



FORMER GAS STATION FOR SALE

105 E. MONROE AVE., BUCKEYE, AZ



AVAILABILITY

- 1,560 SF-Land Area: 0.56 AC/24,393 sf
- \$395,000

FEATURES

- Subtype: Service Station
- Zoning: C-2, Buckeye
- APN : 400-27-050, 400-27-052, 400-27-054
- Great visibility & signage
- Adaptive reuse potential

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	7,603	19,247	30,310
Ave Household Income	\$46,015	\$56,798	\$61,823
Daytime Employment	1,802	3,371	4,783

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



STRATEGIC

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3703/-112.5902

RF5

105 E Monroe Ave Buckeye, AZ 85326	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	7,603	19,247	30,310
Projected Population (2022)	8,553	21,703	34,330
Census Population (2010)	6,738	16,741	26,161
Census Population (2000)	5,608	7,658	10,352
Projected Annual Growth (2017 to 2022)	950 2.5%	2,456 2.6%	4,020 2.7%
Historical Annual Growth (2010 to 2017)	865 1.8%	2,506 2.1%	4,149 2.3%
Historical Annual Growth (2000 to 2010)	1,129 2.0%	9,083 11.9%	15,809 15.3%
Estimated Population Density (2017)	2,422 <i>psm</i>	681 <i>psm</i>	386 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.50 <i>sq mi</i>
Households			
Estimated Households (2017)	2,451	6,007	9,414
Projected Households (2022)	2,675	6,571	10,345
Census Households (2010)	2,144	5,152	7,996
Census Households (2000)	1,574	2,160	2,855
Estimated Households with Children (2017)	1,146 46.8%	2,942 49.0%	4,703 50.0%
Estimated Average Household Size (2017)	3.10	3.20	3.22
Average Household Income			
Estimated Average Household Income (2017)	\$46,015	\$56,798	\$61,823
Projected Average Household Income (2022)	\$53,149	\$67,068	\$72,481
Estimated Average Family Income (2017)	\$54,536	\$63,501	\$68,375
Median Household Income			
Estimated Median Household Income (2017)	\$38,993	\$53,429	\$54,640
Projected Median Household Income (2022)	\$45,517	\$62,173	\$64,192
Estimated Median Family Income (2017)	\$48,983	\$60,365	\$63,385
Per Capita Income			
Estimated Per Capita Income (2017)	\$14,846	\$17,732	\$19,205
Projected Per Capita Income (2022)	\$16,632	\$20,311	\$21,845
Estimated Per Capita Income 5 Year Growth	\$1,786 12.0%	\$2,579 14.5%	\$2,641 13.8%
Estimated Average Household Net Worth (2017)	\$346,044	\$426,151	\$481,408
Daytime Demos (2017)			
Total Businesses	216	310	447
Total Employees	1,802	3,371	4,783
Company Headquarter Businesses	-	-	-
Company Headquarter Employees	-	-	-
Employee Population per Business	8.3	10.9	10.7
Residential Population per Business	35.2	62.0	67.9

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105 E Monroe Ave

Buckeye, AZ 85326

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	4,516	59.4%	11,810	61.4%	18,825	62.1%
Black or African American (2017)	480	6.3%	1,313	6.8%	2,195	7.2%
American Indian or Alaska Native (2017)	131	1.7%	312	1.6%	456	1.5%
Asian (2017)	96	1.3%	437	2.3%	730	2.4%
Hawaiian or Pacific Islander (2017)	14	0.2%	40	0.2%	67	0.2%
Other Race (2017)	2,042	26.9%	4,422	23.0%	6,588	21.7%
Two or More Races (2017)	325	4.3%	913	4.7%	1,449	4.8%
Not Hispanic or Latino Population (2017)	3,555	46.8%	9,986	51.9%	16,848	55.6%
Hispanic or Latino Population (2017)	4,048	53.2%	9,261	48.1%	13,462	44.4%
Not Hispanic or Latino Population (2022)	3,893	45.5%	10,981	50.6%	18,622	54.2%
Hispanic or Latino Population (2022)	4,660	54.5%	10,722	49.4%	15,708	45.8%
Not Hispanic or Latino Population (2010)	3,113	46.2%	8,663	51.7%	14,457	55.3%
Hispanic or Latino Population (2010)	3,625	53.8%	8,078	48.3%	11,704	44.7%
Not Hispanic or Latino Population (2000)	3,166	56.5%	4,448	58.1%	6,469	62.5%
Hispanic or Latino Population (2000)	2,442	43.5%	3,210	41.9%	3,883	37.5%
Projected Hispanic Annual Growth (2017 to 2022)	612	3.0%	1,461	3.2%	2,246	3.3%
Historic Hispanic Annual Growth (2000 to 2017)	1,606	3.9%	6,051	11.1%	9,579	14.5%

