

Bashas'

Dignity Health

P. 191

Bankof America



7.84 Acres

For Sale

Hines SELF STORAGE

1.38 Acres For Sale

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4 SASY

CAMELBACK & DYSART

Iback Roa

66 ADT

LAND FOR SALE

SEC Camelback & Dysart Litchfield Park, AZ 85341

BRIAN GAUSDEN 602.778.3740 bgausden@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200 Phoenix, AZ 85016 602.778.3747 | w-retail.com

SEC Camelback & Dysart, Litchfield Park, AZ 85341



LOCATION DESCRIPTION

Hard corner of Dysart & Camelback

PROPERTY HIGHLIGHTS

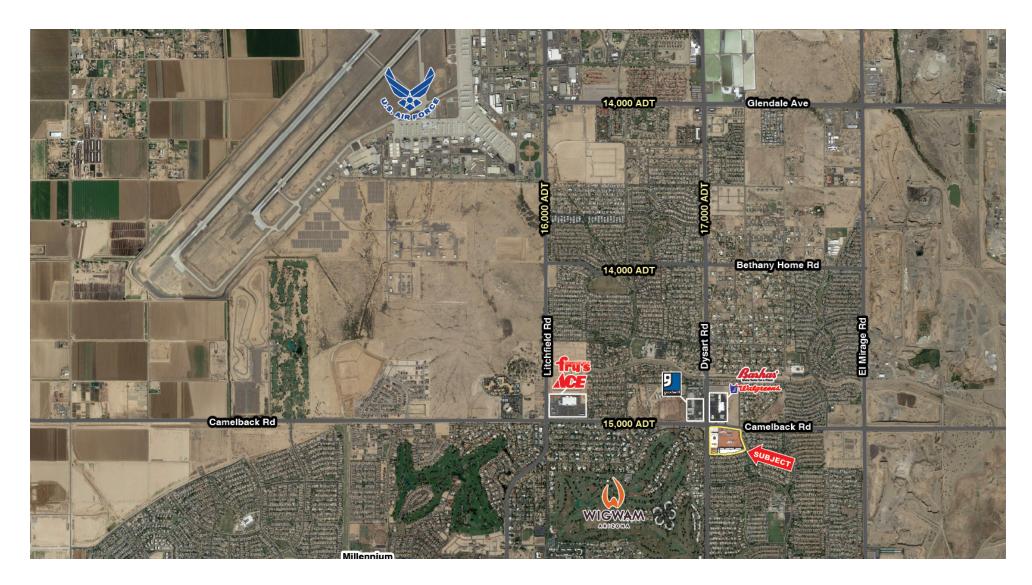
- Pads for Sale/Lease
- High Profile Pads at Strong Intersection
- Ideal for Gas Stations, Drive-Thru Users, Banks, Drug Stores, and Restaurants
- Across Street from Wigwam Resort
- Please Call for Pricing



