

**ELIO KHALIFE**  
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**SCOTTSDALE, AZ**  
**MANAGING MEMBER / FOUNDER**  
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## PROJECT HIGHLIGHTS:

- Size: 10,744 SF
- Price: Call Listing Office
- Opportunity for premier frontage along Stockton Hill Rd
- Positioned in the Heart of Kingman's Retail, Schools, and Medical Epicenter
- Nearby tenants include Safeway, The Home Depot, Starbucks, Wells Fargo, Chili's, Planet Fitness, Aaron's, and more

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	5,706	37,571	54,070
Daytime Population	8,873	37,612	52,141
Average HH Income	\$90,208	\$72,682	\$78,848

## TRAFFIC COUNTS:

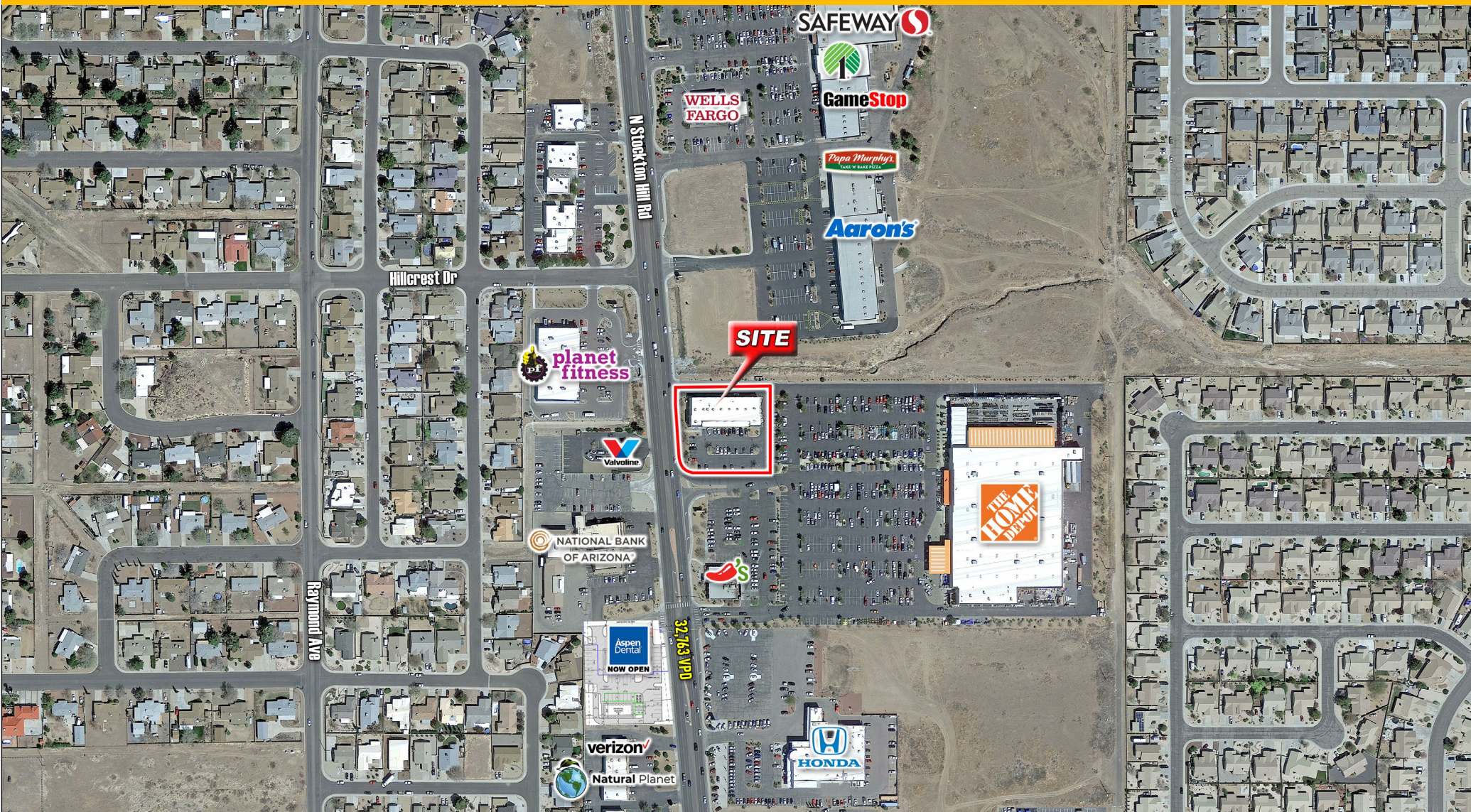
Stockton Hill Rd: 32,763 VPD



















# COMMERCIAL RETAIL CENTER



## DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,666	32,173	44,848
2020 Total Population	5,519	35,224	50,442
2020 Group Quarters	32	545	978
2024 Total Population	5,706	37,571	54,070
2024 Group Quarters	33	527	946
2029 Total Population	5,577	38,890	57,209
2024-2029 Annual Rate	-0.46%	0.69%	1.14%
2024 Total Daytime Population	8,873	37,612	52,141
Workers	5,370	14,591	19,715
Residents	3,503	23,021	32,426
<b>Household Summary</b>			
2010 Households	1,950	13,117	18,081
2010 Average Household Size	2.39	2.43	2.44
2020 Total Households	2,313	14,443	20,590
2020 Average Household Size	2.37	2.40	2.40
2024 Households	2,429	15,622	22,392
2024 Average Household Size	2.34	2.37	2.37
2029 Households	2,449	16,633	24,362
2029 Average Household Size	2.26	2.31	2.31
2024-2029 Annual Rate	0.16%	1.26%	1.70%
2010 Families	1,321	8,410	11,767
2010 Average Family Size	2.83	2.92	2.92
2024 Families	1,560	9,551	13,991
2024 Average Family Size	2.68	2.89	2.90
2029 Families	1,570	10,196	15,281
2029 Average Family Size	2.59	2.79	2.80
2024-2029 Annual Rate	0.13%	1.32%	1.78%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,494	11,496	15,552
Owner Occupied Housing Units	77.0%	67.0%	65.6%
Renter Occupied Housing Units	14.9%	24.0%	24.5%
Vacant Housing Units	8.0%	9.1%	9.9%
2010 Housing Units	2,170	14,926	20,758
Owner Occupied Housing Units	67.6%	57.8%	58.4%
Renter Occupied Housing Units	22.3%	30.1%	28.7%
Vacant Housing Units	10.1%	12.1%	12.9%
2020 Housing Units	2,451	15,710	22,455
Owner Occupied Housing Units	71.4%	59.4%	61.8%
Renter Occupied Housing Units	22.9%	32.5%	29.9%
Vacant Housing Units	5.7%	8.0%	8.3%
2024 Housing Units	2,545	16,794	24,131
Owner Occupied Housing Units	75.3%	65.0%	67.1%
Renter Occupied Housing Units	20.1%	28.0%	25.7%
Vacant Housing Units	4.6%	7.0%	7.2%
2029 Housing Units	2,551	17,910	26,414
Owner Occupied Housing Units	78.6%	69.3%	71.0%
Renter Occupied Housing Units	17.4%	23.6%	21.2%
Vacant Housing Units	4.0%	7.1%	7.8%
<b>Median Household Income</b>			
2024	\$62,903	\$52,085	\$56,818
2029	\$78,336	\$63,099	\$71,384
<b>Median Home Value</b>			
2024	\$296,161	\$216,182	\$251,198
2029	\$488,557	\$419,164	\$445,497

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.