

# SEC Watson Road & I-10 Freeway in Buckeye Watson Freeway Pads & Land



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## AVAILABILITY

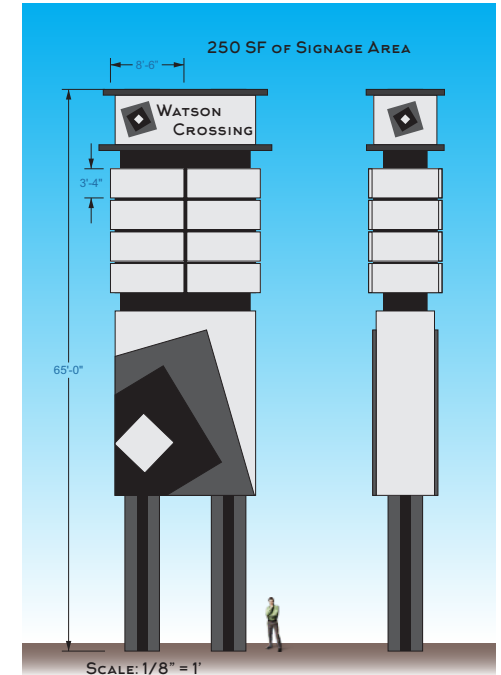
- 10.9 acres - 475,280 sf
- Huge freeway sign

## BENEFITS

- APN: 504-20-907
- Zoning: PC

## TRAFFIC COUNTS

- Watson Road:  $\pm 20,000$  CPD
- I-10 Freeway:  $\pm 60,000$  CPD



## NOTABLE TENANTS IN TRADE AREA



2020 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	27,344	63,944	85,213
Avg Household Income	\$83,824	\$92,029	\$94,293
Daytime Employment	3,023	5,899	8,890

**SEC Watson Road & I-10 Freeway****Buckeye, AZ 85326****3 mi radius****5 mi radius****7 mi radius****Population**

Estimated Population (2020)	27,344		63,944		85,213	
Projected Population (2025)	31,079		72,011		95,475	
Census Population (2010)	19,517		40,796		54,834	
Census Population (2000)	2,690		7,859		17,350	
Projected Annual Growth (2020 to 2025)	3,735	2.7%	8,066	2.5%	10,262	2.4%
Historical Annual Growth (2010 to 2020)	7,827	4.0%	23,148	5.7%	30,379	5.5%
Historical Annual Growth (2000 to 2010)	16,827	62.6%	32,937	41.9%	37,484	21.6%
Estimated Population Density (2020)	967	psm	815	psm	554	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	153.9	sq mi

**Households**

Estimated Households (2020)	8,431		19,893		26,030	
Projected Households (2025)	9,297		21,718		28,337	
Census Households (2010)	5,921		12,431		16,476	
Census Households (2000)	886		2,535		4,625	
Estimated Households with Children (2020)	3,877	46.0%	9,191	46.2%	12,016	46.2%
Estimated Average Household Size (2020)	3.24		3.21		3.20	

**Average Household Income**

Estimated Average Household Income (2020)	\$83,824		\$92,029		\$94,293	
Projected Average Household Income (2025)	\$86,615		\$96,511		\$100,031	
Estimated Average Family Income (2020)	\$90,653		\$101,869		\$104,377	

**Median Household Income**

Estimated Median Household Income (2020)	\$74,872		\$81,960		\$81,502	
Projected Median Household Income (2025)	\$86,748		\$95,860		\$95,427	
Estimated Median Family Income (2020)	\$79,900		\$88,249		\$87,994	

**Per Capita Income**

Estimated Per Capita Income (2020)	\$25,845		\$28,634		\$29,184	
Projected Per Capita Income (2025)	\$25,911		\$29,111		\$30,029	
Estimated Per Capita Income 5 Year Growth	\$66	0.3%	\$477	1.7%	\$845	2.9%
Estimated Average Household Net Worth (2020)	\$698,500		\$877,008		\$878,411	

**Daytime Demos (2020)**

Total Businesses	333		630		963	
Total Employees	3,023		5,899		8,890	
Company Headquarter Businesses	-	-	-	-	-	-
Company Headquarter Employees	-	-	-	-	-	-
Employee Population per Business	9.1		9.4		9.2	
Residential Population per Business	82.1		101.6		88.5	

