

# ANCHOR SPACE AVAILABLE FOR LEASE

Van Buren St & Litchfield Rd - Northeast Corner  
Goodyear, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

**Dave Cheatham**  
602.682.6060

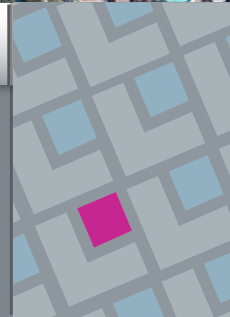
dave.cheatham@velocityretail.com

**Rick Francis**  
602.682.8133

rick.francis@velocityretail.com

**Brad Ranly**  
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brad.ranly@velocityretail.com



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◆ 15,028 SF - 22,894 SF AVAILABLE NEXT TO BIG LOTS!

## Property Highlights

- 1/2 Mile Off Interstate 10
- Strong Employment Corridor
- Residential Growth to the South
- Across from Cancer Treatment Centers of America

## Traffic Counts

Van Buren St	18,520 CPD
Litchfield Rd	26,668 CPD
<b>Total</b>	<b>45,188 CPD</b>

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,551	78,508	181,586
Avg Household Income	\$47,352	\$71,226	\$76,535
Estimated Households	2,292	25,900	58,260
Daytime Population	6,724	24,544	43,571

Source: SitesUSA

## Nearby Tenants



Cancer Treatment Centers of America



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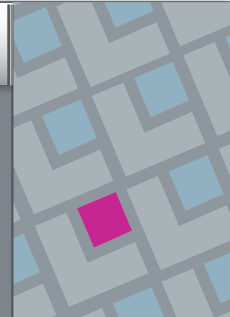
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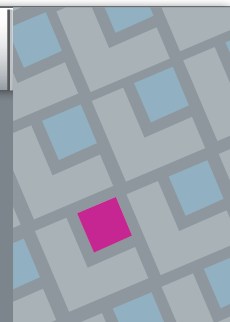
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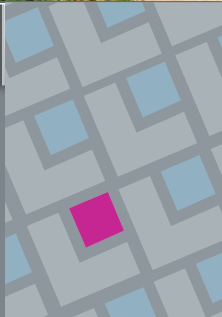
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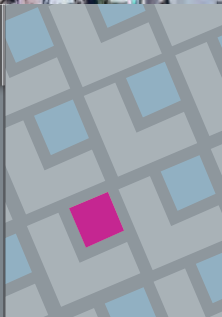


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# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4498/-112.3583

RF5

## W Van Buren St & N Litchfield Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2019)	7,551	78,508	181,586
Projected Population (2024)	8,341	86,349	199,451
Census Population (2010)	6,710	68,705	153,377
Census Population (2000)	6,505	33,163	56,442
Projected Annual Growth (2019 to 2024)	790 2.1%	7,841 2.0%	17,865 2.0%
Historical Annual Growth (2010 to 2019)	841 1.2%	9,803 1.4%	28,209 1.7%
Historical Annual Growth (2000 to 2010)	205 0.3%	35,542 10.7%	96,935 17.2%
Estimated Population Density (2019)	2,405 psm	2,778 psm	2,313 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2019)	2,292	25,900	58,260
Projected Households (2024)	2,433	27,368	61,657
Census Households (2010)	2,003	22,481	48,773
Census Households (2000)	2,015	10,597	18,082
Estimated Households with Children (2019)	991 43.2%	10,882 42.0%	24,379 41.8%
Estimated Average Household Size (2019)	3.17	3.02	3.06
<b>Average Household Income</b>			
Estimated Average Household Income (2019)	\$48,868	\$82,779	\$92,865
Projected Average Household Income (2024)	\$53,303	\$91,132	\$102,829
Estimated Average Family Income (2019)	\$53,799	\$92,926	\$101,272
<b>Median Household Income</b>			
Estimated Median Household Income (2019)	\$47,352	\$71,226	\$76,535
Projected Median Household Income (2024)	\$55,834	\$82,506	\$88,099
Estimated Median Family Income (2019)	\$57,321	\$80,056	\$84,447
<b>Per Capita Income</b>			
Estimated Per Capita Income (2019)	\$15,095	\$27,342	\$30,085
Projected Per Capita Income (2024)	\$15,783	\$28,914	\$32,052
Estimated Per Capita Income 5 Year Growth	\$688 4.6%	\$1,572 5.7%	\$1,967 6.5%
Estimated Average Household Net Worth (2019)	\$417,923	\$697,872	\$768,736
<b>Daytime Demos (2019)</b>			
Total Businesses	575	2,425	4,038
Total Employees	6,724	24,544	43,571
Company Headquarter Businesses	2 0.4%	5 0.2%	7 0.2%
Company Headquarter Employees	554 8.2%	968 3.9%	1,312 3.0%
Employee Population per Business	11.7	10.1	10.8
Residential Population per Business	13.1	32.4	45.0

