



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

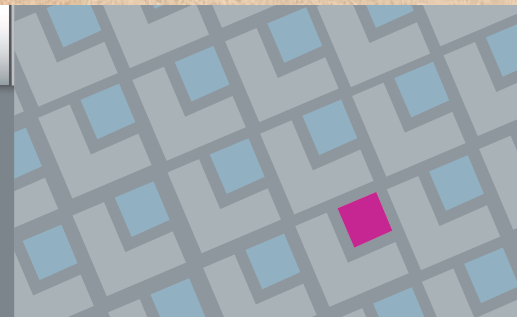
DEMOGRAPHICS

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BETHANY SHOPS

North of the Northeast Corner of Bethany Home Rd and 7th St
Phoenix, Arizona



◆ ±1,543 SF NEXT TO OTRO CAFE!

Property Highlights

- ±1,543 SF Available
- Located in highly desirable 7th Street Corridor
- Average Household Income over \$116,000 within 1 mile
- Strong employment with over 300,000 daytime employees within 5 miles
- Over 60,000 cars per day drive by the site
- Dense and affluent trade area with 400,000 residents within 5 miles

Traffic Counts

Bethany Home Road	32,429 CPD
7th Street	31,960 CPD

Total	64,389 CPD
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Demographics	1 mi	3 mi	5 mi
Estimated Population	16,363	171,065	443,613
Estimated Households	8,260	77,524	167,272
Avg Household Income	\$114,069	\$82,126	\$74,738
Daytime Population	11,445	113,016	253,163

