

W Lower Buckeye Road

7510



RETAIL PROPERTY FOR LEASE | PHOENIX, AZ

Bryan Mortensen | 602.621.3770 | bryanm@lraphx.com



# Property Summary

LRA

RETAIL PROPERTY FOR LEASE | PHOENIX, AZ



VIDEO

## PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 7510 West Lower Buckeye Road in Phoenix, AZ. This spacious property, ideal for retail or potential redevelopment, features a bank building with a drive-thru, perfectly suited for a single tenant requiring a standalone structure. With its prominent location at the intersection and positioning on the hard corner, this property offers excellent visibility and accessibility. Boasting ample space and the potential for modification pending city approval, the site is primed for retail success. Don't miss out on the chance to lease this versatile property, strategically located for maximum impact and convenience.

## PROPERTY HIGHLIGHTS

- Bank building with drive-thru
- Prominent location at busy intersection
- Ideal for single tenant standalone use
- Spacious interior with potential for modification
- Prime visibility and accessibility (hard corner)
- Ample space for retail or redevelopment
- Proximity to major roadways (I-10 & Proposed SR30)

**BRYAN MORTENSEN**  
602.621.3770 | bryanm@lraphx.com

**LRA COMMERCIAL**  
480.526.5644  
www.lrarealestate.com

RETAIL PROPERTY FOR LEASE | PHOENIX, AZ

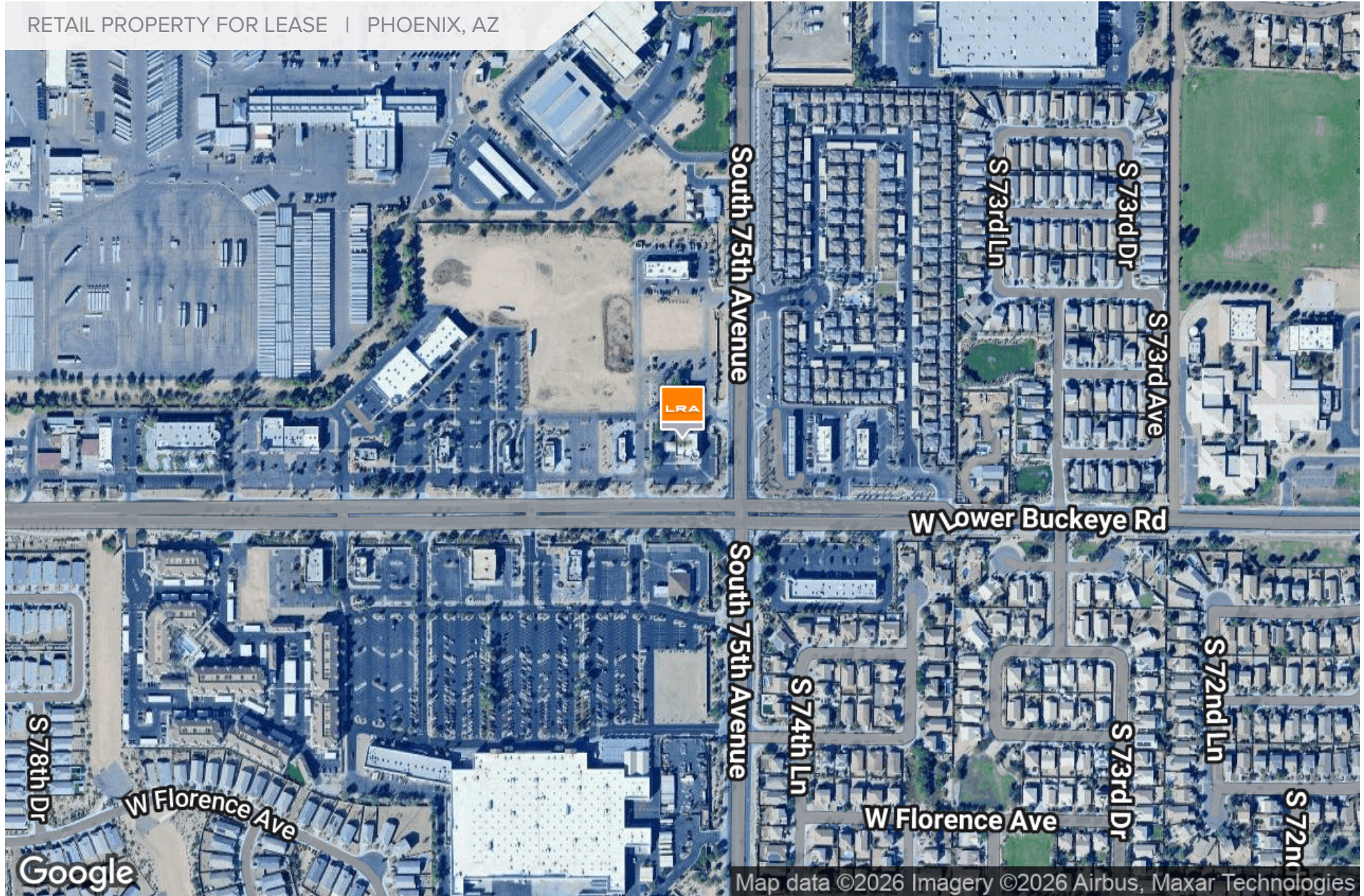
VISUAL MEDIA



# Location Map



RETAIL PROPERTY FOR LEASE | PHOENIX, AZ



**BRYAN MORTENSEN**  
602.621.3770 | bryanm@lraphx.com

**LRA COMMERCIAL**  
480.526.5644  
www.lrarealestate.com

# Additional Photos



RETAIL PROPERTY FOR LEASE | PHOENIX, AZ



**BRYAN MORTENSEN**  
602.621.3770 | [bryanm@lraphx.com](mailto:bryanm@lraphx.com)

**LRA COMMERCIAL**  
480.526.5644  
