

— A MEMBER OF —
CHAINLINKS
RETAIL ADVISORS

LAND FRONTING JOHN WAYNE PARKWAY FOR SALE



NEC JOHN WAYNE PKWY & HONEYCUTT RD | MARICOPA, AZ

PROPERTY DETAILS

AVAILABLE ±33,494 SF
±2 acre parcel

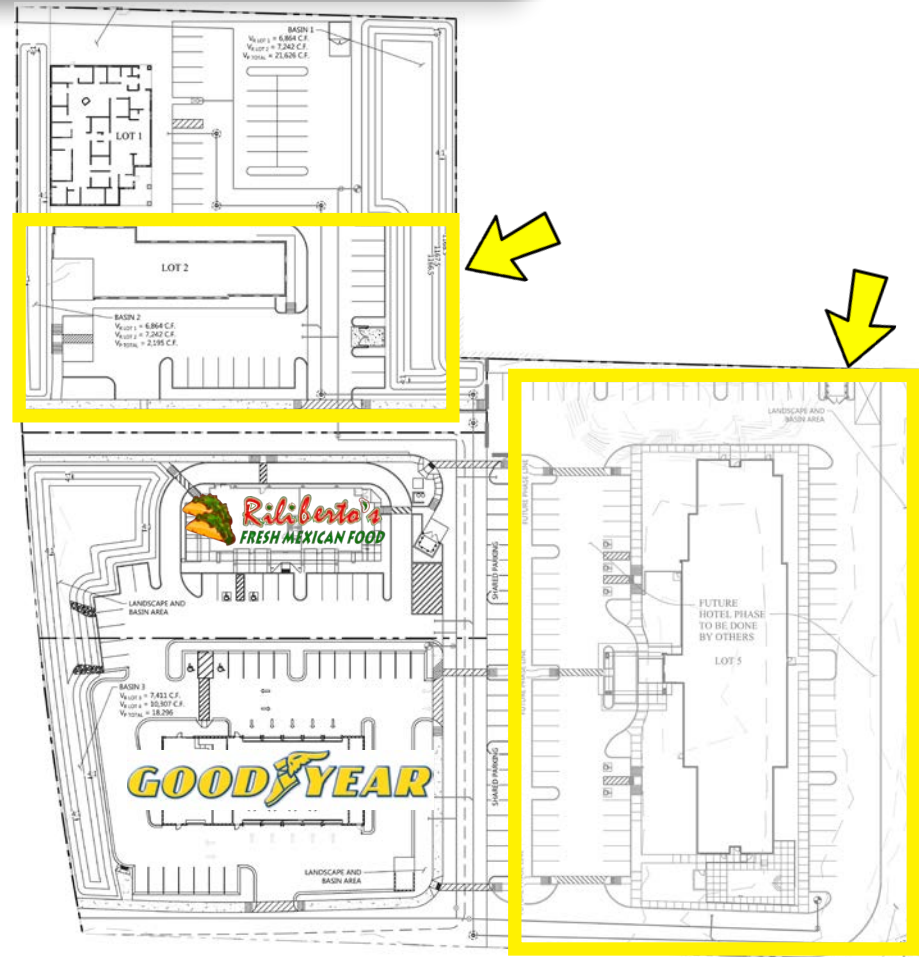
PROPERTY HIGHLIGHTS

±2 acres for sale on busy John Wayne Parkway. Trade area is experiencing tremendous activity, including the widening of John Wayne Pkwy and improved access. Banner Hospital just opened a 40,000 SF facility. New Central AZ College and Legacy Traditional Schools are now open. Maricopa City Services relocation is also under construction (56,000 SF).

TRAFFIC COUNTS

N ±30,905 VPD (NB & SB)	E ±2,832 VPD (EB & WB)
S ±16,842 VPD (NB & SB)	W ±266 VPD (EB & WB)