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**SEC Watson Road & I-10 Freeway****Buckeye, AZ 85326****Race & Ethnicity**

	3 mi radius		5 mi radius		7 mi radius	
White (2020)	17,975	65.7%	42,332	66.2%	56,423	66.2%
Black or African American (2020)	2,070	7.6%	4,690	7.3%	6,249	7.3%
American Indian or Alaska Native (2020)	373	1.4%	819	1.3%	1,154	1.4%
Asian (2020)	884	3.2%	2,020	3.2%	2,737	3.2%
Hawaiian or Pacific Islander (2020)	51	0.2%	109	0.2%	140	0.2%
Other Race (2020)	4,782	17.5%	11,085	17.3%	14,838	17.4%
Two or More Races (2020)	1,209	4.4%	2,890	4.5%	3,672	4.3%
Not Hispanic or Latino Population (2020)	17,361	63.5%	40,498	63.3%	53,952	63.3%
Hispanic or Latino Population (2020)	9,984	36.5%	23,446	36.7%	31,261	36.7%
Not Hispanic or Latino Population (2025)	19,519	62.8%	45,036	62.5%	59,705	62.5%
Hispanic or Latino Population (2025)	11,560	37.2%	26,975	37.5%	35,770	37.5%
Not Hispanic or Latino Population (2010)	11,960	61.3%	24,976	61.2%	33,561	61.2%
Hispanic or Latino Population (2010)	7,557	38.7%	15,820	38.8%	21,273	38.8%
Not Hispanic or Latino Population (2000)	2,204	82.0%	5,511	70.1%	11,939	68.8%
Hispanic or Latino Population (2000)	485	18.0%	2,348	29.9%	5,410	31.2%
Projected Hispanic Annual Growth (2020 to 2025)	1,577	3.2%	3,529	3.0%	4,509	2.9%
Historic Hispanic Annual Growth (2000 to 2020)	9,498	97.9%	21,098	44.9%	25,851	23.9%

**Age Distribution (2020)**

Age Under 5	1,973	7.2%	4,741	7.4%	6,236	7.3%
Age 5 to 9 Years	2,165	7.9%	5,146	8.0%	6,678	7.8%
Age 10 to 14 Years	2,275	8.3%	5,380	8.4%	6,945	8.2%
Age 15 to 19 Years	1,887	6.9%	4,454	7.0%	6,097	7.2%
Age 20 to 24 Years	1,505	5.5%	3,445	5.4%	4,935	5.8%
Age 25 to 29 Years	2,010	7.4%	4,691	7.3%	6,382	7.5%
Age 30 to 34 Years	2,214	8.1%	5,296	8.3%	7,097	8.3%
Age 35 to 39 Years	2,077	7.6%	4,993	7.8%	6,631	7.8%
Age 40 to 44 Years	1,725	6.3%	4,174	6.5%	5,594	6.6%
Age 45 to 49 Years	1,507	5.5%	3,637	5.7%	4,974	5.8%
Age 50 to 54 Years	1,508	5.5%	3,581	5.6%	4,858	5.7%
Age 55 to 59 Years	1,592	5.8%	3,718	5.8%	4,844	5.7%
Age 60 to 64 Years	1,489	5.4%	3,328	5.2%	4,318	5.1%
Age 65 to 74 Years	2,362	8.6%	5,017	7.8%	6,489	7.6%
Age 75 to 84 Years	837	3.1%	1,800	2.8%	2,381	2.8%
Age 85 Years or Over	215	0.8%	543	0.8%	755	0.9%
Median Age	33.7		33.2		33.1	

**Gender Age Distribution (2020)**

Female Population	13,847	50.6%	32,236	50.4%	43,634	51.2%
Age 0 to 19 Years	4,013	29.0%	9,579	29.7%	12,732	29.2%
Age 20 to 64 Years	8,020	57.9%	18,760	58.2%	25,823	59.2%
Age 65 Years or Over	1,814	13.1%	3,897	12.1%	5,079	11.6%
Female Median Age	34.1		33.6		33.2	
Male Population	13,498	49.4%	31,708	49.6%	41,579	48.8%
Age 0 to 19 Years	4,288	31.8%	10,142	32.0%	13,223	31.8%
Age 20 to 64 Years	7,609	56.4%	18,104	57.1%	23,810	57.3%
Age 65 Years or Over	1,601	11.9%	3,463	10.9%	4,546	10.9%
Male Median Age	33.2		32.9		32.9	