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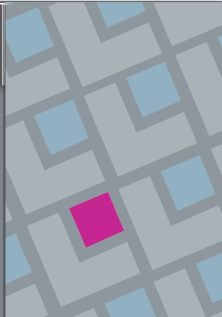
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<b>Race &amp; Ethnicity</b>						
White (2019)	4,326	57.3%	48,004	61.1%	113,759	62.6%
Black or African American (2019)	609	8.1%	7,393	9.4%	17,399	9.6%
American Indian or Alaska Native (2019)	137	1.8%	1,012	1.3%	2,294	1.3%
Asian (2019)	147	1.9%	3,668	4.7%	9,028	5.0%
Hawaiian or Pacific Islander (2019)	17	0.2%	231	0.3%	456	0.3%
Other Race (2019)	1,966	26.0%	14,684	18.7%	30,901	17.0%
Two or More Races (2019)	349	4.6%	3,516	4.5%	7,749	4.3%
Not Hispanic or Latino Population (2019)	3,554	47.1%	46,017	58.6%	111,479	61.4%
Hispanic or Latino Population (2019)	3,997	52.9%	32,491	41.4%	70,106	38.6%
Not Hispanic or Latino Population (2024)	3,895	46.7%	50,185	58.1%	121,323	60.8%
Hispanic or Latino Population (2024)	4,446	53.3%	36,164	41.9%	78,128	39.2%
Not Hispanic or Latino Population (2010)	2,510	37.4%	39,085	56.9%	90,998	59.3%
Hispanic or Latino Population (2010)	4,200	62.6%	29,620	43.1%	62,379	40.7%
Not Hispanic or Latino Population (2000)	3,144	48.3%	19,547	58.9%	35,585	63.0%
Hispanic or Latino Population (2000)	3,361	51.7%	13,616	41.1%	20,858	37.0%
Projected Hispanic Annual Growth (2019 to 2024)	449	2.2%	3,673	2.3%	8,022	2.3%
Historic Hispanic Annual Growth (2000 to 2019)	636	1.0%	18,874	7.3%	49,249	12.4%
<b>Age Distribution (2019)</b>						
Age Under 5	514	6.8%	5,746	7.3%	12,835	7.1%
Age 5 to 9 Years	510	6.8%	5,863	7.5%	13,234	7.3%
Age 10 to 14 Years	538	7.1%	6,061	7.7%	13,730	7.6%
Age 15 to 19 Years	550	7.3%	5,628	7.2%	12,996	7.2%
Age 20 to 24 Years	594	7.9%	5,575	7.1%	12,335	6.8%
Age 25 to 29 Years	543	7.2%	6,276	8.0%	14,309	7.9%
Age 30 to 34 Years	472	6.2%	6,047	7.7%	14,156	7.8%
Age 35 to 39 Years	470	6.2%	5,877	7.5%	13,587	7.5%
Age 40 to 44 Years	435	5.8%	5,147	6.6%	11,820	6.5%
Age 45 to 49 Years	423	5.6%	4,762	6.1%	10,768	5.9%
Age 50 to 54 Years	424	5.6%	4,193	5.3%	9,557	5.3%
Age 55 to 59 Years	440	5.8%	4,115	5.2%	9,555	5.3%
Age 60 to 64 Years	409	5.4%	3,789	4.8%	9,028	5.0%
Age 65 to 74 Years	629	8.3%	5,791	7.4%	14,613	8.0%
Age 75 to 84 Years	419	5.6%	2,742	3.5%	6,827	3.8%
Age 85 Years or Over	181	2.4%	896	1.1%	2,235	1.2%
Median Age	34.7		33.2		34.0	
<b>Gender Age Distribution (2019)</b>						
Female Population	3,855	51.0%	39,778	50.7%	93,663	51.6%
Age 0 to 19 Years	1,034	26.8%	11,263	28.3%	25,914	27.7%
Age 20 to 64 Years	2,109	54.7%	23,412	58.9%	55,055	58.8%
Age 65 Years or Over	711	18.4%	5,102	12.8%	12,694	13.6%
Female Median Age	36.9		34.1		34.7	
Male Population	3,696	49.0%	38,730	49.3%	87,923	48.4%
Age 0 to 19 Years	1,078	29.2%	12,034	31.1%	26,882	30.6%
Age 20 to 64 Years	2,100	56.8%	22,369	57.8%	50,060	56.9%
Age 65 Years or Over	518	14.0%	4,327	11.2%	10,981	12.5%
Male Median Age	32.2		32.2		33.3	

