4,574 SF FREESTANDING 2ND GEN RESTAURANT WITH DRIVE-THRU ON 1.45 AC

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

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SIMON®

GPS COMMERCIAL ADVISORS
www.gpsaz.com

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	**294,082**
DAYTIME POPULATION	**394,889**

TRAFFIC COUNTS

PRIEST DRIVE	**42,395 VPD**
BASELINE ROAD	**59,093 VPD**
I-10	**236,606 VPD**
US-60	**233,047 VPD**

(ADOT '23)

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SITE AERIAL

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PROPERTY PHOTOS

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DRONE VIEW

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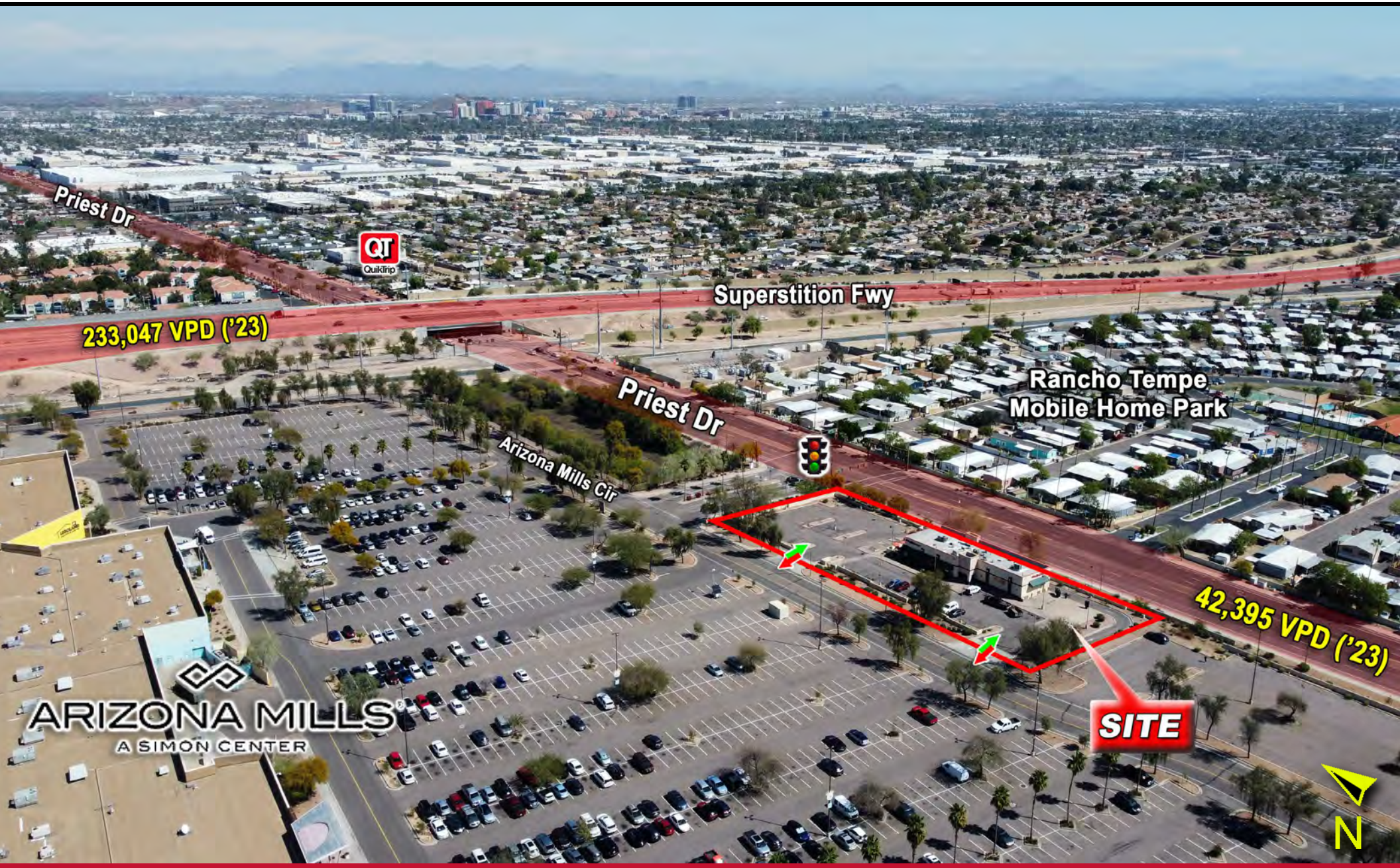
DRONE VIEW



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MARKET AERIAL

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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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