



# 3,482 SF FREESTANDING 2ND GEN RESTAURANT WITH DRIVE-THRU ON 1.45 AC

SEC OF I-10 & US-60 | TEMPE, AZ

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# PROPERTY HIGHLIGHTS

- Signalized Entrance into Arizona Mills off Priest Drive
- Just off US-60 with Half Diamond Interchange
- I-10 Full Interchange at Baseline Road
- Arizona Mills is AZ's largest, indoor, outlet value and entertainment destination with over 185 stores
- 10 minutes from: Sky Harbor, ASU
- Serves communities of Tempe, Phoenix, Scottsdale, Chandler, Gilbert, Mesa and Glendale

## 2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION	<b>294,082</b>
DAYTIME POPULATION	<b>394,889</b>

## TRAFFIC COUNTS

PRIEST DRIVE	<b>42,395 VPD</b>
BASELINE ROAD	<b>59,093 VPD</b>
I-10	<b>236,606 VPD</b>
US-60	<b>233,047 VPD</b>

(ADOT '23)

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# SITE AERIAL



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# PROPERTY PHOTOS



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# DRONE VIEW



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# DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	19,383	125,206	294,082
2028 Total Population	20,224	126,513	303,115



	1 MILE	3 MILE	5 MILE
Average HH Income	\$75,344	\$89,789	\$99,451
Median HH Income	\$59,787	\$67,436	\$71,728



	1 MILE	3 MILE	5 MILE
Daytime Employees	10,879	112,680	260,455
Daytime Residents	8,378	56,043	134,434



	1 MILE	3 MILE	5 MILE
2023 Households	8,304	50,289	121,205
2028 Households	8,684	51,222	126,715



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	36.3%	39.1%	41.6%
Renter Occupied Housing	58.8%	54.9%	52.1%



	1 MILE	3 MILE	5 MILE
2023 Median Age	31.8	31.4	32.5
2028 Median Age	32.0	31.8	33.0

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