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<b>Household Income Distribution (2019)</b>						
HH Income \$200,000 or More	52	2.3%	1,173	4.5%	2,969	5.1%
HH Income \$150,000 to \$199,999	55	2.4%	1,604	6.2%	4,388	7.5%
HH Income \$100,000 to \$149,999	210	9.1%	4,547	17.6%	10,782	18.5%
HH Income \$75,000 to \$99,999	251	11.0%	4,443	17.2%	10,469	18.0%
HH Income \$50,000 to \$74,999	586	25.6%	5,454	21.1%	12,299	21.1%
HH Income \$35,000 to \$49,999	232	10.1%	3,265	12.6%	7,007	12.0%
HH Income \$25,000 to \$34,999	284	12.4%	1,838	7.1%	3,882	6.7%
HH Income \$15,000 to \$24,999	242	10.6%	1,590	6.1%	2,959	5.1%
HH Income Under \$15,000	380	16.6%	1,986	7.7%	3,506	6.0%
HH Income \$35,000 or More	1,386	60.5%	20,486	79.1%	47,913	82.2%
HH Income \$75,000 or More	568	24.8%	11,767	45.4%	28,607	49.1%
<b>Housing (2019)</b>						
Total Housing Units	2,392		27,280		61,483	
Housing Units Occupied	2,292	95.8%	25,900	94.9%	58,260	94.8%
Housing Units Owner-Occupied	905	39.5%	15,510	59.9%	40,049	68.7%
Housing Units, Renter-Occupied	1,387	60.5%	10,390	40.1%	18,212	31.3%
Housing Units, Vacant	100	4.3%	1,380	5.3%	3,222	5.5%
<b>Marital Status (2019)</b>						
Never Married	2,582	43.1%	21,120	34.7%	47,370	33.4%
Currently Married	1,891	31.6%	28,018	46.1%	66,740	47.1%
Separated	371	6.2%	2,839	4.7%	7,428	5.2%
Widowed	333	5.6%	2,495	4.1%	5,482	3.9%
Divorced	812	13.6%	6,366	10.5%	14,766	10.4%
<b>Household Type (2019)</b>						
Population Family	6,478	85.8%	69,258	88.2%	160,073	88.2%
Population Non-Family	785	10.4%	8,877	11.3%	18,043	9.9%
Population Group Quarters	288	3.8%	373	0.5%	3,470	1.9%
Family Households	1,709	74.6%	19,369	74.8%	45,085	77.4%
Non-Family Households	583	25.4%	6,531	25.2%	13,175	22.6%
Married Couple with Children	514	27.2%	6,773	24.2%	15,949	23.9%
Average Family Household Size	3.8		3.6		3.6	
<b>Household Size (2019)</b>						
1 Person Households	431	18.8%	4,778	18.4%	9,607	16.5%
2 Person Households	569	24.8%	7,626	29.4%	18,134	31.1%
3 Person Households	419	18.3%	4,340	16.8%	9,808	16.8%
4 Person Households	338	14.8%	4,353	16.8%	9,864	16.9%
5 Person Households	277	12.1%	2,539	9.8%	5,761	9.9%
6 or More Person Households	259	11.3%	2,264	8.7%	5,087	8.7%
<b>Household Vehicles (2019)</b>						
Households with 0 Vehicles Available	247	10.8%	1,220	4.7%	1,935	3.3%
Households with 1 Vehicles Available	827	36.1%	7,950	30.7%	16,784	28.8%
Households with 2 or More Vehicles Available	1,219	53.2%	16,730	64.6%	39,540	67.9%
Total Vehicles Available	3,767		49,395		116,965	
Average Vehicles Per Household	1.6		1.9		2.0	