[www.lrarealestate.com](http://www.lrarealestate.com)

# Demographics Map & Report

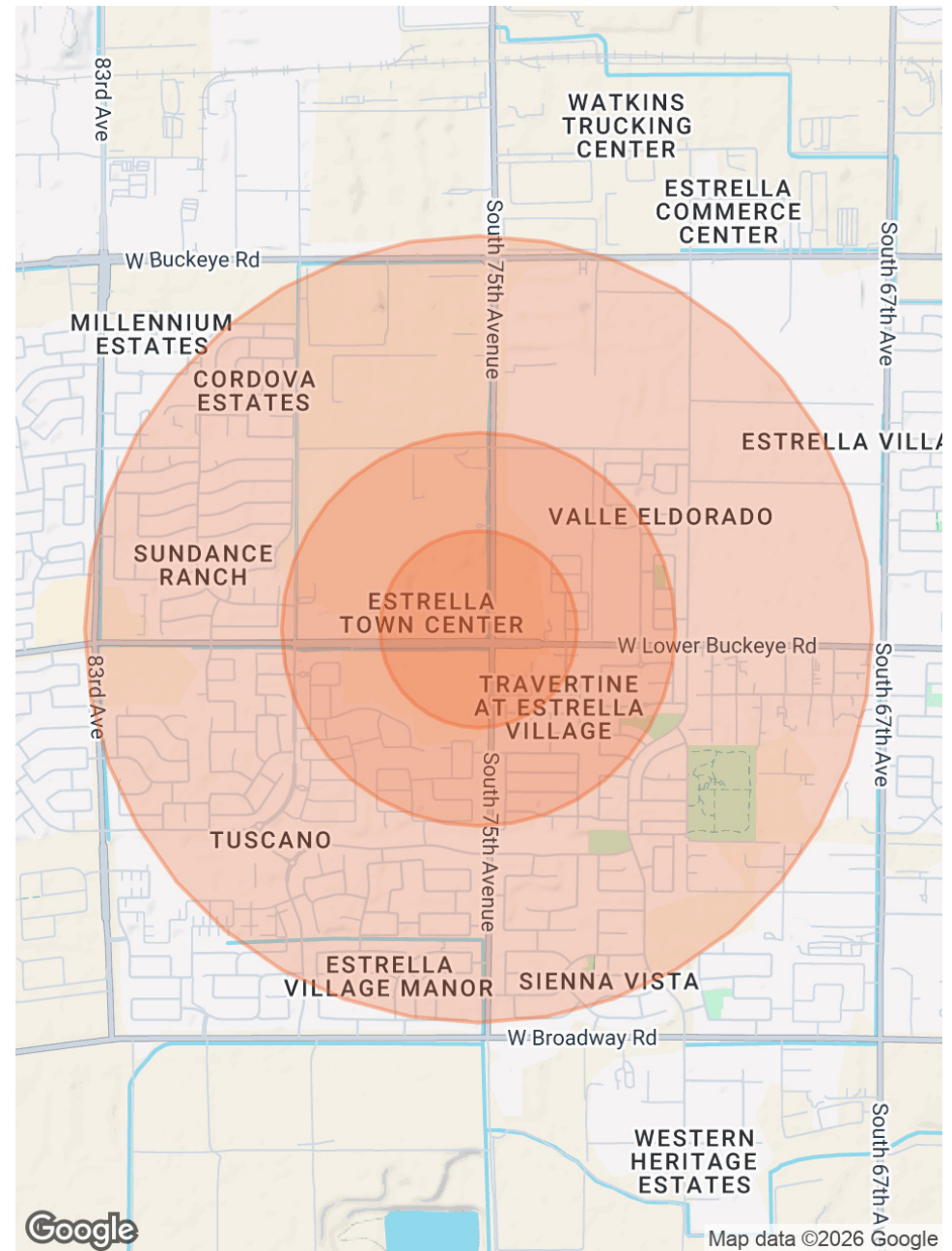
RETAIL PROPERTY FOR LEASE | PHOENIX, AZ

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	494	2,254	9,480
Average Age	27.7	27.7	29.1
Average Age (Male)	27.2	27.2	29.9
Average Age (Female)	30.4	30.7	29.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	561	2,506
# of Persons per HH	4.1	4.0	3.8
Average HH Income	\$95,433	\$92,363	\$99,408
Average House Value	\$349,202	\$341,572	\$331,244

ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	67.2%	66.8%	70.7%

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	136	643	3,244
% White	27.5%	28.5%	34.2%
Total Population - Black	90	425	1,280
% Black	18.2%	18.9%	13.5%
Total Population - Asian	0	0	59
% Asian	0.0%	0.0%	0.6%
Total Population - Hawaiian	1	5	7
% Hawaiian	0.2%	0.2%	0.1%
Total Population - American Indian	11	57	410



# Consumer Spending Report

## Pad B

7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **4,698 SF**  
 Year Built: **2007**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$129,152</b>	<b>\$655,521</b>	<b>\$2,331,036</b>
<b>Total Apparel</b>	<b>\$7,206</b>	<b>\$38,949</b>	<b>\$140,413</b>
Women's Apparel	2,589	13,813	49,812
Men's Apparel	1,420	7,528	27,305
Girl's Apparel	603	3,343	11,856
Boy's Apparel	460	2,566	9,137
Infant Apparel	395	2,193	7,832
Footwear	1,739	9,506	34,472
<b>Total Entertainment &amp; Hobbies</b>	<b>\$17,277</b>	<b>\$87,736</b>	<b>\$312,048</b>
Entertainment	4,140	18,675	67,274
Audio & Visual Equipment/Service	3,702	19,823	70,149
Reading Materials	206	1,043	3,738
Pets, Toys, & Hobbies	2,770	14,206	49,988
Personal Items	6,460	33,988	120,899
<b>Total Food and Alcohol</b>	<b>\$34,296</b>	<b>\$183,758</b>	<b>\$663,131</b>
Food At Home	19,011	102,418	370,734