Source: SitesUSA

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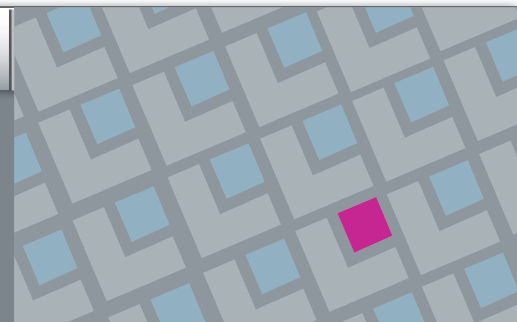
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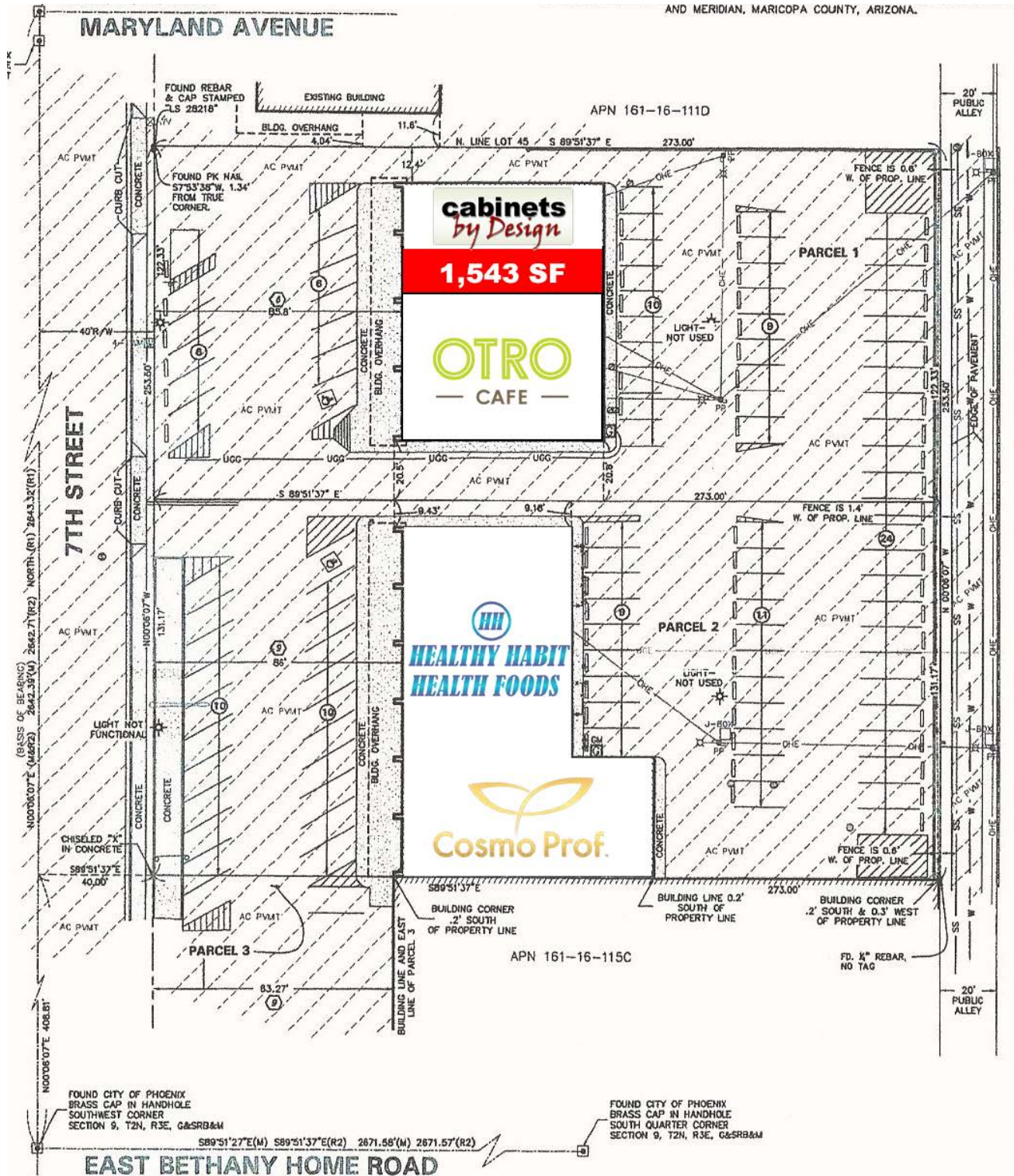
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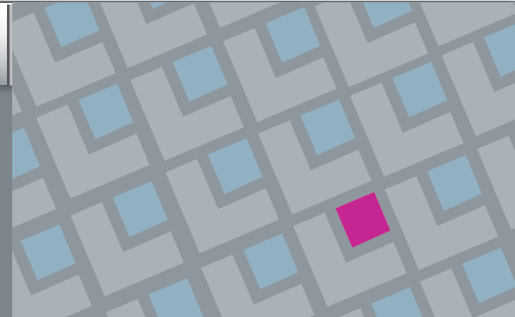
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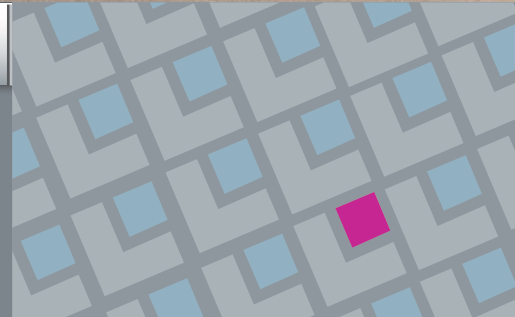
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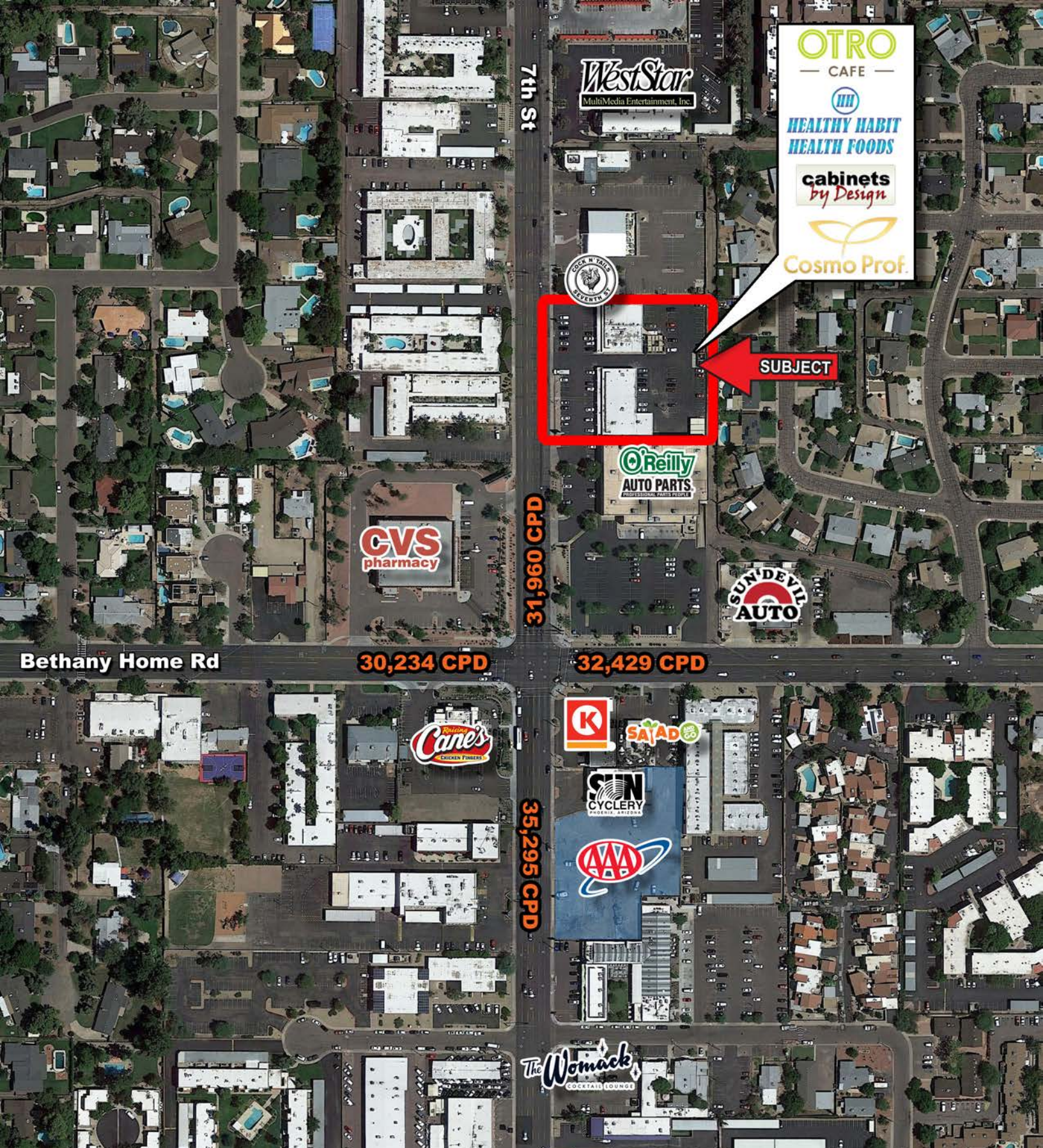
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OTRO
— CAFE —

