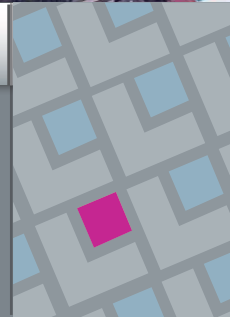


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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PARADISE VALLEY FESTIVAL

Southeast Corner of Thunderbird Rd and Tatum Blvd
Phoenix, Arizona



◆ ANCHOR SPACE AVAILABLE - ±30,799

Property Highlights

- Available Spaces: 960 SF - 30,799 SF
- Tenants include FedEx Office, Massage Envy, America's Best and more!
- Monument Signage available
- Rental Rate: Call to Discuss

Traffic Counts

Thunderbird Road 24,459 CPD
Tatum Blvd 40,746 CPD

Total 65,205 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	14,471	118,177	232,925
Estimated Households	6,346	49,020	104,696
Med Household Income	\$76,638	\$83,293	\$83,502
Daytime Population	6,605	42,279	139,454

Source: SitesUSA

Nearby Tenants



Smart&Final



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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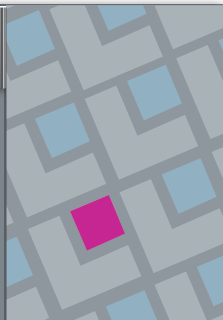
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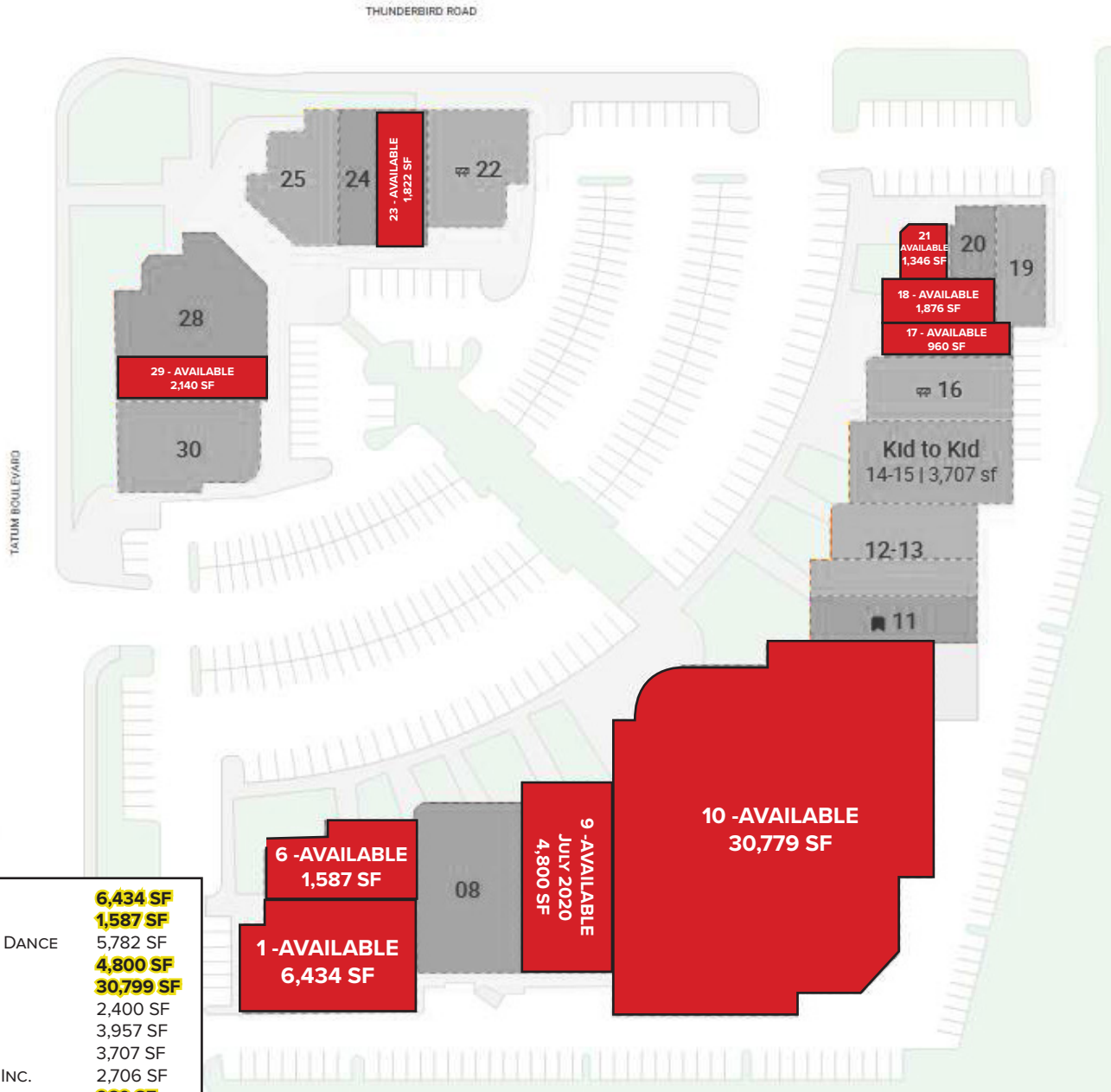
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Southeast Corner of Thunderbird Rd and Tatum Blvd
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1	AVAILABLE	6,434 SF
6	AVAILABLE	1,587 SF
8	CONSERVATORY OF DANCE	5,782 SF
9	AVAILABLE	4,800 SF
10	AVAILABLE	30,799 SF
11	JENNY CRAIG	2,400 SF
12-13	NICOLE'S YOGA	3,957 SF
14-15	KID TO KID	3,707 SF
16	ENCORE MASSAGE, INC.	2,706 SF
17	*AVAILABLE	960 SF
18	AVAILABLE	1,876 SF
19	WHIMSICAL NAILS	1,124 SF
20	PF SHOE REPAIR	680 SF
21	*AVAILABLE	1,346 SF
22	AMERICA'S BEST	3,525 SF
23	*AVAILABLE	1,822 SF
24	TATUM FLOWERS	1,318 SF
25	HOUSE OF DIAMONDS	2,871 SF
28	FEDEX CORPORATION	4,295 SF
29	AVAILABLE	2,140 SF
30	EASTWIND RESTAURANT	3,175 SF