Food Away From Home	13,353	71,151	255,617
Alcoholic Beverages	1,931	10,189	36,780
<b>Total Household</b>	<b>\$20,070</b>	<b>\$100,946</b>	<b>\$347,653</b>
House Maintenance & Repair	4,646	22,152	73,750
Household Equip & Furnishings	7,865	40,156	139,171
Household Operations	5,646	29,071	101,478
Housing Costs	1,913	9,567	33,254



## Consumer Spending Report

### Pad B

7510 W Lower Buckeye Rd, Phoenix, AZ 85043

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$38,017</b>	<b>\$181,718</b>	<b>\$646,463</b>
Vehicle Purchases	21,287	95,313	337,254
Gasoline	9,411	48,882	175,684
Vehicle Expenses	535	2,993	10,085
Transportation	2,812	14,536	50,941
Automotive Repair & Maintenance	3,972	19,993	72,499
<b>Total Health Care</b>	<b>\$4,806</b>	<b>\$24,709</b>	<b>\$89,095</b>
Medical Services	3,090	15,876	56,686
Prescription Drugs	1,187	6,098	22,467
Medical Supplies	529	2,734	9,942
<b>Total Education/Day Care</b>	<b>\$7,482</b>	<b>\$37,705</b>	<b>\$132,233</b>
Education	4,828	24,226	85,420
Fees & Admissions	2,653	13,479	46,812



**Pad B**  
7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Freestanding**      % Leased: **100%**  
 GLA: **4,698 SF**      Rent/SF/Yr: **-**  
 Year Built: **2007**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>163</b>	<b>1,327</b>	<b>8</b>
Retail & Wholesale Trade	24	225	9
Hospitality & Food Service	21	258	12
Real Estate, Renting, Leasing	5	19	4
Finance & Insurance	19	72	4
Information	4	22	6
Scientific & Technology Services	5	71	14
Management of Companies	0	0	0
Health Care & Social Assistance	42	118	3
Educational Services	7	262	37
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	3	107	36
Utilities & Waste Management	2	5	3
Construction	6	13	2
Manufacturing	7	75	11
Agriculture, Mining, Fishing	0	0	0
Other Services	18	80	4

