth 2023 - 2028	0.93%	3.30%	2.03%
Growth 2010 - 2023	10.48%	31.07%	19.04%
Owner Occupied	2,788 64.84%	18,317 61.71%	54,237 60.42%
Renter Occupied	1,512 35.16%	11,363 38.29%	35,528 39.58%
2023 Households by HH Income			
Income: <\$25,000	547 12.72%	3,315 11.17%	12,575 14.01%
Income: \$25,000 - \$50,000	713 16.59%	5,566 18.75%	19,940 22.21%
Income: \$50,000 - \$75,000	1,124 26.15%	6,275 21.14%	18,597 20.72%
Income: \$75,000 - \$100,000	976 22.70%	5,669 19.10%	14,224 15.85%
Income: \$100,000 - \$125,000	511 11.89%	3,258 10.98%	9,235 10.29%
Income: \$125,000 - \$150,000	170 3.95%	2,152 7.25%	5,651 6.30%
Income: \$150,000 - \$200,000	226 5.26%	2,350 7.92%	6,230 6.94%
Income: \$200,000+	32 0.74%	1,097 3.70%	3,315 3.69%
2023 Avg Household Income	\$74,784	\$86,116	\$80,877
2023 Med Household Income	\$70,220	\$73,745	\$65,702

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