HEALTHY HABIT
HEALTH FOODS

cabinets
by Design

Cosmo Prof.



SUBJECT

Bethany Home Rd

30,234 CPD

32,429 CPD

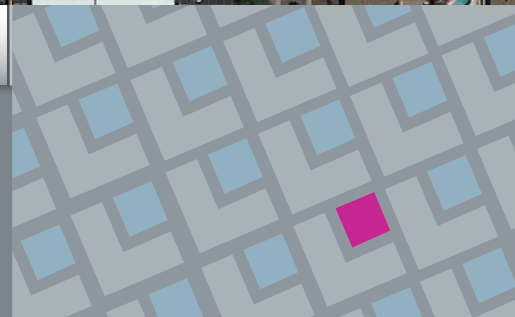
31,960 CPD

35,295 CPD

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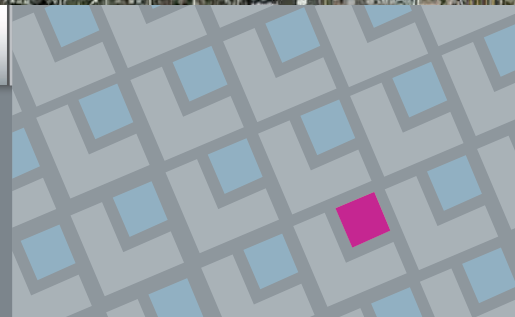




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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5238/-112.065