# Demographic Detail Report

## Pad B

7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **4,698 SF**  
 Year Built: **2007**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	13,277	72,466	261,487
2024 Estimate	12,710	69,759	252,069
2020 Census	11,869	67,037	243,238
Growth 2024 - 2029	4.46%	3.88%	3.74%
Growth 2020 - 2024	7.09%	4.06%	3.63%
<b>2024 Population by Age</b>	<b>12,710</b>	<b>69,759</b>	<b>252,069</b>
Age 0 - 4	905 7.12%	5,133 7.36%	18,237 7.23%
Age 5 - 9	956 7.52%	5,511 7.90%	19,427 7.71%
Age 10 - 14	1,035 8.14%	5,978 8.57%	21,063 8.36%
Age 15 - 19	1,105 8.69%	6,196 8.88%	22,045 8.75%
Age 20 - 24	1,043 8.21%	5,847 8.38%	21,211 8.41%
Age 25 - 29	1,010 7.95%	5,690 8.16%	20,776 8.24%
Age 30 - 34	1,013 7.97%	5,700 8.17%	20,561 8.16%
Age 35 - 39	968 7.62%	5,438 7.80%	19,324 7.67%
Age 40 - 44	924 7.27%	5,077 7.28%	17,897 7.10%
Age 45 - 49	858 6.75%	4,466 6.40%	15,941 6.32%
Age 50 - 54	777 6.11%	3,917 5.62%	14,342 5.69%
Age 55 - 59	637 5.01%	3,197 4.58%	11,949 4.74%
Age 60 - 64	522 4.11%	2,629 3.77%	9,923 3.94%
Age 65 - 69	377 2.97%	1,930 2.77%	7,387 2.93%
Age 70 - 74	257 2.02%	1,329 1.91%	5,159 2.05%
Age 75 - 79	166 1.31%	854 1.22%	3,384 1.34%
Age 80 - 84	91 0.72%	486 0.70%	1,967 0.78%
Age 85+	67 0.53%	380 0.54%	1,476 0.59%
Age 65+	958 7.54%	4,979 7.14%	19,373 7.69%
<b>Median Age</b>	<b>31.50</b>	<b>30.50</b>	<b>30.80</b>
<b>Average Age</b>	<b>32.80</b>	<b>32.00</b>	<b>32.40</b>

# Demographic Detail Report

<b>Pad B</b>					
7510 W Lower Buckeye Rd, Phoenix, AZ 85043					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Population By Race</b>	<b>12,710</b>		<b>69,759</b>		<b>252,069</b>
White	3,072	24.17%	16,601	23.80%	57,654 22.87%
Black	1,177	9.26%	8,206	11.76%	26,477 10.50%
Am. Indian & Alaskan	281	2.21%	1,821	2.61%	7,015 2.78%
Asian	349	2.75%	1,530	2.19%	6,031 2.39%
Hawaiian & Pacific Island	62	0.49%	257	0.37%	658 0.26%
Other	7,769	61.13%	41,343	59.27%	154,233 61.19%
<b>Population by Hispanic Origin</b>	<b>12,710</b>		<b>69,759</b>		<b>252,069</b>
Non-Hispanic Origin	3,544	27.88%	20,422	29.28%	70,932 28.14%
Hispanic Origin	9,165	72.11%	49,337	70.72%	181,137 71.86%
<b>2024 Median Age, Male</b>	<b>31.00</b>		<b>29.80</b>		<b>30.20</b>
<b>2024 Average Age, Male</b>	<b>32.50</b>		<b>31.50</b>		<b>31.90</b>
<b>2024 Median Age, Female</b>	<b>31.90</b>		<b>31.10</b>		<b>31.40</b>
<b>2024 Average Age, Female</b>	<b>33.10</b>		<b>32.50</b>		<b>33.00</b>
<b>2024 Population by Occupation Classification</b>	<b>9,593</b>		<b>51,900</b>		<b>188,932</b>
Civilian Employed	6,497	67.73%	34,199	65.89%	125,248 66.29%
Civilian Unemployed	223	2.32%	1,358	2.62%	5,277 2.79%
Civilian Non-Labor Force	2,844	29.65%	16,294	31.39%	58,118 30.76%
Armed Forces	29	0.30%	49	0.09%	289 0.15%
<b>Households by Marital Status</b>					
Married	1,800		9,025		31,855
Married No Children	782		3,813		13,978
Married w/Children	1,018		5,212		17,877
<b>2024 Population by Education</b>	<b>8,050</b>		<b>43,651</b>		<b>159,888</b>
Some High School, No Diploma	1,318	16.37%	9,679	22.17%	40,267 25.18%
High School Grad (Incl Equivalency)	2,661	33.06%	13,193	30.22%	47,315 29.59%
Some College, No Degree	2,423	30.10%	12,313	28.21%	41,938 26.23%
Associate Degree	385	4.78%	2,556	5.86%	9,802 6.13%
Bachelor Degree	905	11.24%	4,118	9.43%	14,113 8.83%
Advanced Degree	358	4.45%	1,792	4.11%	6,453 4.04%