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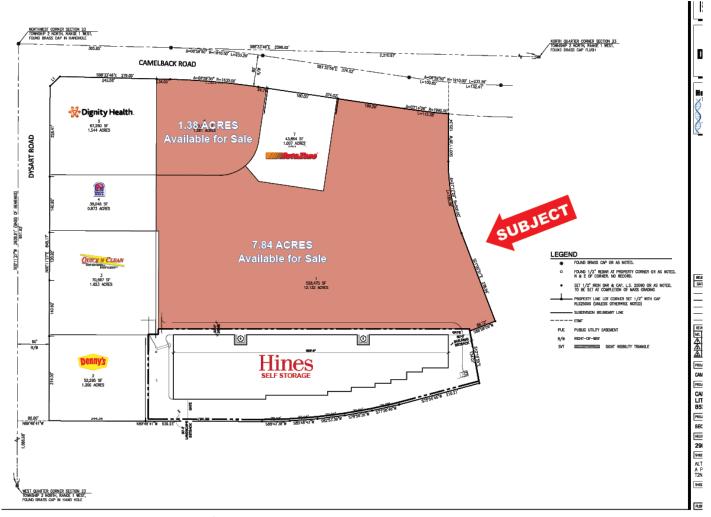
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Total Population in 5 years 12,265 80,255 170,150 Annual Growth Rate 1.01% 1.87% 2.03% Median Age 32.7 33.6 33.4 NCOME SUMMARY	POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Annual Growth Rate 1.01% 1.87% 2.03% Median Age 32.7 33.6 33.4 NECOME SUMMARY 33.6 33.6 33.6 Median Household Income \$88,287 \$79,192 \$70,384 Average Household Income \$88,287 \$79,192 \$70,384 Average Household Income \$10,088 \$97,785 \$88,77 BUSINESS SUMMARY 11,91 3,620 Total Businesses 193 1,191 3,620 Total Employees 1,782 17,008 50,493 Daytime Population 7,460 53,564 128,70 POPULATION 25- by EDUCATIONAL ATTAINMENT 10,23% Bachelor's Degree 20,1% 18,4% 16,7% Graduate / Professional Degree 16,9% 11,9% 10,23% Percent of Population with Degrees 46,80% 41,38% 32,22% EMPLOYED POPULATION 16- by OCCUPATION 59,586 52,4% Service Industry 14,8% 17,1% 17,1% <td>Total Population</td> <td>11,662</td> <td>73,142</td> <td>153,913</td>	Total Population	11,662	73,142	153,913
Median Age 32.7 33.6 33.1 NCOME SUMMARY	Total Population in 5 years	12,265	80,255	170,150
NCOME SUMMARY Median Household Income \$88,287 \$79,192 \$70,384 Average Household Income \$110,808 \$97,785 \$88,478 BUSINESS SUMMARY \$110,808 \$97,785 \$88,478 BUSINESS SUMMARY \$70,184 \$80,597,785 \$88,478 Dotatine Businesses 193 1,191 3,622 \$70,084 \$90,785 \$88,478 \$90,785 \$88,478 \$90,785 \$88,478 \$90,785 \$88,478 \$90,785 \$88,478 \$90,785 \$88,478 \$90,798	Annual Growth Rate	1.01%	1.87%	2.03%
Median Household Income \$88,287 \$79,192 \$70,384 Average Household Income \$110,808 \$97,785 \$88,473 BUSINESS SUMMARY	Median Age	32.7	33.6	33.6
Average Household Income \$110,808 \$97,785 \$88,474 BUSINESS SUMMARY 193 1,191 3,620 Total Businesses 193 1,708 50,499 Daytime Population 7,460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 7460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 7460 53,564 128,70 COULATION 25+ by EDUCATIONAL ATTAINMENT 7460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 7460 53,564 128,70 COULATION 25+ by EDUCATIONAL ATTAINMENT 7460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 80,88 11,1% 10,22% Graduate / Professional Degree 20,1% 18,4% 16,7% Graduate / Professional Degree 46,80% 41,38% 37,22% EMPLOYED POPULATION 16+ by OCCUPATION 59,981 36,586 75,701 Total 59,981 36,586 75,701 Blue Collar 69,7% 65,6% 62,4%	INCOME SUMMARY			
BUSINESS SUMMARY Total Businesses 193 1,191 3,620 Total Employees 1,782 17,008 50,499 Daytime Population 7,460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 40,298 11,1% 10,29 Bachelor's Degree 9,8% 11,1% 10,29 Bachelor's Degree 20,1% 18,4% 16,7% Graduate / Professional Degree 16,9% 11,9% 10,2% Percent of Population with Degrees 46,80% 41,38% 37,22% EMPLOYED POPULATION 16+ by OCCUPATION 59,81 36,586 75,700 White Collar 59,81 36,586 75,700 White Collar 69,7% 65,6% 62,4% Service Industry 14,8% 17,1% 17,1% Blue Collar 15,4% 17,1% 20,5% HOUSEHOLD SUMMARY Households 3,437 23,593 51,888 Average Household Size 3,39 3,07 2,94 Average Family Size	Median Household Income	\$88,287	\$79,192	\$70,384
Total Businesses 193 1,191 3,620 Total Employees 1,782 17,008 50,499 Daytime Population 7,460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 10.2% Associate's Degree 9.8% 11.1% 10.2% Bachelor's Degree 20.1% 18.4% 16.7% Graduate / Professional Degree 16.9% 11.9% 10.2% Percent of Population with Degrees 46.80% 41.38% 37.22% EMPLOYED POPULATION 16+ by OCCUPATION 59.81 36,586 75,700 White Collar 59.981 36,586 75,700 White Collar 59.981 36,586 75,700 White Collar 59.981 36,586 75,700 White Collar 15.4% 17.1% 17.1% Blue Collar 15.4% 17.3% 20.5% HOUSEHOLD SUMMARY 14.8% 17.1% 17.1% Household Size 3.39 3.07 2.94 Average Household Size	Average Household Income	\$110,808	\$97,785	\$88,478
Total Employees 1,782 17,008 50,499 Daytime Population 7,460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT 10.2% Associate's Degree 9.8% 11.1% 10.2% Bachelor's Degree 20.1% 18.4% 16.7% Graduate / Professional Degree 16.9% 11.9% 10.2% Percent of Population with Degrees 46.80% 41.38% 37.22% EMPLOYED POPULATION 16+ by OCCUPATION 5.981 36,586 75,700 White Collar 69.7% 65.6% 62.4% Service Industry 14.8% 17.1% 17.1% Blue Collar 15.4% 17.3% 20.5% HOUSEHOLD SUMMARY 15.4% 17.3% 20.5% Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	BUSINESS SUMMARY			
