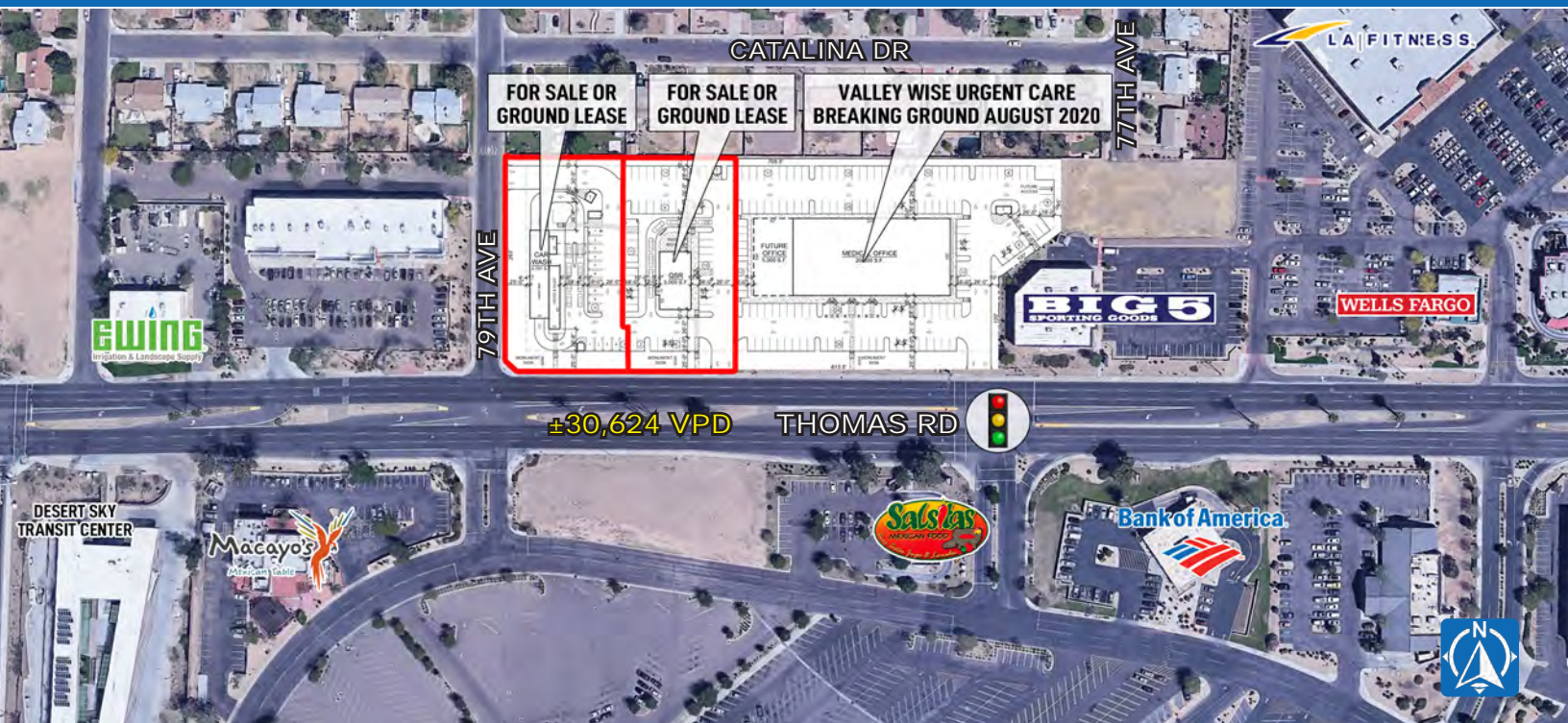


PRIME WEST VALLEY INFILL SITE AVAILABLE For Sale or Lease

NEC 79th Ave & Thomas Rd | Phoenix, AZ



PROPERTY DETAILS

Entire Site: ±80,255 SF
 Hard Corner Parcel: ±42,422 SF
 Adjacent Parcel: ±37,833 SF