# Demographic Detail Report

<b>Pad B</b>						
<b>7510 W Lower Buckeye Rd, Phoenix, AZ 85043</b>						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2024 Population by Occupation</b>	<b>11,952</b>		<b>62,191</b>		<b>227,338</b>	
Real Estate & Finance	774	6.48%	3,614	5.81%	10,952	4.82%
Professional & Management	2,451	20.51%	12,388	19.92%	43,712	19.23%
Public Administration	327	2.74%	1,148	1.85%	4,588	2.02%
Education & Health	986	8.25%	5,995	9.64%	21,247	9.35%
Services	936	7.83%	6,023	9.68%	23,247	10.23%
Information	159	1.33%	492	0.79%	1,746	0.77%
Sales	1,665	13.93%	7,889	12.69%	30,455	13.40%
Transportation	28	0.23%	290	0.47%	2,053	0.90%
Retail	680	5.69%	3,514	5.65%	16,114	7.09%
Wholesale	122	1.02%	885	1.42%	2,776	1.22%
Manufacturing	669	5.60%	3,383	5.44%	10,871	4.78%
Production	1,130	9.45%	6,468	10.40%	23,203	10.21%
Construction	985	8.24%	4,637	7.46%	17,600	7.74%
Utilities	560	4.69%	3,050	4.90%	11,348	4.99%
Agriculture & Mining	32	0.27%	317	0.51%	744	0.33%
Farming, Fishing, Forestry	31	0.26%	204	0.33%	547	0.24%
Other Services	417	3.49%	1,894	3.05%	6,135	2.70%
<b>2024 Worker Travel Time to Job</b>	<b>6,015</b>		<b>32,077</b>		<b>118,141</b>	
<30 Minutes	2,866	47.65%	15,769	49.16%	62,623	53.01%
30-60 Minutes	2,483	41.28%	12,873	40.13%	43,536	36.85%
60+ Minutes	666	11.07%	3,435	10.71%	11,982	10.14%
<b>2020 Households by HH Size</b>	<b>3,085</b>		<b>18,050</b>		<b>66,673</b>	
1-Person Households	287	9.30%	2,118	11.73%	9,069	13.60%
2-Person Households	665	21.56%	3,744	20.74%	14,108	21.16%
3-Person Households	543	17.60%	3,280	18.17%	11,745	17.62%
4-Person Households	663	21.49%	3,667	20.32%	12,600	18.90%
5-Person Households	470	15.24%	2,621	14.52%	9,238	13.86%
6-Person Households	239	7.75%	1,349	7.47%	5,311	7.97%
7 or more Person Households	218	7.07%	1,271	7.04%	4,602	6.90%
<b>2024 Average Household Size</b>	<b>3.70</b>		<b>3.60</b>		<b>3.50</b>	
<b>Households</b>						
2029 Projection	3,456		19,374		71,619	
2024 Estimate	3,304		18,653		68,983	
2020 Census	3,084		18,050		66,673	
Growth 2024 - 2029	4.60%		3.87%		3.82%	
Growth 2020 - 2024	7.13%		3.34%		3.46%	