Daytime Population 7,460 53,564 128,70 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 9.8% 11.1% 10.2% Bachelor's Degree 20.1% 18.4% 16.7% 16.9% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.22% 37.23% 37.23% 37.23% 37.23% 37.23% 37.23% 37.23% 37.23% 37.38%	Total Businesses	193	1,191	3,620
POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 9.8% 11.1% 10.2% Bachelor's Degree 20.1% 18.4% 16.7% Graduate / Professional Degree 16.9% 11.9% 10.2% Percent of Population with Degrees 46.80% 41.38% 37.22% EMPLOYED POPULATION 16+ by OCCUPATION 5,981 36,586 75,700 White Collar 69.7% 65.6% 62.4% Service Industry 14.8% 17.1% 17.1% Blue Collar 15.4% 17.3% 20.5% HOUSEHOLD SUMMARY 3.437 23,593 51,885 Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	Total Employees	1,782	17,008	50,495
Associate's Degree 9.8% 11.1% 10.2% Bachelor's Degree 20.1% 18.4% 16.7% Graduate / Professional Degree 16.9% 11.9% 10.2% Percent of Population with Degrees 46.80% 41.38% 37.22% EMPLOYED POPULATION 16+ by OCCUPATION 5,981 36,586 75,701 Total 5,981 36,586 62.4% Service Industry 11.8% 17.1% 17.1% Blue Collar 15.4% 17.3% 20.5% HOUSEHOLD SUMMARY 3,437 23,593 51,881 Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	Daytime Population	7,460	53,564	128,701
Bachelor's Degree20.1%18.4%16.7%Graduate / Professional Degree16.9%11.9%10.2%Percent of Population with Degrees46.80%41.38%37.22%EMPLOYED POPULATION 16+ by OCCUPATION5.98136,58675,700White Collar69.7%65.6%62.4%Service Industry14.8%17.1%17.1%Blue Collar15.4%17.3%20.5%HOUSEHOLD SUMMARY3,43723,59351,885Average Household Size3.393.072.94Average Family Size3.663.423.36	POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Graduate / Professional Degree16.9%11.9%10.2%Percent of Population with Degrees46.80%41.38%37.22%EMPLOYED POPULATION 16+ by OCCUPATION5,98136,58675,700Total5,98136,58675,700White Collar69.7%65.6%62.4%Service Industry14.8%17.1%17.1%Blue Collar15.4%17.3%20.5%HOUSEHOLD SUMMARY3,43723,59351,889Average Household Size3.393.072.94Average Family Size3.663.423.36	Associate's Degree	9.8%	11.1%	10.2%
Percent of Population with Degrees46.80%41.38%37.22%EMPLOYED POPULATION 16+ by OCCUPATIONTotal5,98136,58675,700White Collar69.7%65.6%62.4%Service Industry14.8%17.1%17.1%Blue Collar15.4%17.3%20.5%HOUSEHOLD SUMMARY3,43723,59351,885Average Household Size3.393.072.94Average Family Size3.663.423.36	Bachelor's Degree	20.1%	18.4%	16.7%
EMPLOYED POPULATION 16+ by OCCUPATION Total 5,981 36,586 75,702 White Collar 69,7% 65.6% 62.4% Service Industry 14.8% 17,1% 17,1% Blue Collar 15.4% 17,3% 20.5% HOUSEHOLD SUMMARY 3,437 23,593 51,885 Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	Graduate / Professional Degree	16.9%	11.9%	10.2%
Total 5,981 36,586 75,701 White Collar 69,7% 65.6% 62.4% Service Industry 14.8% 17.1% 17.1% Blue Collar 15.4% 17.3% 20.5% HOUSEHOLD SUMMARY 3,437 23,593 51,889 Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	Percent of Population with Degrees	46.80%	41.38%	37.22%
White Collar 69.7% 65.6% 62.4% Service Industry 14.8% 17.1% 17.1% Blue Collar 15.4% 17.3% 20.5% HOUSEHOLD SUMMARY 3,437 23,593 51,885 Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	EMPLOYED POPULATION 16+ by OCCUPATION			
Service Industry14.8%17.1%17.1%Blue Collar15.4%17.3%20.5%HOUSEHOLD SUMMARYHouseholds3,43723,59351,889Average Household Size3.393.072.94Average Family Size3.663.423.36	Total	5,981	36,586	75,707
Blue Collar15.4%17.3%20.5%HOUSEHOLD SUMMARY3,43723,59351,885Households3,43723,59351,885Average Household Size3.393.072.94Average Family Size3.663.423.36	White Collar	69.7%	65.6%	62.4%
HOUSEHOLD SUMMARYHouseholds3,43723,59351,885Average Household Size3.393.072.94Average Family Size3.663.423.36	Service Industry	14.8%	17.1%	17.1%
Households 3,437 23,593 51,885 Average Household Size 3.39 3.07 2.94 Average Family Size 3.66 3.42 3.36	Blue Collar	15.4%	17.3%	20.5%
Average Household Size3.393.072.94Average Family Size3.663.423.36	HOUSEHOLD SUMMARY			
Average Family Size3.663.423.36	Households	3,437	23,593	51,885
	Average Household Size	3.39	3.07	2.94
Median Home Value \$333,994 \$273,508 \$258,605	Average Family Size	3.66	3.42	3.36
	Median Home Value	\$333,994	\$273,508	\$258,605

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2020 Demographic data derived from ESRI

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