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## SEC Watson Road & I-10 Freeway

### Buckeye, AZ 85326

#### Household Income Distribution (2020)

	3 mi radius		5 mi radius		7 mi radius	
HH Income \$200,000 or More	385	4.6%	1,392	7.0%	1,817	7.0%
HH Income \$150,000 to \$199,999	446	5.3%	1,457	7.3%	1,976	7.6%
HH Income \$100,000 to \$149,999	1,692	20.1%	4,061	20.4%	5,157	19.8%
HH Income \$75,000 to \$99,999	1,530	18.2%	3,601	18.1%	4,691	18.0%
HH Income \$50,000 to \$74,999	2,346	27.8%	4,800	24.1%	6,132	23.6%
HH Income \$35,000 to \$49,999	804	9.5%	1,774	8.9%	2,397	9.2%
HH Income \$25,000 to \$34,999	397	4.7%	993	5.0%	1,358	5.2%
HH Income \$15,000 to \$24,999	414	4.9%	765	3.8%	1,060	4.1%
HH Income Under \$15,000	416	4.9%	1,050	5.3%	1,442	5.5%
HH Income \$35,000 or More	7,204	85.4%	17,085	85.9%	22,169	85.2%
HH Income \$75,000 or More	4,053	48.1%	10,511	52.8%	13,640	52.4%

#### Housing (2020)

Total Housing Units	9,429		21,911		28,524	
Housing Units Occupied	8,431	89.4%	19,893	90.8%	26,030	91.3%
Housing Units Owner-Occupied	7,061	83.8%	16,855	84.7%	21,808	83.8%
Housing Units, Renter-Occupied	1,370	16.2%	3,039	15.3%	4,222	16.2%
Housing Units, Vacant	999	11.8%	2,018	10.1%	2,494	9.6%

#### Marital Status (2020)

Never Married	6,424	30.7%	14,552	29.9%	20,090	30.7%
Currently Married	11,126	53.2%	26,228	53.9%	33,622	51.4%
Separated	931	4.4%	1,734	3.6%	2,791	4.3%
Widowed	866	4.1%	1,916	3.9%	2,566	3.9%
Divorced	1,583	7.6%	4,248	8.7%	6,286	9.6%

#### Household Type (2020)

Population Family	25,232	92.3%	58,611	91.7%	76,278	89.5%
Population Non-Family	2,110	7.7%	5,313	8.3%	7,064	8.3%
Population Group Quarters	2	-	20	-	1,872	2.2%
Family Households	6,821	80.9%	15,967	80.3%	20,826	80.0%
Non-Family Households	1,610	19.1%	3,926	19.7%	5,204	20.0%
Married Couple with Children	2,830	25.4%	6,745	25.7%	8,762	26.1%
Average Family Household Size	3.7		3.7		3.7	

#### Household Size (2020)

1 Person Households	1,175	13.9%	2,842	14.3%	3,783	14.5%
2 Person Households	2,473	29.3%	5,890	29.6%	7,692	29.5%
3 Person Households	1,306	15.5%	3,170	15.9%	4,211	16.2%
4 Person Households	1,482	17.6%	3,477	17.5%	4,535	17.4%
5 Person Households	1,093	13.0%	2,515	12.6%	3,236	12.4%
6 or More Person Households	902	10.7%	1,999	10.0%	2,572	9.9%

#### Household Vehicles (2020)

Households with 0 Vehicles Available	135	1.6%	438	2.2%	652	2.5%
Households with 1 Vehicles Available	2,138	25.4%	4,332	21.8%	5,587	21.5%
Households with 2 or More Vehicles Available	6,157	73.0%	15,123	76.0%	19,791	76.0%
Total Vehicles Available	17,976		44,218		57,968	
Average Vehicles Per Household	2.1		2.2		2.2	