# Demographic Detail Report

<b>Pad B</b>					
7510 W Lower Buckeye Rd, Phoenix, AZ 85043					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Households by HH Income</b>	<b>3,304</b>		<b>18,652</b>		<b>68,983</b>
<\$25,000	306	9.26%	1,560	8.36%	7,656 11.10%
\$25,000 - \$50,000	432	13.08%	3,554	19.05%	13,835 20.06%
\$50,000 - \$75,000	502	15.19%	3,395	18.20%	12,321 17.86%
\$75,000 - \$100,000	522	15.80%	3,203	17.17%	11,041 16.01%
\$100,000 - \$125,000	719	21.76%	2,728	14.63%	8,490 12.31%
\$125,000 - \$150,000	285	8.63%	1,045	5.60%	5,101 7.39%
\$150,000 - \$200,000	273	8.26%	1,926	10.33%	5,943 8.62%
\$200,000+	265	8.02%	1,241	6.65%	4,596 6.66%
<b>2024 Avg Household Income</b>	<b>\$105,025</b>		<b>\$97,619</b>		<b>\$94,020</b>
<b>2024 Med Household Income</b>	<b>\$94,731</b>		<b>\$81,377</b>		<b>\$76,539</b>
<b>2024 Occupied Housing</b>	<b>3,305</b>		<b>18,652</b>		<b>68,984</b>
Owner Occupied	2,521	76.28%	12,068	64.70%	40,271 58.38%
Renter Occupied	784	23.72%	6,584	35.30%	28,713 41.62%
<b>2020 Housing Units</b>	<b>3,666</b>		<b>19,583</b>		<b>74,129</b>
1 Unit	3,654	99.67%	17,161	87.63%	60,414 81.50%
2 - 4 Units	0	0.00%	660	3.37%	2,471 3.33%
5 - 19 Units	12	0.33%	1,116	5.70%	6,851 9.24%
20+ Units	0	0.00%	646	3.30%	4,393 5.93%
<b>2024 Housing Value</b>	<b>2,519</b>		<b>12,069</b>		<b>40,271</b>
<\$100,000	36	1.43%	868	7.19%	3,050 7.57%
\$100,000 - \$200,000	33	1.31%	216	1.79%	1,655 4.11%
\$200,000 - \$300,000	360	14.29%	1,986	16.46%	7,915 19.65%
\$300,000 - \$400,000	724	28.74%	3,145	26.06%	11,228 27.88%
\$400,000 - \$500,000	748	29.69%	3,380	28.01%	9,385 23.30%
\$500,000 - \$1,000,000	615	24.41%	2,152	17.83%	5,826 14.47%
\$1,000,000+	3	0.12%	322	2.67%	1,212 3.01%
<b>2024 Median Home Value</b>	<b>\$414,238</b>		<b>\$394,260</b>		<b>\$366,935</b>
<b>2024 Housing Units by Yr Built</b>	<b>3,667</b>		<b>20,740</b>		<b>76,911</b>
Built 2010+	915	24.95%	4,022	19.39%	13,357 17.37%
Built 2000 - 2010	2,410	65.72%	11,663	56.23%	28,893 37.57%
Built 1990 - 1999	84	2.29%	1,488	7.17%	6,676 8.68%
Built 1980 - 1989	66	1.80%	1,258	6.07%	7,817 10.16%
Built 1970 - 1979	44	1.20%	1,375	6.63%	11,466 14.91%
Built 1960 - 1969	56	1.53%	398	1.92%	5,252 6.83%
Built 1950 - 1959	35	0.95%	257	1.24%	2,067 2.69%
Built <1949	57	1.55%	279	1.35%	1,383 1.80%
<b>2024 Median Year Built</b>	<b>2006</b>		<b>2004</b>		<b>2000</b>



# Demographic Summary Report

## Pad B 7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Freestanding**              % Leased: **100%**  
 GLA: **4,698 SF**                              Rent/SF/Yr: **-**  
 Year Built: **2007**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	13,277	72,466	261,487
2024 Estimate	12,710	69,759	252,069
2020 Census	11,869	67,037	243,238
Growth 2024 - 2029	4.46%	3.88%	3.74%
Growth 2020 - 2024	7.09%	4.06%	3.63%
<b>2024 Population by Hispanic Origin</b>	9,166	49,337	181,135
<b>2024 Population</b>	12,710	69,759	252,069
White	3,072 24.17%	16,601 23.80%	57,654 22.87%
Black	1,177 9.26%	8,206 11.76%	26,477 10.50%
Am. Indian & Alaskan	281 2.21%	1,821 2.61%	7,015 2.78%
Asian	349 2.75%	1,530 2.19%	6,031 2.39%
Hawaiian & Pacific Island	62 0.49%	257 0.37%	658 0.26%
Other	7,769 61.13%	41,343 59.27%	154,233 61.19%
U.S. Armed Forces	31	54	315
<b>Households</b>			
2029 Projection	3,456	19,374	71,619
2024 Estimate	3,304	18,653	68,983
2020 Census	3,084	18,050	66,673
Growth 2024 - 2029	4.60%	3.87%	3.82%
Growth 2020 - 2024	7.13%	3.34%	3.46%
Owner Occupied	2,521 76.30%	12,068 64.70%	40,271 58.38%
Renter Occupied	784 23.73%	6,584 35.30%	28,713 41.62%
<b>2024 Households by HH Income</b>	3,304	18,652	68,983
Income: <\$25,000	306 9.26%	1,560 8.36%	7,656 11.10%
Income: \$25,000 - \$50,000	432 13.08%	3,554 19.05%	13,835 20.06%
Income: \$50,000 - \$75,000	502 15.19%	3,395 18.20%	12,321 17.86%
Income: \$75,000 - \$100,000	522 15.80%	3,203 17.17%	11,041 16.01%
Income: \$100,000 - \$125,000	719 21.76%	2,728 14.63%	8,490 12.31%
Income: \$125,000 - \$150,000	285 8.63%	1,045 5.60%	5,101 7.39%
Income: \$150,000 - \$200,000	273 8.26%	1,926 10.33%	5,943 8.62%
Income: \$200,000+	265 8.02%	1,241 6.65%	4,596 6.66%
<b>2024 Avg Household Income</b>	\$105,025	\$97,619	\$94,020
<b>2024 Med Household Income</b>	\$94,731	\$81,377	\$76,539