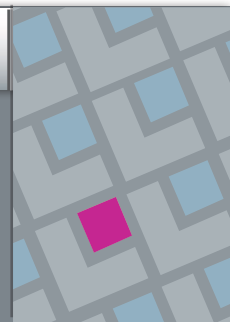
* DO NOT DISTURB TENANT

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SITE PLAN / AVAILABILITY

AERIAL

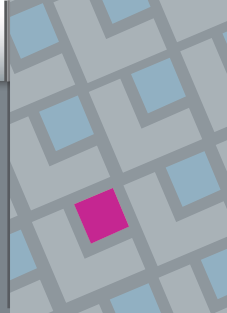
CONTACT

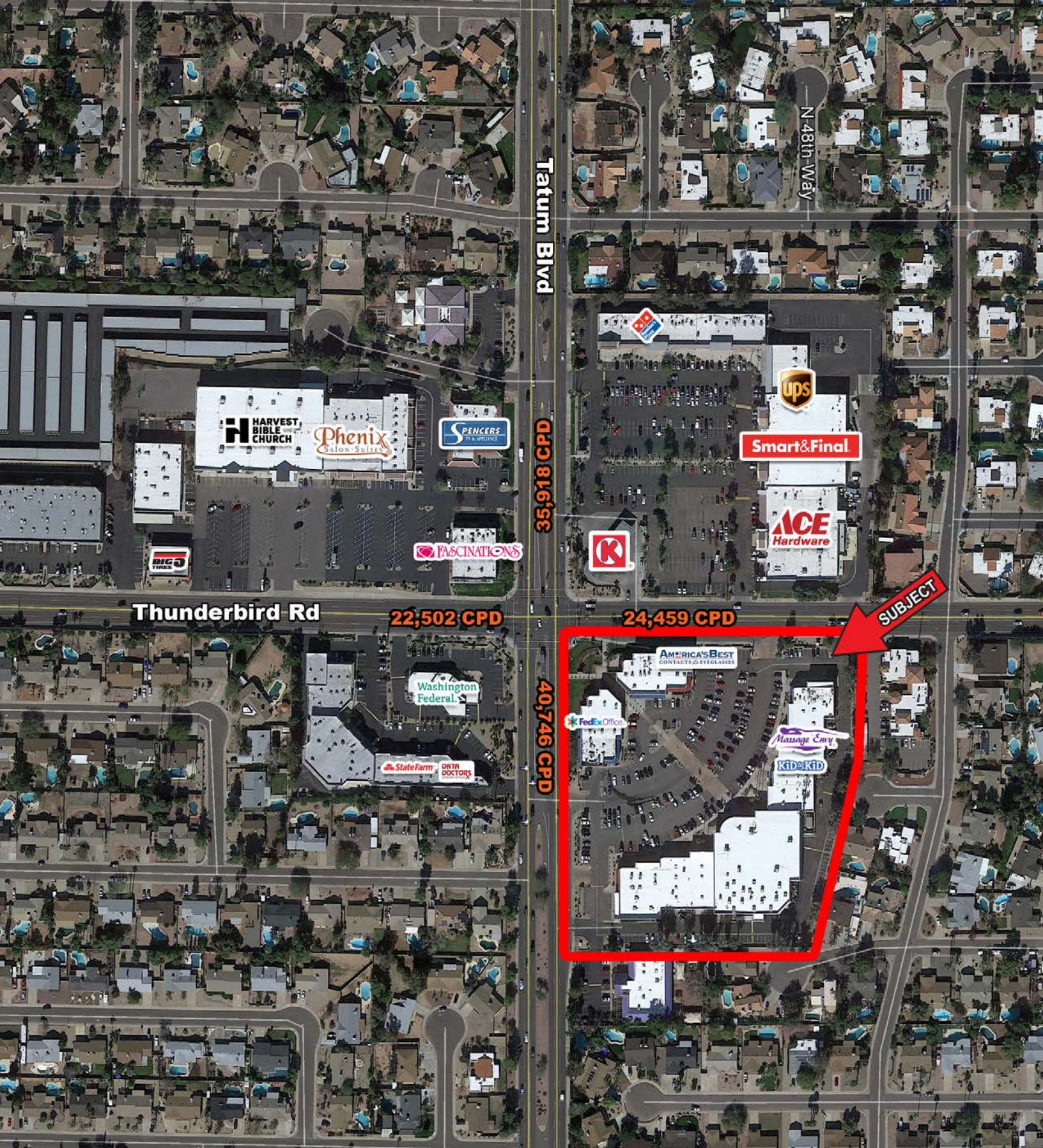
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Thunderbird Rd