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RF5

## W Van Buren St & N Litchfield Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	5,892		59,712		139,196	
Estimated Civilian Employed	3,463	58.8%	38,030	63.7%	87,544	62.9%
Estimated Civilian Unemployed	184	3.1%	1,400	2.3%	3,041	2.2%
Estimated in Armed Forces	11	0.2%	388	0.6%	734	0.5%
Estimated Not in Labor Force	2,234	37.9%	19,894	33.3%	47,877	34.4%
Unemployment Rate	3.1%		2.3%		2.2%	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	3,463		38,030		87,544	
Management, Business, Financial Operations	317	9.2%	5,694	15.0%	13,047	14.9%
Professional, Related	462	13.4%	7,015	18.4%	16,725	19.1%
Service	684	19.7%	6,493	17.1%	14,754	16.9%
Sales, Office	804	23.2%	10,279	27.0%	24,236	27.7%
Farming, Fishing, Forestry	17	0.5%	117	0.3%	185	0.2%
Construct, Extraction, Maintenance	562	16.2%	2,963	7.8%	7,182	8.2%
Production, Transport Material Moving	617	17.8%	5,469	14.4%	11,416	13.0%
White Collar Workers	1,583	45.7%	22,988	60.4%	54,007	61.7%
Blue Collar Workers	1,880	54.3%	15,042	39.6%	33,537	38.3%
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$98.55 M		\$1.58 B		\$3.88 B	
Total Non-Retail Expenditure	\$51.93 M	52.7%	\$832.28 M	52.5%	\$2.04 B	52.5%
Total Retail Expenditure	\$46.62 M	47.3%	\$752.45 M	47.5%	\$1.84 B	47.5%
Apparel	\$3.47 M	3.5%	\$56.16 M	3.5%	\$137.6 M	3.5%
Contributions	\$2.95 M	3.0%	\$49.95 M	3.2%	\$123.79 M	3.2%
Education	\$2.72 M	2.8%	\$45.78 M	2.9%	\$113.16 M	2.9%
Entertainment	\$5.39 M	5.5%	\$89.34 M	5.6%	\$220.17 M	5.7%
Food and Beverages	\$14.85 M	15.1%	\$235.57 M	14.9%	\$575.26 M	14.8%
Furnishings and Equipment	\$3.34 M	3.4%	\$55.56 M	3.5%	\$136.9 M	3.5%
Gifts	\$2.24 M	2.3%	\$37.63 M	2.4%	\$92.56 M	2.4%
Health Care	\$8.4 M	8.5%	\$133.75 M	8.4%	\$327.88 M	8.4%
Household Operations	\$3.77 M	3.8%	\$61.49 M	3.9%	\$151.32 M	3.9%
Miscellaneous Expenses	\$1.82 M	1.8%	\$29.71 M	1.9%	\$72.92 M	1.9%
Personal Care	\$1.31 M	1.3%	\$21.27 M	1.3%	\$52.11 M	1.3%
Personal Insurance	\$632.6 K	0.6%	\$10.96 M	0.7%	\$27.28 M	0.7%
Reading	\$208.22 K	0.2%	\$3.4 M	0.2%	\$8.36 M	0.2%
Shelter	\$21.09 M	21.4%	\$333.69 M	21.1%	\$813.49 M	21.0%
Tobacco	\$687.25 K	0.7%	\$9.8 M	0.6%	\$23.4 M	0.6%
Transportation	\$18 M	18.3%	\$292.57 M	18.5%	\$717.34 M	18.5%
Utilities	\$7.67 M	7.8%	\$118.11 M	7.5%	\$287.38 M	7.4%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	4,845		49,635		116,455	
Elementary (Grade Level 0 to 8)	496	10.2%	2,419	4.9%	5,886	5.1%
Some High School (Grade Level 9 to 11)	599	12.4%	3,919	7.9%	8,634	7.4%
High School Graduate	1,420	29.3%	12,206	24.6%	27,821	23.9%
Some College	1,424	29.4%	14,140	28.5%	32,180	27.6%
Associate Degree Only	350	7.2%	4,608	9.3%	11,331	9.7%
Bachelor Degree Only	385	8.0%	7,939	16.0%	18,990	16.3%
Graduate Degree	170	3.5%	4,404	8.9%	11,612	10.0%