RF5

N 7th St & E Bethany Home Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	16,363	171,064	443,613
Projected Population (2025)	17,894	186,847	487,647
Census Population (2010)	14,392	140,238	370,480
Census Population (2000)	15,790	150,833	398,466
Projected Annual Growth (2020 to 2025)	1,532 1.9%	15,783 1.8%	44,034 2.0%
Historical Annual Growth (2010 to 2020)	1,971 1.4%	30,826 2.2%	73,133 2.0%
Historical Annual Growth (2000 to 2010)	-1,398 -0.9%	-10,595 -0.7%	-27,986 -0.7%
Estimated Population Density (2020)	5,211 psm	6,053 psm	5,650 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	8,260	77,524	179,705
Projected Households (2025)	8,665	81,398	189,758
Census Households (2010)	7,137	62,517	146,411
Census Households (2000)	7,925	65,446	155,614
Estimated Households with Children (2020)	1,665 20.2%	18,910 24.4%	53,087 29.5%
Estimated Average Household Size (2020)	1.97	2.19	2.44
Average Household Income			
Estimated Average Household Income (2020)	\$114,089	\$82,126	\$74,738
Projected Average Household Income (2025)	\$130,374	\$91,899	\$83,036
Estimated Average Family Income (2020)	\$161,253	\$103,414	\$90,673
Median Household Income			
Estimated Median Household Income (2020)	\$79,159	\$63,844	\$58,656
Projected Median Household Income (2025)	\$92,181	\$74,012	\$68,210
Estimated Median Family Income (2020)	\$113,416	\$83,400	\$73,604
Per Capita Income			
Estimated Per Capita Income (2020)	\$57,655	\$37,298	\$30,385
Projected Per Capita Income (2025)	\$63,188	\$40,107	\$32,410
Estimated Per Capita Income 5 Year Growth	\$5,533 9.6%	\$2,809 7.5%	\$2,026 6.7%
Estimated Average Household Net Worth (2020)	\$1,136,841	\$789,439	\$696,976
Daytime Demos (2020)			
Total Businesses	1,364	11,561	24,471
Total Employees	11,445	113,016	253,163
Company Headquarter Businesses	10 0.7%	91 0.8%	195 0.8%
Company Headquarter Employees	156 1.4%	7,048 6.2%	24,458 9.7%
Employee Population per Business	8.4	9.8	10.3
Residential Population per Business	12.0	14.8	18.1

