

# SWC Elliot & McClintock

Tempe, Arizona

*D. L. Slaughter*  
*Company*



**Available:**

**Shop Available**

**Traffic Counts:**

Elliot Rd: 31,622 VPD  
McClintock Dr: 24,272 VPD

For more information please contact:

**Mike Ord**  
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4742 North 24<sup>th</sup> Street  
Suite 315  
Phoenix, AZ 85016  
O: 602.957.3553

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



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## Property Highlights:

- Located at an active Safeway anchored development in an established Tempe neighborhood
- Within a mile of Arizona State University's Research Park, a 320 AC corporate business complex that is home to research development companies and corporate and regional headquarters
- Convenient access to the Loop 101 freeway



## Demographics:

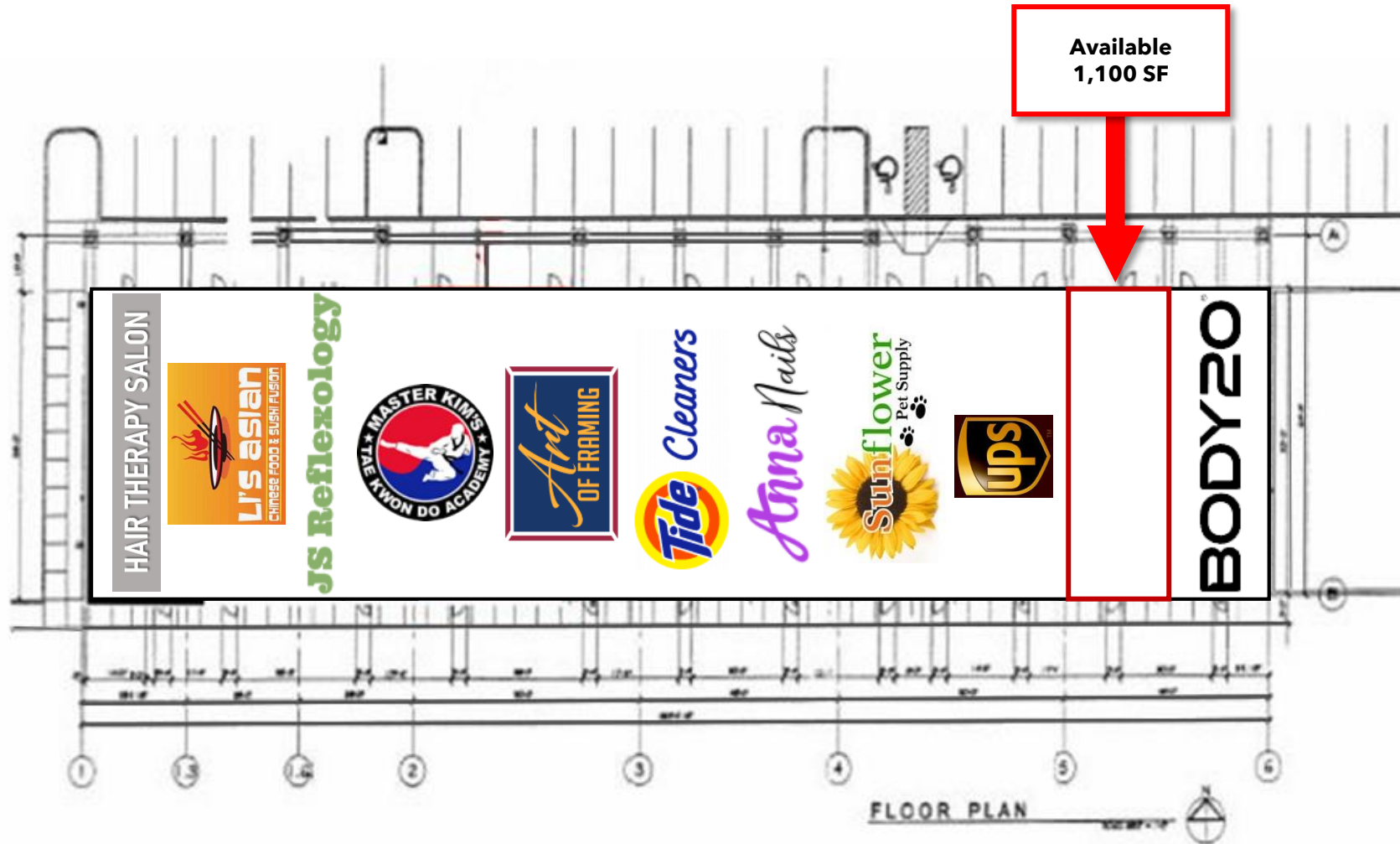
	1 mile	3 mile	5 mile
• Average Income	1 mile \$143,241	3 mile \$107,348	5 mile \$89,725
• Population	1 mile 9,980	3 mile 123,076	5 mile 366,258

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	9,882	122,811	368,344
2023 Estimate	9,980	123,076	366,258
2010 Census	10,209	120,160	339,792
Growth 2023 - 2028	-0.98%	-0.22%	0.57%
Growth 2010 - 2023	-2.24%	2.43%	7.79%
2023 Population by Hispanic Origin	1,255	23,253	96,261
2023 Population	9,980	123,076	366,258
White	8,413 84.30%	94,413 76.71%	275,202 75.14%
Black	407 4.08%	8,293 6.74%	29,076 7.94%
Am. Indian & Alaskan	150 1.50%	4,427 3.60%	18,127 4.95%
Asian	733 7.34%	10,831 8.80%	27,549 7.52%
Hawaiian & Pacific Island	31 0.31%	467 0.38%	1,678 0.46%
Other	246 2.46%	4,645 3.77%	14,626 3.99%
U.S. Armed Forces	5	16	66

<b>Households</b>			
2028 Projection	3,879	48,878	148,076
2023 Estimate	3,937	49,062	147,328
2010 Census	4,152	48,387	137,463
Growth 2023 - 2028	-1.47%	-0.38%	0.51%
Growth 2010 - 2023	-5.18%	1.40%	7.18%
Owner Occupied	3,230 82.04%	30,860 62.90%	74,251 50.40%
Renter Occupied	707 17.96%	18,202 37.10%	73,077 49.60%

<b>2023 Households by HH Income</b>			
Income: <\$25,000	298 7.57%	4,665 9.51%	22,177 15.05%
Income: \$25,000 - \$50,000	376 9.55%	7,587 15.46%	29,529 20.04%
Income: \$50,000 - \$75,000	392 9.96%	8,840 18.02%	28,260 19.18%
Income: \$75,000 - \$100,000	454 11.53%	7,290 14.86%	20,938 14.21%
Income: \$100,000 - \$125,000	492 12.50%	6,322 12.88%	15,028 10.20%
Income: \$125,000 - \$150,000	536 13.61%	4,431 9.03%	10,174 6.91%
Income: \$150,000 - \$200,000	581 14.76%	5,040 10.27%	10,891 7.39%
Income: \$200,000+	808 20.52%	4,890 9.97%	10,332 7.01%
2023 Avg Household Income	\$143,241	\$107,348	\$89,725
2023 Med Household Income	\$122,789	\$86,798	\$69,398

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