Age Distribution (2017)

Age Under 5	637	8.4%	1,698	8.8%	2,621	8.6%
Age 5 to 9 Years	639	8.4%	1,721	8.9%	2,686	8.9%
Age 10 to 14 Years	632	8.3%	1,692	8.8%	2,699	8.9%
Age 15 to 19 Years	611	8.0%	1,492	7.8%	2,366	7.8%
Age 20 to 24 Years	516	6.8%	1,259	6.5%	1,918	6.3%
Age 25 to 29 Years	554	7.3%	1,524	7.9%	2,338	7.7%
Age 30 to 34 Years	552	7.3%	1,622	8.4%	2,557	8.4%
Age 35 to 39 Years	524	6.9%	1,385	7.2%	2,243	7.4%
Age 40 to 44 Years	469	6.2%	1,181	6.1%	1,919	6.3%
Age 45 to 49 Years	474	6.2%	1,174	6.1%	1,836	6.1%
Age 50 to 54 Years	452	5.9%	1,092	5.7%	1,683	5.6%
Age 55 to 59 Years	428	5.6%	988	5.1%	1,567	5.2%
Age 60 to 64 Years	336	4.4%	782	4.1%	1,251	4.1%
Age 65 to 74 Years	476	6.3%	1,069	5.6%	1,748	5.8%
Age 75 to 84 Years	219	2.9%	418	2.2%	646	2.1%
Age 85 Years or Over	84	1.1%	149	0.8%	231	0.8%
Median Age	31.2		29.9		30.2	

Gender Age Distribution (2017)

Female Population	3,773	49.6%	9,606	49.9%	15,177	50.1%
Age 0 to 19 Years	1,208	32.0%	3,187	33.2%	4,990	32.9%
Age 20 to 64 Years	2,155	57.1%	5,547	57.7%	8,785	57.9%
Age 65 Years or Over	410	10.9%	872	9.1%	1,402	9.2%
Female Median Age	31.3		30.2		30.6	
Male Population	3,830	50.4%	9,641	50.1%	15,133	49.9%
Age 0 to 19 Years	1,310	34.2%	3,416	35.4%	5,382	35.6%
Age 20 to 64 Years	2,151	56.2%	5,460	56.6%	8,528	56.4%
Age 65 Years or Over	369	9.6%	765	7.9%	1,224	8.1%
Male Median Age	30.9		29.6		29.8	

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RF5

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Household Income Distribution (2017)						
HH Income \$200,000 or More	12	0.5%	35	0.6%	124	1.3%
HH Income \$150,000 to \$199,999	39	1.6%	148	2.5%	269	2.9%
HH Income \$100,000 to \$149,999	221	9.0%	613	10.2%	1,118	11.9%
HH Income \$75,000 to \$99,999	274	11.2%	1,117	18.6%	1,722	18.3%
HH Income \$50,000 to \$74,999	419	17.1%	1,294	21.5%	1,930	20.5%
HH Income \$35,000 to \$49,999	344	14.0%	895	14.9%	1,491	15.8%
HH Income \$25,000 to \$34,999	240	9.8%	473	7.9%	891	9.5%
HH Income \$15,000 to \$24,999	372	15.2%	631	10.5%	868	9.2%
HH Income Under \$15,000	529	21.6%	801	13.3%	1,001	10.6%
HH Income \$35,000 or More	1,310	53.5%	4,102	68.3%	6,653	70.7%
HH Income \$75,000 or More	547	22.3%	1,913	31.9%	3,233	34.3%
Housing (2017)						
Total Housing Units	2,624		6,473		10,250	
Housing Units Occupied	2,451	93.4%	6,007	92.8%	9,414	91.8%
Housing Units Owner-Occupied	1,426	58.2%	4,323	72.0%	7,028	74.7%
Housing Units, Renter-Occupied	1,025	41.8%	1,684	28.0%	2,386	25.3%
Housing Units, Vacant	173	6.6%	466	7.2%	836	8.2%
Marital Status (2017)						
Never Married	2,014	35.4%	4,541	32.1%	7,220	32.4%
Currently Married	2,273	39.9%	6,447	45.6%	10,041	45.0%
Separated	317	5.6%	897	6.3%	1,440	6.5%
Widowed	363	6.4%	712	5.0%	1,387	6.2%
Divorced	729	12.8%	1,539	10.9%	2,217	9.9%
Household Type (2017)						
Population Family	6,802	89.5%	17,426	90.5%	27,615	91.1%
Population Non-Family	791	10.4%	1,811	9.4%	2,685	8.9%
Population Group Quarters	10	0.1%	10	0.1%	10	-
Family Households	1,810	73.9%	4,623	77.0%	7,375	78.3%
Non-Family Households	641	26.1%	1,384	23.0%	2,038	21.7%
Married Couple with Children	698	30.7%	1,931	29.9%	3,192	31.8%
Average Family Household Size	3.8		3.8		3.7	
Household Size (2017)						
1 Person Households	531	21.7%	1,076	17.9%	1,565	16.6%
2 Person Households	598	24.4%	1,518	25.3%	2,470	26.2%
3 Person Households	402	16.4%	1,014	16.9%	1,568	16.7%
4 Person Households	381	15.5%	1,000	16.6%	1,613	17.1%
5 Person Households	276	11.3%	748	12.5%	1,173	12.5%
6 or More Person Households	262	10.7%	650	10.8%	1,024	10.9%
Household Vehicles (2017)						
Households with 0 Vehicles Available	246	10.1%	325	5.4%	376	4.0%
Households with 1 Vehicles Available	820	33.4%	1,885	31.4%	2,959	31.4%
Households with 2 or More Vehicles Available	1,385	56.5%	3,798	63.2%	6,079	64.6%
Total Vehicles Available	4,371		11,565		18,483	
Average Vehicles Per Household	1.8		1.9		2.0	