PROPERTY HIGHLIGHTS

- Ideal frontage on Thomas Road with full access
- Across from Desert Sky Mall
- Dense population and traffic counts
- More than 2.1 million square feet of retail within half a mile
- Neighboring Valley Wise Urgent Care (breaking ground in August 2020)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	24,787	183,605	395,890
2024 Total Population	26,440	194,193	423,667
2019 Med HH Income	\$40,631	\$42,315	\$43,807
2019 Total Daytime Pop	20,985	145,824	364,623
Workers	6,261	37,179	132,773
Residents	14,724	108,645	231,850

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±40,015 VPD (NB & SB) E: ±37,903 VPD (EB & WB)
 S: ±42,201 VPD (NB & SB) W: ±30,624 VPD (EB & WB)

ADOOT 2018

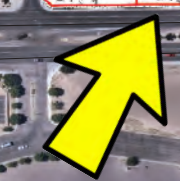
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm 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. [05/07/20]



746,000 SF Regional Mall
7% Household Growth in Trade Area
\$57 Billion in Estimated Hispanic Purchasing Power
Fully Bilingual with 75% Hispanic Shopperbase

Raul H Castro Middle School 791 Stu

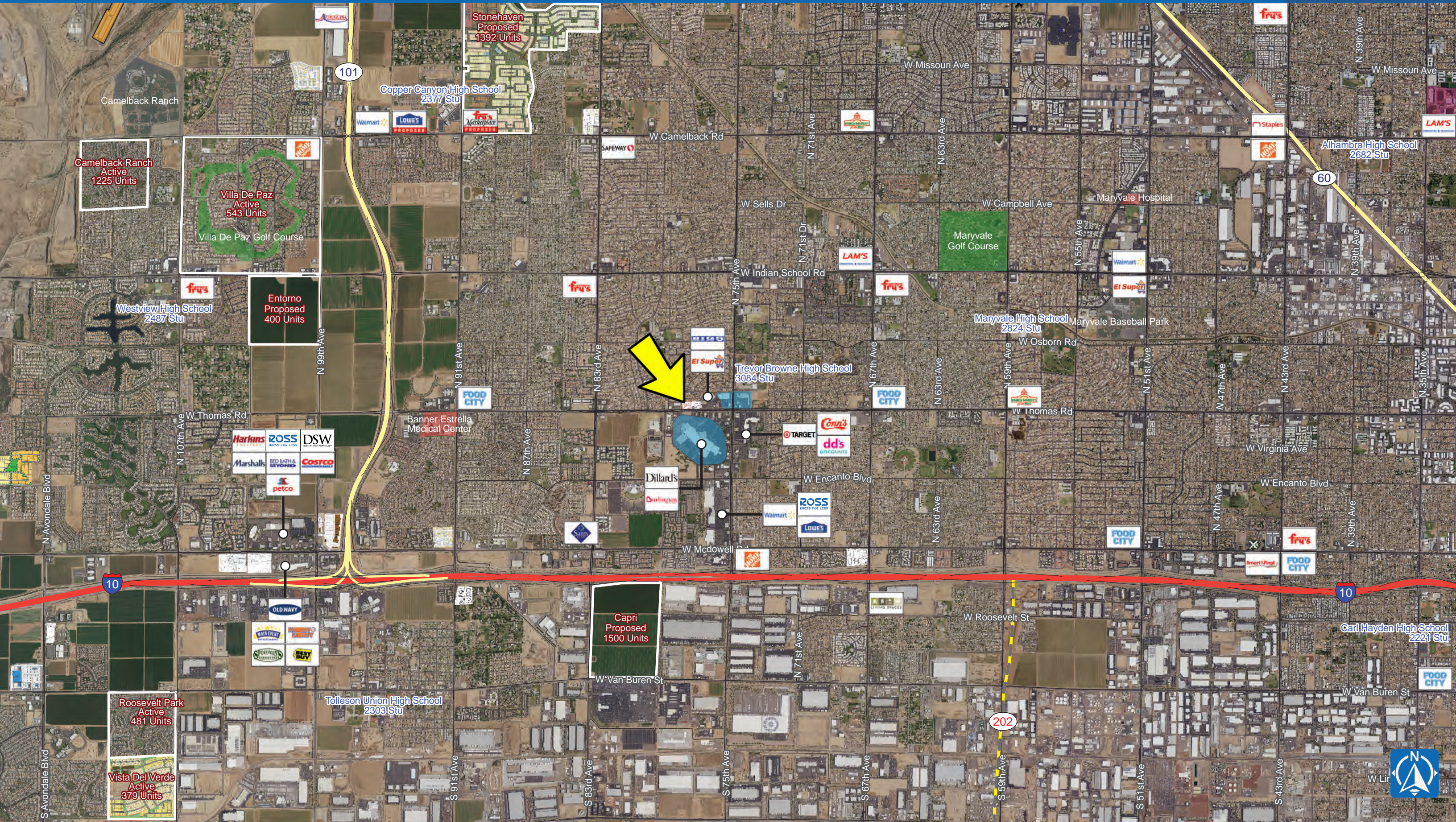
Manuel Pena Jr School 642 Stu

Trevor G Brown High School 3,084 Stu

Phoenix Public Library



NEC 79th Ave & Thomas Rd | Phoenix, AZ





One Page Summary

75th Ave & Thomas Rd, Phoenix
 -112.220723537 33.4801972880001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.480197
 Longitude: -112.220724

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	19,297	150,647	292,461
2010 Total Population	21,412	167,650	355,648
2019 Total Population	24,787	183,605	395,890
2019 Group Quarters	0	187	796
2024 Total Population	26,440	194,193	423,667
2019-2024 Annual Rate	1.30%	1.13%	1.37%
2019 Total Daytime Population	20,985	145,824	364,623