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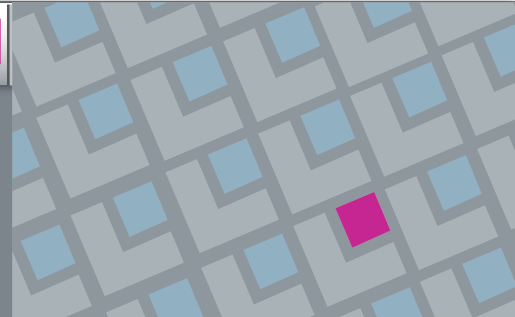
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Race & Ethnicity						
White (2020)	12,887	78.8%	115,988	67.8%	278,787	62.8%
Black or African American (2020)	879	5.4%	13,688	8.0%	32,483	7.3%
American Indian or Alaska Native (2020)	388	2.4%	5,755	3.4%	13,312	3.0%
Asian (2020)	601	3.7%	6,942	4.1%	18,840	4.2%
Hawaiian or Pacific Islander (2020)	20	0.1%	223	0.1%	656	0.1%
Other Race (2020)	949	5.8%	21,433	12.5%	81,381	18.3%
Two or More Races (2020)	640	3.9%	7,034	4.1%	18,153	4.1%
Not Hispanic or Latino Population (2020)	13,271	81.1%	117,426	68.6%	257,719	58.1%
Hispanic or Latino Population (2020)	3,092	18.9%	53,638	31.4%	185,894	41.9%
Not Hispanic or Latino Population (2025)	14,327	80.1%	126,913	67.9%	280,416	57.5%
Hispanic or Latino Population (2025)	3,567	19.9%	59,935	32.1%	207,231	42.5%
Not Hispanic or Latino Population (2010)	12,286	85.4%	97,905	69.8%	215,097	58.1%
Hispanic or Latino Population (2010)	2,106	14.6%	42,333	30.2%	155,383	41.9%
Not Hispanic or Latino Population (2000)	13,948	88.3%	112,144	74.3%	255,004	64.0%
Hispanic or Latino Population (2000)	1,842	11.7%	38,690	25.7%	143,462	36.0%
Projected Hispanic Annual Growth (2020 to 2025)	475	3.1%	6,297	2.3%	21,337	2.3%
Historic Hispanic Annual Growth (2000 to 2020)	1,250	3.4%	14,948	1.9%	42,432	1.5%
Age Distribution (2020)						
Age Under 5	819	5.0%	10,525	6.2%	29,733	6.7%
Age 5 to 9 Years	871	5.3%	10,069	5.9%	28,924	6.5%
Age 10 to 14 Years	814	5.0%	10,016	5.9%	29,054	6.5%
Age 15 to 19 Years	721	4.4%	9,592	5.6%	29,090	6.6%
Age 20 to 24 Years	741	4.5%	11,076	6.5%	31,081	7.0%
Age 25 to 29 Years	1,158	7.1%	14,249	8.3%	36,627	8.3%
Age 30 to 34 Years	1,112	6.8%	12,982	7.6%	33,678	7.6%
Age 35 to 39 Years	1,078	6.6%	11,655	6.8%	30,710	6.9%
Age 40 to 44 Years	1,080	6.6%	10,969	6.4%	28,966	6.5%
Age 45 to 49 Years	1,136	6.9%	10,939	6.4%	28,380	6.4%
Age 50 to 54 Years	1,174	7.2%	10,723	6.3%	27,367	6.2%
Age 55 to 59 Years	1,316	8.0%	11,298	6.6%	27,401	6.2%
Age 60 to 64 Years	1,216	7.4%	9,774	5.7%	23,032	5.2%
Age 65 to 74 Years	1,760	10.8%	14,577	8.5%	33,366	7.5%
Age 75 to 84 Years	959	5.9%	8,352	4.9%	18,233	4.1%
Age 85 Years or Over	407	2.5%	4,266	2.5%	7,970	1.8%
Median Age	43.0		37.9		35.3	
Gender Age Distribution (2020)						
Female Population	8,375	51.2%	86,336	50.5%	220,405	49.7%
Age 0 to 19 Years	1,626	19.4%	19,907	23.1%	57,131	25.9%
Age 20 to 64 Years	4,979	59.5%	50,861	58.9%	129,833	58.9%
Age 65 Years or Over	1,770	21.1%	15,567	18.0%	33,442	15.2%
Female Median Age	44.2		39.0		36.1	
Male Population	7,988	48.8%	84,728	49.5%	223,208	50.3%
Age 0 to 19 Years	1,599	20.0%	20,296	24.0%	59,671	26.7%
Age 20 to 64 Years	5,033	63.0%	52,804	62.3%	137,410	61.6%
Age 65 Years or Over	1,357	17.0%	11,629	13.7%	26,127	11.7%
Male Median Age	41.9		36.8		34.6	