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Labor Force (2017)			
Estimated Labor Population Age 16 Years or Over	5,574	13,799	21,758
Estimated Civilian Employed	3,026 54.3%	8,065 58.4%	12,749 58.6%
Estimated Civilian Unemployed	101 1.8%	224 1.6%	638 2.9%
Estimated in Armed Forces	22 0.4%	135 1.0%	171 0.8%
Estimated Not in Labor Force	2,425 43.5%	5,375 38.9%	8,200 37.7%
Unemployment Rate	1.8%	1.6%	2.9%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	2,952	8,048	12,905
Management, Business, Financial Operations	260 8.8%	710 8.8%	1,183 9.2%
Professional, Related	303 10.2%	999 12.4%	1,648 12.8%
Service	664 22.5%	1,650 20.5%	2,477 19.2%
Sales, Office	720 24.4%	2,200 27.3%	3,825 29.6%
Farming, Fishing, Forestry	78 2.6%	178 2.2%	215 1.7%
Construct, Extraction, Maintenance	348 11.8%	1,019 12.7%	1,588 12.3%
Production, Transport Material Moving	579 19.6%	1,293 16.1%	1,970 15.3%
White Collar Workers	1,283 43.5%	3,908 48.6%	6,655 51.6%
Blue Collar Workers	1,669 56.5%	4,140 51.4%	6,249 48.4%
Consumer Expenditure (2017)			
Total Household Expenditure	\$101 M	\$286 M	\$475 M
Total Non-Retail Expenditure	\$54.7 M 53.9%	\$155 M 54.3%	\$258 M 54.3%
Total Retail Expenditure	\$46.8 M 46.1%	\$131 M 45.7%	\$217 M 45.7%
Apparel	\$3.56 M 3.5%	\$10.0 M 3.5%	\$16.7 M 3.5%
Contributions	\$3.75 M 3.7%	\$10.9 M 3.8%	\$18.5 M 3.9%
Education	\$3.35 M 3.3%	\$9.42 M 3.3%	\$15.9 M 3.3%
Entertainment	\$5.58 M 5.5%	\$15.9 M 5.6%	\$26.6 M 5.6%
Food and Beverages	\$15.5 M 15.3%	\$43.2 M 15.1%	\$71.4 M 15.0%
Furnishings and Equipment	\$3.29 M 3.2%	\$9.62 M 3.4%	\$16.1 M 3.4%
Gifts	\$2.22 M 2.2%	\$6.36 M 2.2%	\$10.8 M 2.3%
Health Care	\$8.50 M 8.4%	\$23.4 M 8.2%	\$38.6 M 8.1%
Household Operations	\$2.67 M 2.6%	\$7.72 M 2.7%	\$13.0 M 2.7%
Miscellaneous Expenses	\$1.52 M 1.5%	\$4.23 M 1.5%	\$7.03 M 1.5%
Personal Care	\$1.33 M 1.3%	\$3.75 M 1.3%	\$6.21 M 1.3%
Personal Insurance	\$679 K 0.7%	\$1.97 M 0.7%	\$3.31 M 0.7%
Reading	\$220 K 0.2%	\$622 K 0.2%	\$1.03 M 0.2%
Shelter	\$20.9 M 20.6%	\$58.4 M 20.4%	\$96.9 M 20.4%
Tobacco	\$719 K 0.7%	\$1.93 M 0.7%	\$3.15 M 0.7%
Transportation	\$19.6 M 19.3%	\$56.0 M 19.6%	\$92.8 M 19.5%
Utilities	\$8.14 M 8.0%	\$22.4 M 7.8%	\$36.9 M 7.8%
Educational Attainment (2017)			
Adult Population Age 25 Years or Over	4,569	11,385	18,019
Elementary (Grade Level 0 to 8)	546 11.9%	911 8.0%	1,233 6.8%
Some High School (Grade Level 9 to 11)	737 16.1%	1,274 11.2%	1,826 10.1%
High School Graduate	1,367 29.9%	3,770 33.1%	6,034 33.5%
Some College	1,182 25.9%	3,206 28.2%	5,352 29.7%
Associate Degree Only	312 6.8%	825 7.2%	1,321 7.3%
Bachelor Degree Only	321 7.0%	1,050 9.2%	1,660 9.2%
Graduate Degree	105 2.3%	348 3.1%	593 3.3%