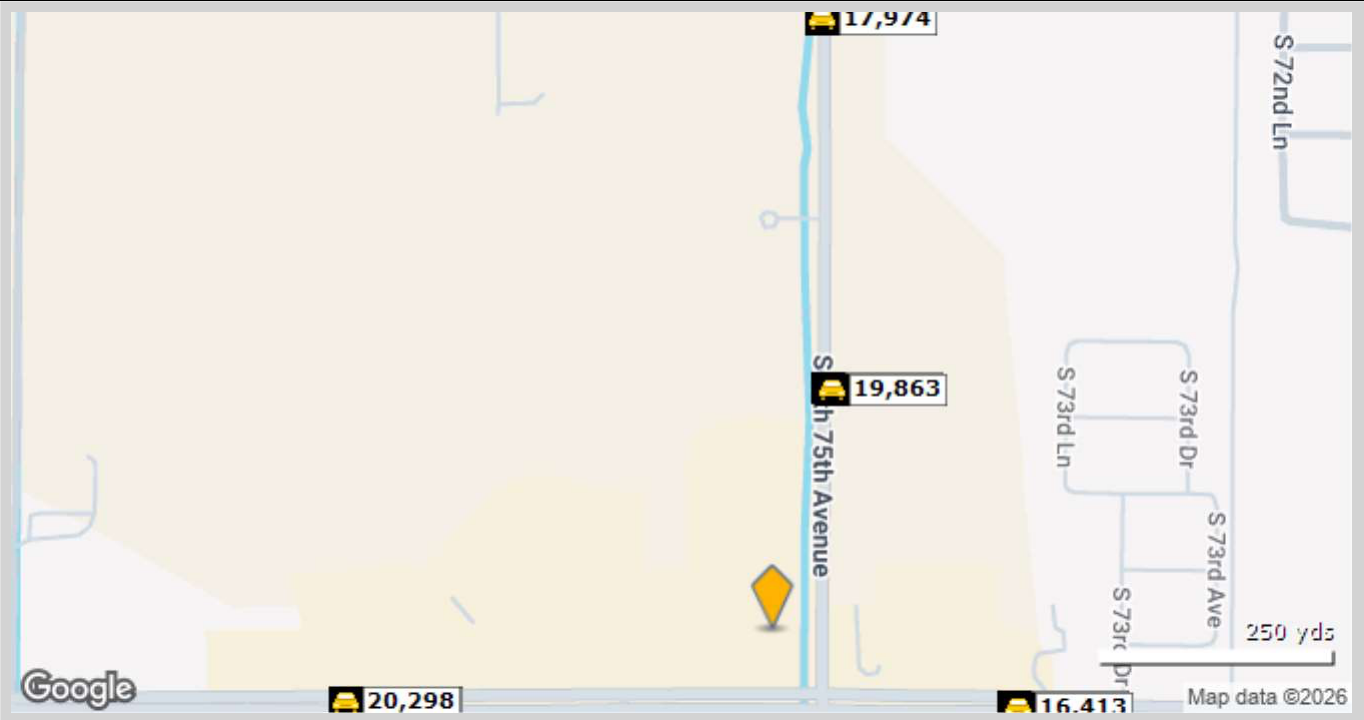


# Traffic Count Report

## Pad B

7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **4,698 SF**  
 Year Built: **2007**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S 75th Ave	W Lower Buckeye Rd	0.19 S	2025	19,055	MPSI	.15
2	South 75th Avenue	W Lower Buckeye Rd	0.19 S	2020	19,863	MPSI	.16
3	W Lower Buckeye Rd	S 73rd Dr	0.07 E	2025	16,077	MPSI	.16
4	West Lower Buckeye Road	S 73rd Dr	0.07 E	2020	16,413	MPSI	.16
5	W Lower Buckeye Rd	S 79th Ave	0.21 W	2018	19,020	MPSI	.26
6	W Lower Buckeye Rd	S 79th Ave	0.21 W	2025	19,060	MPSI	.26
7	W Lower Buckeye Rd	S 79th Ave	0.21 W	2024	18,964	MPSI	.26
8	West Lower Buckeye Road	S 79th Ave	0.21 W	2024	20,227	MPSI	.27
9	West Lower Buckeye Road	S 79th Ave	0.21 W	2025	20,298	MPSI	.27
10	South 75th Avenue	W Durango St	0.07 N	2025	17,974	MPSI	.38