ADOT 2010, 2019



LANCE UMBLE
602.734.7206
lumble@pcaemail.com

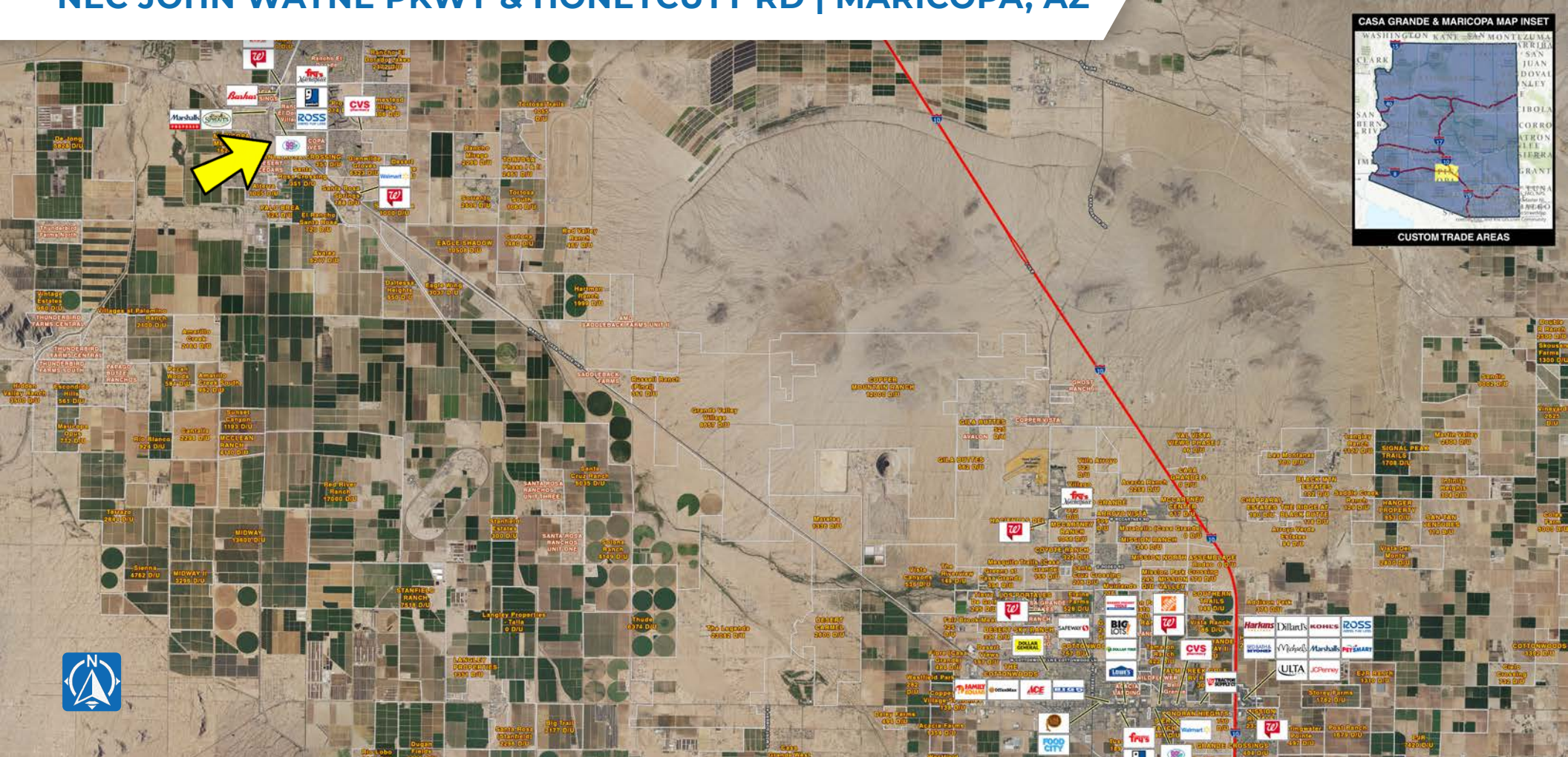
NICK DEDONA
602.734.7208
ndedona@pcaemail.com



LAND FRONTING JOHN WAYNE PARKWAY FOR SALE



NEC JOHN WAYNE PKWY & HONEYCUTT RD | MARICOPA, AZ



LANCE UMBLE
602.734.7206
lumble@pcaemail.com

NICK DEDONA
602.734.7208
ndedona@pcaemail.com





LAND FRONTING JOHN WAYNE PARKWAY FOR SALE

LANCE UMBLE
602.734.7206
lumble@pcaemail.com

NICK DEDONA
602.734.7208
ndedona@pcaemail.com

DEMOGRAPHICS



POPULATION

	1-Mile	3-Miles	5-Miles
2019 Total Population	14,830	48,836	51,931
2024 Total Population	15,299	52,909	56,628



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2019 Households	4,677	16,192	17,221
2024 Households	4,818	17,573	18,811



2019 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$84,746	\$84,902	\$83,784
Median HH Income	\$74,453	\$73,863	\$69,093
Per Capita Income	\$26,739	\$28,236	\$30,484



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2019 Housing Units	5,745	19,514	20,667
Owner Occupied	56.8%	64.0%	64.7%
Renter Occupied	24.6%	19.0%	18.6%
Vacant	18.6%	17.0%	16.7%



DAYTIME
POPULATION

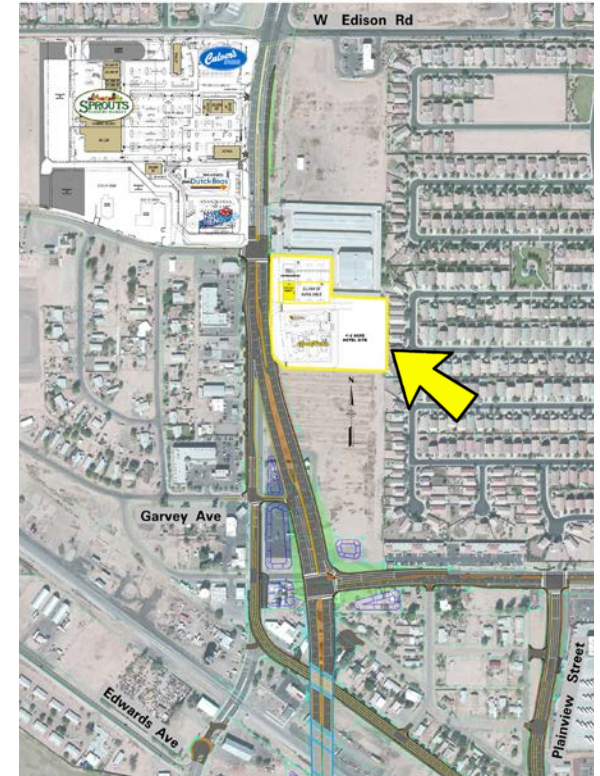
	1-Mile	3-Miles	5-Miles
2019 Total Daytime Pop	11,356	35,894	38,203
Workers	2,951	7,840	8,540
Residents	8,405	28,054	29,663



BUSINESSES

	1-Mile	3-Miles	5-Miles
2019 Businesses	222	443	475

2019 ESRI ESTIMATES



AVERAGE HH INCOME
\$84,902
WITHIN 3-MILES

NEC JOHN WAYNE PKWY & HONEYCUTT RD | MARICOPA, AZ

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [09/14/2020]