**SEC Watson Road & I-10 Freeway****Buckeye, AZ 85326****Labor Force (2020)**

	3 mi radius		5 mi radius		7 mi radius	
Estimated Labor Population Age 16 Years or Over	20,506		47,666		64,040	
Estimated Civilian Employed	12,723	62.0%	29,425	61.7%	38,153	59.6%
Estimated Civilian Unemployed	821	4.0%	1,895	4.0%	2,542	4.0%
Estimated in Armed Forces	125	0.6%	365	0.8%	459	0.7%
Estimated Not in Labor Force	6,836	33.3%	15,981	33.5%	22,886	35.7%
Unemployment Rate	4.0%		4.0%		4.0%	

**Occupation (2020)**

Occupation: Population Age 16 Years or Over	12,723		29,425		38,153	
Management, Business, Financial Operations	1,756	13.8%	4,242	14.4%	5,428	14.2%
Professional, Related	2,306	18.1%	5,334	18.1%	6,953	18.2%
Service	2,199	17.3%	5,327	18.1%	6,808	17.8%
Sales, Office	2,967	23.3%	6,610	22.5%	8,668	22.7%
Farming, Fishing, Forestry	65	0.5%	186	0.6%	278	0.7%
Construct, Extraction, Maintenance	1,156	9.1%	2,745	9.3%	3,615	9.5%
Production, Transport Material Moving	2,275	17.9%	4,981	16.9%	6,404	16.8%
White Collar Workers	7,028	55.2%	16,186	55.0%	21,049	55.2%
Blue Collar Workers	5,695	44.8%	13,239	45.0%	17,104	44.8%

**Consumer Expenditure (2020)**

Total Household Expenditure	\$524.82 M		\$1.32 B		\$1.75 B	
Total Non-Retail Expenditure	\$274.45 M	52.3%	\$693.62 M	52.4%	\$919.36 M	52.4%
Total Retail Expenditure	\$250.37 M	47.7%	\$629.94 M	47.6%	\$834.19 M	47.6%
Apparel	\$18.55 M	3.5%	\$47.04 M	3.6%	\$62.36 M	3.6%
Contributions	\$16.6 M	3.2%	\$42.69 M	3.2%	\$56.65 M	3.2%
Education	\$14.9 M	2.8%	\$39.16 M	3.0%	\$52.09 M	3.0%
Entertainment	\$29.8 M	5.7%	\$75.68 M	5.7%	\$100.3 M	5.7%
Food and Beverages	\$78.02 M	14.9%	\$195.78 M	14.8%	\$259.27 M	14.8%
Furnishings and Equipment	\$18.53 M	3.5%	\$47 M	3.6%	\$62.26 M	3.6%
Gifts	\$12.4 M	2.4%	\$31.92 M	2.4%	\$42.32 M	2.4%
Health Care	\$44.63 M	8.5%	\$111.45 M	8.4%	\$147.53 M	8.4%
Household Operations	\$20.41 M	3.9%	\$51.79 M	3.9%	\$68.65 M	3.9%
Miscellaneous Expenses	\$9.84 M	1.9%	\$24.87 M	1.9%	\$32.96 M	1.9%
Personal Care	\$7.04 M	1.3%	\$17.75 M	1.3%	\$23.51 M	1.3%
Personal Insurance	\$3.68 M	0.7%	\$9.46 M	0.7%	\$12.55 M	0.7%
Reading	\$1.13 M	0.2%	\$2.85 M	0.2%	\$3.77 M	0.2%
Shelter	\$109.23 M	20.8%	\$275.73 M	20.8%	\$365.57 M	20.8%
Tobacco	\$3.18 M	0.6%	\$7.74 M	0.6%	\$10.24 M	0.6%
Transportation	\$97.71 M	18.6%	\$245.36 M	18.5%	\$324.77 M	18.5%
Utilities	\$39.18 M	7.5%	\$97.28 M	7.3%	\$128.75 M	7.3%

**Educational Attainment (2020)**

Adult Population Age 25 Years or Over	17,538		40,778		54,323	
Elementary (Grade Level 0 to 8)	813	4.6%	2,214	5.4%	2,939	5.4%
Some High School (Grade Level 9 to 11)	1,364	7.8%	2,943	7.2%	4,147	7.6%
High School Graduate	4,488	25.6%	9,894	24.3%	13,485	24.8%
Some College	4,881	27.8%	11,234	27.5%	14,992	27.6%
Associate Degree Only	1,978	11.3%	4,547	11.1%	5,825	10.7%
Bachelor Degree Only	2,922	16.7%	6,979	17.1%	8,910	16.4%
Graduate Degree	1,091	6.2%	2,968	7.3%	4,025	7.4%