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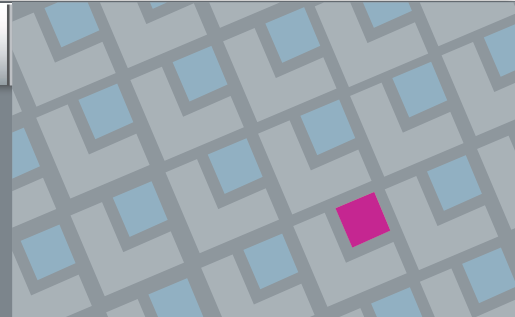
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Household Income Distribution (2020)						
HH Income \$200,000 or More	1,091	13.2%	5,869	7.6%	11,250	6.3%
HH Income \$150,000 to \$199,999	574	7.0%	4,168	5.4%	8,748	4.9%
HH Income \$100,000 to \$149,999	1,192	14.4%	9,893	12.8%	20,380	11.3%
HH Income \$75,000 to \$99,999	970	11.7%	8,429	10.9%	18,884	10.5%
HH Income \$50,000 to \$74,999	1,478	17.9%	14,723	19.0%	32,478	18.1%
HH Income \$35,000 to \$49,999	893	10.8%	10,924	14.1%	27,202	15.1%
HH Income \$25,000 to \$34,999	477	5.8%	6,539	8.4%	17,125	9.5%
HH Income \$15,000 to \$24,999	709	8.6%	8,562	11.0%	21,494	12.0%
HH Income Under \$15,000	875	10.6%	8,417	10.9%	22,143	12.3%
HH Income \$35,000 or More	6,199	75.0%	54,006	69.7%	118,943	66.2%
HH Income \$75,000 or More	3,827	46.3%	28,359	36.6%	59,262	33.0%
Housing (2020)						
Total Housing Units	8,596		80,975		188,170	
Housing Units Occupied	8,260	96.1%	77,524	95.7%	179,705	95.5%
Housing Units Owner-Occupied	4,573	55.4%	32,583	42.0%	77,038	42.9%
Housing Units, Renter-Occupied	3,687	44.6%	44,941	58.0%	102,667	57.1%
Housing Units, Vacant	336	4.1%	3,451	4.5%	8,466	4.7%
Marital Status (2020)						
Never Married	5,239	37.8%	59,500	42.4%	155,409	43.7%
Currently Married	4,563	32.9%	43,851	31.2%	111,681	31.4%
Separated	540	3.9%	7,011	5.0%	20,960	5.9%
Widowed	741	5.3%	7,034	5.0%	16,715	4.7%
Divorced	2,775	20.0%	23,058	16.4%	51,138	14.4%
Household Type (2020)						
Population Family	10,726	65.5%	118,901	69.5%	329,744	74.3%
Population Non-Family	5,536	33.8%	50,756	29.7%	108,983	24.6%
Population Group Quarters	101	0.6%	1,407	0.8%	4,887	1.1%
Family Households	3,656	44.3%	36,821	47.5%	94,209	52.4%
Non-Family Households	4,604	55.7%	40,703	52.5%	85,495	47.6%
Married Couple with Children	956	20.9%	9,366	21.4%	27,538	24.7%
Average Family Household Size	2.9		3.2		3.5	
Household Size (2020)						
1 Person Households	3,794	45.9%	32,632	42.1%	67,228	37.4%
2 Person Households	2,552	30.9%	22,568	29.1%	49,234	27.4%
3 Person Households	900	10.9%	9,240	11.9%	22,617	12.6%
4 Person Households	634	7.7%	6,652	8.6%	17,867	9.9%
5 Person Households	255	3.1%	3,580	4.6%	11,337	6.3%
6 or More Person Households	126	1.5%	2,852	3.7%	11,422	6.4%
Household Vehicles (2020)						
Households with 0 Vehicles Available	857	10.4%	9,024	11.6%	21,108	11.7%
Households with 1 Vehicles Available	3,490	42.3%	33,716	43.5%	74,568	41.5%
Households with 2 or More Vehicles Available	3,913	47.4%	34,784	44.9%	84,028	46.8%
Total Vehicles Available	12,848		116,152		279,533	
Average Vehicles Per Household	1.6		1.5		1.6	