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<b>Units In Structure (2019)</b>						
1 Detached Unit	1,220	60.9%	19,585	87.1%	48,347	99.1%
1 Attached Unit	110	5.5%	496	2.2%	883	1.8%
2 to 4 Units	373	18.6%	954	4.2%	1,454	3.0%
5 to 9 Units	109	5.4%	888	3.9%	1,637	3.4%
10 to 19 Units	67	3.4%	663	3.0%	1,236	2.5%
20 to 49 Units	65	3.2%	352	1.6%	553	1.1%
50 or More Units	339	16.9%	2,229	9.9%	2,987	6.1%
Mobile Home or Trailer	8	0.4%	707	3.1%	1,110	2.3%
Other Structure	1	-	25	0.1%	54	0.1%
<b>Homes Built By Year (2019)</b>						
Homes Built 2010 or later	78	3.9%	1,675	7.5%	4,995	10.2%
Homes Built 2000 to 2009	282	14.1%	12,088	53.8%	30,547	62.6%
Homes Built 1990 to 1999	499	24.9%	5,688	25.3%	10,367	21.3%
Homes Built 1980 to 1989	238	11.9%	1,905	8.5%	4,120	8.4%
Homes Built 1970 to 1979	493	24.6%	2,097	9.3%	3,989	8.2%
Homes Built 1960 to 1969	224	11.2%	1,150	5.1%	2,064	4.2%
Homes Built 1950 to 1959	260	13.0%	765	3.4%	1,393	2.9%
Homes Built Before 1949	219	11.0%	533	2.4%	785	1.6%
<b>Home Values (2019)</b>						
Home Values \$1,000,000 or More	4	0.5%	47	0.3%	134	0.4%
Home Values \$500,000 to \$999,999	38	4.4%	632	4.6%	2,147	6.5%
Home Values \$400,000 to \$499,999	49	5.7%	885	6.4%	2,938	8.8%
Home Values \$300,000 to \$399,999	84	9.8%	2,342	17.0%	6,786	20.4%
Home Values \$200,000 to \$299,999	176	20.7%	5,190	37.6%	13,718	41.2%
Home Values \$150,000 to \$199,999	213	25.0%	3,565	25.8%	8,493	25.5%
Home Values \$100,000 to \$149,999	206	24.2%	1,571	11.4%	3,288	9.9%
Home Values \$70,000 to \$99,999	63	7.4%	360	2.6%	836	2.5%
Home Values \$50,000 to \$69,999	36	4.2%	170	1.2%	337	1.0%
Home Values \$25,000 to \$49,999	11	1.2%	198	1.4%	392	1.2%
Home Values Under \$25,000	22	2.6%	487	3.5%	833	2.5%
Owner-Occupied Median Home Value	\$175,524		\$222,117		\$238,215	
Renter-Occupied Median Rent	\$841		\$927		\$974	
<b>Transportation To Work (2019)</b>						
Drive to Work Alone	2,801	77.3%	29,453	77.4%	68,334	77.6%
Drive to Work in Carpool	525	14.5%	4,738	12.4%	10,562	12.0%
Travel to Work by Public Transportation	34	0.9%	553	1.5%	1,225	1.4%
Drive to Work on Motorcycle	2	-	113	0.3%	274	0.3%
Walk or Bicycle to Work	111	3.1%	718	1.9%	1,509	1.7%
Other Means	74	2.1%	432	1.1%	775	0.9%
Work at Home	78	2.1%	2,056	5.4%	5,364	6.1%
<b>Travel Time (2019)</b>						
Travel to Work in 14 Minutes or Less	877	24.2%	7,755	20.4%	15,392	17.5%
Travel to Work in 15 to 29 Minutes	1,213	33.5%	12,800	33.6%	29,045	33.0%
Travel to Work in 30 to 59 Minutes	893	24.6%	12,067	31.7%	29,889	33.9%
Travel to Work in 60 Minutes or More	407	11.2%	3,332	8.8%	8,113	9.2%
Average Minutes Travel to Work	21.6		25.0		25.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Dave Cheatham  
602.682.6060

dave.cheatham@velocityretail.com

Rick Francis  
602.682.8133

rick.francis@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com





2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

### Dave Cheatham

602.682.6060  
dave.cheatham@velocityretail.com

### Brad Ranly

602.682.8120  
brad.ranly@velocityretail.com

### Rick Francis

602.682.8133  
rick.francis@velocityretail.com

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