Workers	6,261	37,179	132,773
Residents	14,724	108,645	231,850
Household Summary			
2000 Households	5,123	41,770	84,402
2000 Average Household Size	3.76	3.60	3.46
2010 Households	5,454	44,379	98,985
2010 Average Household Size	3.93	3.77	3.59
2019 Households	6,386	48,062	109,043
2019 Average Household Size	3.88	3.82	3.62
2024 Households	6,829	50,707	116,573
2024 Average Household Size	3.87	3.83	3.63
2019-2024 Annual Rate	1.35%	1.08%	1.34%
2010 Families	4,430	35,786	77,141
2010 Average Family Size	4.26	4.11	3.99
2019 Families	5,029	38,288	83,885
2019 Average Family Size	4.28	4.18	4.06
2024 Families	5,337	40,254	89,281
2023 Average Family Size	4.28	4.19	4.07
2019-2024 Annual Rate	1.20%	1.01%	1.25%
Housing Unit Summary			
2019 Housing Units	7,237	54,776	124,091
Owner Occupied Housing Units	48.4%	47.1%	47.0%
Renter Occupied Housing Units	39.8%	40.7%	40.9%
Vacant Housing Units	11.8%	12.3%	12.1%
Median Household Income			
2019	\$40,631	\$42,315	\$43,807
2024	\$46,580	\$48,724	\$50,663
Median Home Value			
2019	\$134,855	\$146,052	\$166,040
2024	\$170,281	\$176,940	\$194,093
Average Income Value			
Average Household Income	\$49,547	\$52,522	\$56,064
Per Capita Income			
2019	\$13,013	\$13,777	\$15,449
2024	\$15,078	\$15,908	\$17,976
Median Age			
2019	26.8	27.1	27.8
2019 Population 25+ by Educational Attainment			
Total	13,244	99,508	219,690
Less than 9th Grade	20.7%	18.5%	16.9%
9th - 12th Grade, No Diploma	19.0%	18.6%	15.8%
High School Graduate	25.6%	26.2%	26.3%
GED/Alternative Credential	5.7%	5.1%	5.1%
Some College, No Degree	17.1%	18.4%	19.8%
Associate Degree	5.6%	5.4%	6.2%
Bachelor's Degree	4.8%	5.6%	7.0%
Graduate/Professional Degree	1.5%	2.1%	3.0%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 27, 2019