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Labor Force (2020)			
Estimated Labor Population Age 16 Years or Over	13,726	138,655	350,640
Estimated Civilian Employed	9,168 66.8%	90,843 65.5%	224,612 64.1%
Estimated Civilian Unemployed	374 2.7%	3,789 2.7%	10,152 2.9%
Estimated in Armed Forces	10 -	89 -	144 -
Estimated Not in Labor Force	4,174 30.4%	43,934 31.7%	115,732 33.0%
Unemployment Rate	2.7%	2.7%	2.9%
Occupation (2020)			
Occupation: Population Age 16 Years or Over	9,168	90,843	224,612
Management, Business, Financial Operations Professional, Related	1,739 19.0%	16,120 17.7%	33,647 15.0%
Service	2,548 27.8%	22,441 24.7%	46,965 20.9%
Sales, Office	1,467 16.0%	16,823 18.5%	48,996 21.8%
Farming, Fishing, Forestry	2,310 25.2%	20,948 23.1%	50,459 22.5%
Construct, Extraction, Maintenance	2 -	152 0.2%	478 0.2%
Production, Transport Material Moving	407 4.4%	6,476 7.1%	20,043 8.9%
White Collar Workers	694 7.6%	7,884 8.7%	24,023 10.7%
Blue Collar Workers	6,597 72.0%	59,509 65.5%	131,072 58.4%
	2,571 28.0%	31,334 34.5%	93,540 41.6%
Consumer Expenditure (2020)			
Total Household Expenditure	\$629.72 M	\$4.69 B	\$10.15 B
Total Non-Retail Expenditure	\$335.13 M 53.2%	\$2.49 B 53.1%	\$5.38 B 53.0%
Total Retail Expenditure	\$294.59 M 46.8%	\$2.2 B 46.9%	\$4.77 B 47.0%
Apparel	\$22.35 M 3.5%	\$165.26 M 3.5%	\$358.28 M 3.5%
Contributions	\$21.68 M 3.4%	\$154.09 M 3.3%	\$328.8 M 3.2%
Education	\$20.55 M 3.3%	\$143.15 M 3.1%	\$305.85 M 3.0%
Entertainment	\$35.97 M 5.7%	\$262.89 M 5.6%	\$567 M 5.6%
Food and Beverages	\$91.62 M 14.5%	\$689.43 M 14.7%	\$1.5 B 14.8%
Furnishings and Equipment	\$22.27 M 3.5%	\$163.18 M 3.5%	\$351.78 M 3.5%
Gifts	\$16.59 M 2.6%	\$117.59 M 2.5%	\$249.78 M 2.5%
Health Care	\$52.21 M 8.3%	\$393.14 M 8.4%	\$852.91 M 8.4%
Household Operations	\$25.12 M 4.0%	\$184 M 3.9%	\$396.89 M 3.9%
Miscellaneous Expenses	\$12.03 M 1.9%	\$88.9 M 1.9%	\$191.72 M 1.9%
Personal Care	\$8.44 M 1.3%	\$62.78 M 1.3%	\$135.86 M 1.3%
Personal Insurance	\$4.56 M 0.7%	\$32.34 M 0.7%	\$69.26 M 0.7%
Reading	\$1.4 M 0.2%	\$10.25 M 0.2%	\$22.06 M 0.2%
Shelter	\$133.49 M 21.2%	\$999.89 M 21.3%	\$2.17 B 21.4%
Tobacco	\$3.58 M 0.6%	\$28.94 M 0.6%	\$64.17 M 0.6%
Transportation	\$112.83 M 17.9%	\$843.69 M 18.0%	\$1.83 B 18.0%
Utilities	\$45.04 M 7.2%	\$345.66 M 7.4%	\$756.36 M 7.5%
Educational Attainment (2020)			
Adult Population Age 25 Years or Over	12,397	119,785	295,731
Elementary (Grade Level 0 to 8)	433 3.5%	6,462 5.4%	26,631 9.0%
Some High School (Grade Level 9 to 11)	426 3.4%	7,106 5.9%	25,633 8.7%
High School Graduate	2,017 16.3%	23,930 20.0%	67,017 22.7%
Some College	2,297 18.5%	25,361 21.2%	62,057 21.0%
Associate Degree Only	864 7.0%	9,784 8.2%	22,537 7.6%
Bachelor Degree Only	3,586 28.9%	27,920 23.3%	56,463 19.1%
Graduate Degree	2,774 22.4%	19,221 16.0%	35,392 12.0%