RF5

**SEC Watson Road & I-10 Freeway****Buckeye, AZ 85326****Units In Structure (2020)**

	3 mi radius		5 mi radius		7 mi radius	
1 Detached Unit	7,700	130.0%	18,128	145.8%	23,294	141.4%
1 Attached Unit	121	2.0%	292	2.3%	373	2.3%
2 to 4 Units	48	0.8%	156	1.3%	313	1.9%
5 to 9 Units	33	0.6%	104	0.8%	185	1.1%
10 to 19 Units	37	0.6%	63	0.5%	95	0.6%
20 to 49 Units	15	0.2%	54	0.4%	88	0.5%
50 or More Units	73	1.2%	221	1.8%	334	2.0%
Mobile Home or Trailer	399	6.7%	865	7.0%	1,334	8.1%
Other Structure	4	-	9	-	14	-

**Homes Built By Year (2020)**

Homes Built 2010 or later	1,494	25.2%	4,011	32.3%	5,096	30.9%
Homes Built 2000 to 2009	4,815	81.3%	10,595	85.2%	13,137	79.7%
Homes Built 1990 to 1999	776	13.1%	1,708	13.7%	2,498	15.2%
Homes Built 1980 to 1989	431	7.3%	961	7.7%	1,537	9.3%
Homes Built 1970 to 1979	520	8.8%	1,276	10.3%	1,813	11.0%
Homes Built 1960 to 1969	223	3.8%	614	4.9%	830	5.0%
Homes Built 1950 to 1959	125	2.1%	475	3.8%	627	3.8%
Homes Built Before 1949	48	0.8%	253	2.0%	492	3.0%

**Home Values (2020)**

Home Values \$1,000,000 or More	45	0.6%	113	0.7%	140	0.6%
Home Values \$500,000 to \$999,999	322	4.6%	1,131	6.7%	1,387	6.4%
Home Values \$400,000 to \$499,999	351	5.0%	1,368	8.1%	1,951	8.9%
Home Values \$300,000 to \$399,999	898	12.7%	2,578	15.3%	3,492	16.0%
Home Values \$200,000 to \$299,999	2,491	35.3%	5,425	32.2%	7,230	33.2%
Home Values \$150,000 to \$199,999	1,974	28.0%	3,882	23.0%	4,613	21.2%
Home Values \$100,000 to \$149,999	505	7.1%	1,298	7.7%	1,688	7.7%
Home Values \$70,000 to \$99,999	90	1.3%	217	1.3%	297	1.4%
Home Values \$50,000 to \$69,999	47	0.7%	98	0.6%	141	0.6%
Home Values \$25,000 to \$49,999	65	0.9%	148	0.9%	187	0.9%
Home Values Under \$25,000	213	3.0%	470	2.8%	544	2.5%
Owner-Occupied Median Home Value	\$223,629		\$237,341		\$240,722	
Renter-Occupied Median Rent	\$1,011		\$991		\$951	

**Transportation To Work (2020)**

Drive to Work Alone	10,364	81.7%	23,852	80.2%	31,877	80.5%
Drive to Work in Carpool	1,262	9.9%	3,195	10.7%	4,106	10.4%
Travel to Work by Public Transportation	131	1.0%	334	1.1%	424	1.1%
Drive to Work on Motorcycle	44	0.3%	88	0.3%	105	0.3%
Walk or Bicycle to Work	192	1.5%	312	1.0%	407	1.0%
Other Means	91	0.7%	264	0.9%	403	1.0%
Work at Home	608	4.8%	1,693	5.7%	2,277	5.8%

**Travel Time (2020)**

Travel to Work in 14 Minutes or Less	2,305	18.2%	5,211	17.5%	6,763	17.1%
Travel to Work in 15 to 29 Minutes	4,057	32.0%	9,033	30.4%	12,008	30.3%
Travel to Work in 30 to 59 Minutes	4,041	31.8%	9,600	32.3%	12,175	30.7%
Travel to Work in 60 Minutes or More	1,699	13.4%	3,856	13.0%	4,947	12.5%
Average Minutes Travel to Work	28.0		27.7		26.6	

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