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Buckeye, AZ 85326

1 mi radius 3 mi radius 5 mi radius

Units In Structure (2010)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	1,702 79.4%	5,012 97.3%	8,091 101.2%
1 Attached Unit	27 1.2%	76 1.5%	144 1.8%
2 to 4 Units	179 8.3%	216 4.2%	237 3.0%
5 to 9 Units	55 2.6%	72 1.4%	82 1.0%
10 to 19 Units	44 2.0%	65 1.3%	110 1.4%
20 to 49 Units	84 3.9%	101 2.0%	108 1.3%
50 or More Units	95 4.4%	126 2.4%	134 1.7%
Mobile Home or Trailer	211 9.8%	325 6.3%	632 7.9%
Other Structure	2 0.1%	4 0.1%	6 0.1%

Homes Built By Year (2010)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2005 or later	11 0.5%	32 0.6%	59 0.7%
Homes Built 2000 to 2004	801 37.4%	3,128 60.7%	5,253 65.7%
Homes Built 1990 to 1999	365 17.0%	889 17.3%	1,428 17.9%
Homes Built 1980 to 1989	307 14.3%	469 9.1%	651 8.1%
Homes Built 1970 to 1979	346 16.2%	586 11.4%	796 10.0%
Homes Built 1960 to 1969	176 8.2%	245 4.8%	309 3.9%
Homes Built 1950 to 1959	175 8.1%	242 4.7%	325 4.1%
Homes Built Before 1949	179 8.3%	260 5.1%	275 3.4%

Home Values (2010)

	1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	9 0.7%	30 0.8%	49 0.9%
Home Values \$500,000 to \$999,999	73 6.1%	216 6.1%	335 5.8%
Home Values \$400,000 to \$499,999	51 4.2%	146 4.1%	243 4.2%
Home Values \$300,000 to \$399,999	127 10.5%	346 9.7%	673 11.7%
Home Values \$200,000 to \$299,999	181 15.0%	722 20.2%	1,345 23.5%
Home Values \$150,000 to \$199,999	192 15.9%	919 25.8%	1,598 27.9%
Home Values \$100,000 to \$149,999	309 25.5%	1,052 29.5%	1,602 27.9%
Home Values \$70,000 to \$99,999	140 11.6%	354 9.9%	572 10.0%
Home Values \$50,000 to \$69,999	148 12.3%	215 6.0%	258 4.5%
Home Values \$25,000 to \$49,999	76 6.3%	136 3.8%	228 4.0%
Home Values Under \$25,000	74 6.1%	161 4.5%	216 3.8%
Owner-Occupied Median Home Value	\$154,547	\$163,932	\$175,633
Renter-Occupied Median Rent	\$707	\$777	\$815

Transportation To Work (2010)

	1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	2,742 80.3%	7,138 80.9%	11,458 81.3%
Drive to Work in Carpool	379 11.1%	1,016 11.5%	1,597 11.3%
Travel to Work by Public Transportation	39 1.1%	75 0.9%	107 0.8%
Drive to Work on Motorcycle	4 0.1%	30 0.3%	68 0.5%
Walk or Bicycle to Work	62 1.8%	172 1.9%	223 1.6%
Other Means	89 2.6%	118 1.3%	150 1.1%
Work at Home	98 2.9%	271 3.1%	490 3.5%

Travel Time (2010)

	1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	810 24.4%	1,716 20.1%	2,347 17.3%
Travel to Work in 15 to 29 Minutes	925 27.9%	2,161 25.3%	3,487 25.6%
Travel to Work in 30 to 59 Minutes	863 26.0%	3,117 36.5%	5,222 38.4%
Travel to Work in 60 Minutes or More	274 8.3%	830 9.7%	1,416 10.4%
Average Minutes Travel to Work	23.7	27.0	28.7

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