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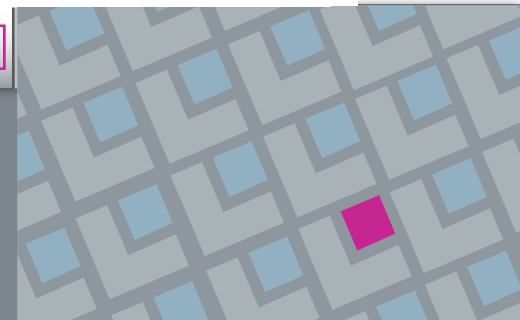
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Units In Structure (2020)						
1 Detached Unit	4,423	62.0%	34,284	54.8%	87,078	59.5%
1 Attached Unit	1,026	14.4%	5,591	8.9%	10,549	7.2%
2 to 4 Units	575	8.1%	6,923	11.1%	16,235	11.1%
5 to 9 Units	517	7.2%	5,812	9.3%	13,192	9.0%
10 to 19 Units	466	6.5%	6,903	11.0%	14,325	9.8%
20 to 49 Units	385	5.4%	5,165	8.3%	11,597	7.9%
50 or More Units	732	10.3%	11,335	18.1%	21,897	15.0%
Mobile Home or Trailer	132	1.9%	1,355	2.2%	4,482	3.1%
Other Structure	6	-	157	0.3%	351	0.2%
Homes Built By Year (2020)						
Homes Built 2010 or later	371	5.2%	3,804	6.1%	8,629	5.9%
Homes Built 2000 to 2009	607	8.5%	6,981	11.2%	15,158	10.4%
Homes Built 1990 to 1999	737	10.3%	9,635	15.4%	19,742	13.5%
Homes Built 1980 to 1989	765	10.7%	9,849	15.8%	23,442	16.0%
Homes Built 1970 to 1979	1,511	21.2%	13,402	21.4%	31,908	21.8%
Homes Built 1960 to 1969	1,726	24.2%	14,530	23.2%	31,956	21.8%
Homes Built 1950 to 1959	1,946	27.3%	13,804	22.1%	32,996	22.5%
Homes Built Before 1949	598	8.4%	5,519	8.8%	15,875	10.8%
Home Values (2020)						
Home Values \$1,000,000 or More	160	3.8%	867	2.9%	2,086	3.0%
Home Values \$500,000 to \$999,999	1,084	26.0%	5,284	17.9%	10,519	15.1%
Home Values \$400,000 to \$499,999	639	15.3%	3,824	12.9%	7,804	11.2%
Home Values \$300,000 to \$399,999	1,022	24.5%	5,800	19.6%	12,693	18.2%
Home Values \$200,000 to \$299,999	945	22.7%	8,669	29.3%	19,188	27.6%
Home Values \$150,000 to \$199,999	264	6.3%	3,718	12.6%	10,036	14.4%
Home Values \$100,000 to \$149,999	133	3.2%	1,739	5.9%	5,943	8.5%
Home Values \$70,000 to \$99,999	107	2.6%	701	2.4%	2,629	3.8%
Home Values \$50,000 to \$69,999	25	0.6%	358	1.2%	1,342	1.9%
Home Values \$25,000 to \$49,999	52	1.3%	393	1.3%	1,048	1.5%
Home Values Under \$25,000	55	1.3%	774	2.6%	2,496	3.6%
Owner-Occupied Median Home Value	\$402,578		\$340,624		\$319,383	
Renter-Occupied Median Rent	\$890		\$894		\$850	
Transportation To Work (2020)						
Drive to Work Alone	6,193	74.9%	63,172	73.5%	159,107	71.9%
Drive to Work in Carpool	630	7.6%	7,927	9.2%	26,047	11.8%
Travel to Work by Public Transportation	422	5.1%	4,392	5.1%	10,373	4.7%
Drive to Work on Motorcycle	29	0.3%	158	0.2%	444	0.2%
Walk or Bicycle to Work	211	2.6%	3,018	3.5%	7,468	3.4%
Other Means	115	1.4%	1,641	1.9%	4,419	2.0%
Work at Home	666	8.1%	5,633	6.6%	13,419	6.1%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	2,084	25.2%	19,755	23.0%	47,209	21.3%
Travel to Work in 15 to 29 Minutes	4,132	50.0%	39,192	45.6%	92,752	41.9%
Travel to Work in 30 to 59 Minutes	1,859	22.5%	21,376	24.9%	58,179	26.3%
Travel to Work in 60 Minutes or More	311	3.8%	4,190	4.9%	12,028	5.4%
Average Minutes Travel to Work	20.1		21.7		22.5	

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

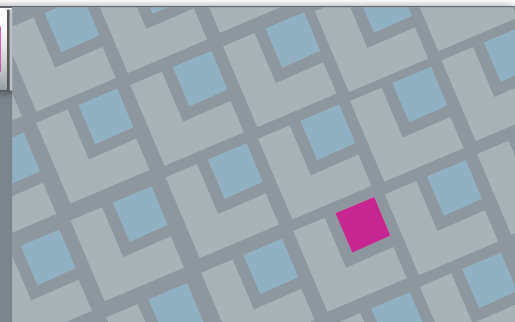
- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
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- CONTACT
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