**Pad B**  
7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Building Type: **General Retail**  
Secondary: **Freestanding**  
GLA: **4,698 SF**  
Year Built: **2007**

Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: **-**



Description	2020		2024		2029	
<b>Population</b>	<b>11,869</b>		<b>12,710</b>		<b>13,277</b>	
Age 0 - 4	953	8.03%	905	7.12%	923	6.95%
Age 5 - 9	1,047	8.82%	956	7.52%	930	7.00%
Age 10 - 14	1,172	9.87%	1,035	8.14%	974	7.34%
Age 15 - 19	1,155	9.73%	1,105	8.69%	1,041	7.84%
Age 20 - 24	870	7.33%	1,043	8.21%	1,063	8.01%
Age 25 - 29	955	8.05%	1,010	7.95%	1,043	7.86%
Age 30 - 34	893	7.52%	1,013	7.97%	1,024	7.71%
Age 35 - 39	853	7.19%	968	7.62%	1,004	7.56%
Age 40 - 44	853	7.19%	924	7.27%	964	7.26%
Age 45 - 49	812	6.84%	858	6.75%	908	6.84%
Age 50 - 54	634	5.34%	777	6.11%	835	6.29%
Age 55 - 59	547	4.61%	637	5.01%	726	5.47%
Age 60 - 64	421	3.55%	522	4.11%	602	4.53%
Age 65 - 69	272	2.29%	377	2.97%	466	3.51%
Age 70 - 74	212	1.79%	257	2.02%	332	2.50%
Age 75 - 79	109	0.92%	166	1.31%	216	1.63%
Age 80 - 84	59	0.50%	91	0.72%	125	0.94%
Age 85+	53	0.45%	67	0.53%	100	0.75%
<b>Age 15+</b>	<b>8,698</b>	<b>73.28%</b>	<b>9,815</b>	<b>77.22%</b>	<b>10,449</b>	<b>78.70%</b>
<b>Age 20+</b>	<b>7,543</b>	<b>63.55%</b>	<b>8,710</b>	<b>68.53%</b>	<b>9,408</b>	<b>70.86%</b>
<b>Age 65+</b>	<b>705</b>	<b>5.94%</b>	<b>958</b>	<b>7.54%</b>	<b>1,239</b>	<b>9.33%</b>
<b>Median Age</b>	<b>29</b>		<b>32</b>		<b>33</b>	
<b>Average Age</b>	<b>30.70</b>		<b>32.80</b>		<b>34.40</b>	
<b>Population By Race</b>	<b>11,869</b>		<b>12,710</b>		<b>13,277</b>	
White	3,178	26.78%	3,072	24.17%	3,216	24.22%
Black	1,131	9.53%	1,177	9.26%	1,230	9.26%
Am. Indian & Alaskan	268	2.26%	281	2.21%	291	2.19%
Asian	308	2.59%	349	2.75%	364	2.74%
Hawaiian & Pacific Islander	57	0.48%	62	0.49%	66	0.50%
Other	6,910	58.22%	7,769	61.13%	8,109	61.08%



**Pad B**  
7510 W Lower Buckeye Rd, Phoenix, AZ 85043

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>8,453</b>	<b>9,165</b>	<b>9,570</b>
White	1,649 19.51%	1,504 16.41%	1,573 16.44%
Black	75 0.89%	83 0.91%	87 0.91%
Am. Indian & Alaskan	133 1.57%	171 1.87%	178 1.86%
Asian	17 0.20%	24 0.26%	27 0.28%
Hawaiian & Pacific Islander	7 0.08%	6 0.07%	6 0.06%
Other	6,571 77.74%	7,378 80.50%	7,699 80.45%
<b>Household by Household Income</b>	<b>3,083</b>	<b>3,304</b>	<b>3,458</b>
<\$25,000	366 11.87%	306 9.26%	315 9.11%
\$25,000 - \$50,000	627 20.34%	432 13.08%	447 12.93%
\$50,000 - \$75,000	473 15.34%	502 15.19%	524 15.15%
\$75,000 - \$100,000	785 25.46%	522 15.80%	478 13.82%
\$100,000 - \$125,000	328 10.64%	719 21.76%	794 22.96%
\$125,000 - \$150,000	160 5.19%	285 8.63%	311 8.99%
\$150,000 - \$200,000	157 5.09%	273 8.26%	303 8.76%
\$200,000+	187 6.07%	265 8.02%	286 8.27%
<b>Average Household Income</b>	<b>\$87,169</b>	<b>\$105,025</b>	<b>\$106,802</b>
<b>Median Household Income</b>	<b>\$77,404</b>	<b>\$94,731</b>	<b>\$98,169</b>