22,502 CPD

24,459 CPD

SUBJECT

Tatum Blvd

DD3 816,53

40,746 CPD

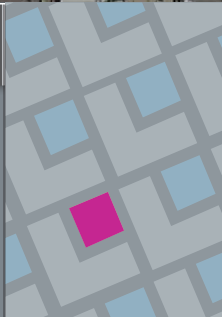
N 48th Way

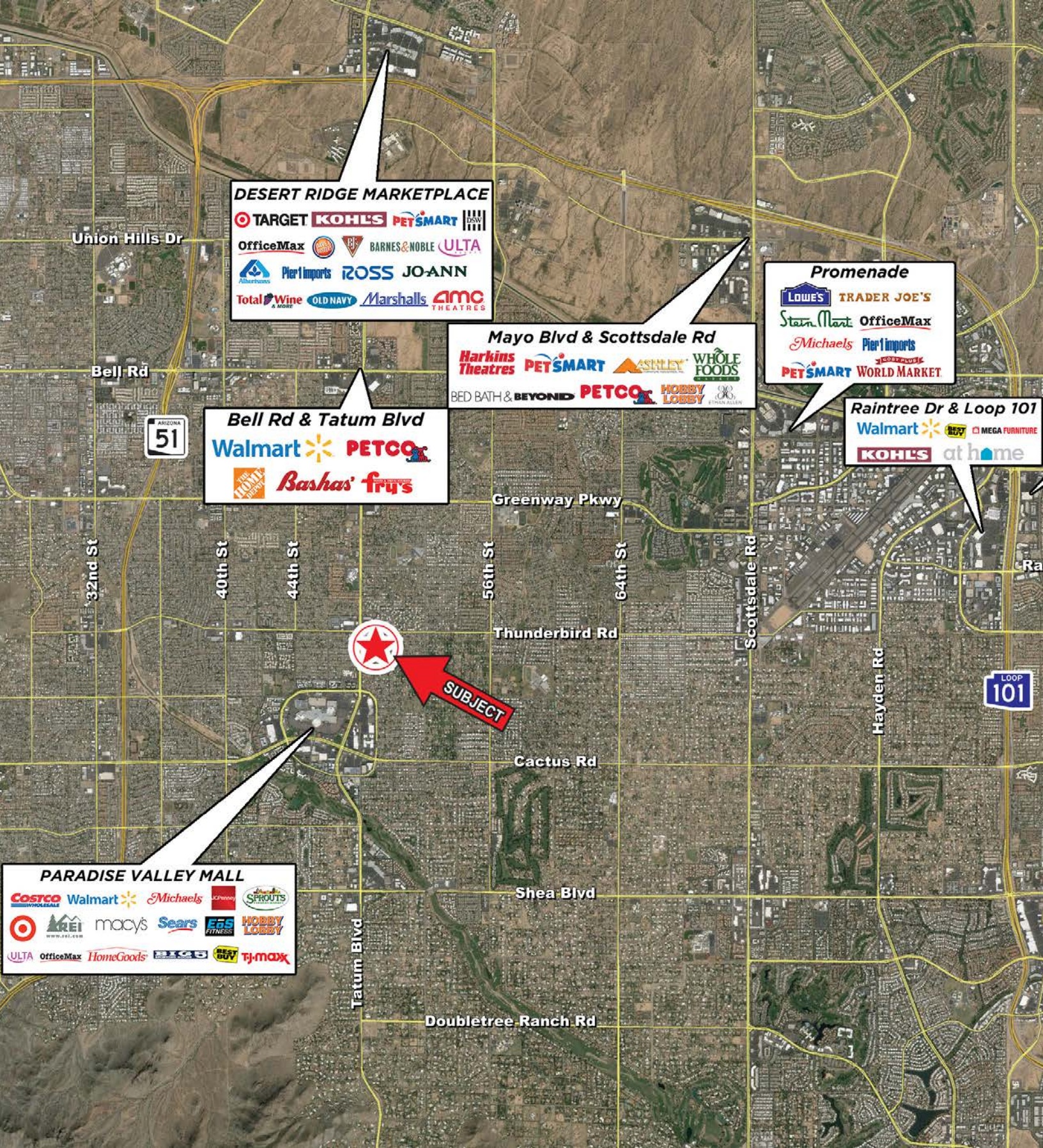
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DESERT RIDGE MARKETPLACE
TARGET KOHL'S PETSMART
 OfficeMax BARNES & NOBLE ULTA
 Pier Imports ROSS JO-ANN
 Total Wine & More OLD NAVY Marshalls AMC THEATRES

Promenade
 LOWE'S TRADER JOE'S
 Stain Mart OfficeMax
 Michaels Pier Imports
 PETSMART WORLD MARKET

Mayo Blvd & Scottsdale Rd
 Harkins Theatres PETSMART ASHLEY WHOLE FOODS
 BED BATH & BEYOND PETCO HOBBY LOBBY

Bell Rd & Tatum Blvd
 Walmart PETCO
 Bashas' Fry's

Raintree Dr & Loop 101
 Walmart BEYOND MEGA FURNITURE
 KOHL'S at home



PARADISE VALLEY MALL
 COSTCO Walmart Michaels Sprouts
 Target KREI macy's Sears EOS HOBBY LOBBY
 ULTA OfficeMax HomeGoods BEYOND TJ-MAXX

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2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6116/-111.978

RF5

E Thunderbird Rd & N Tatum Blvd

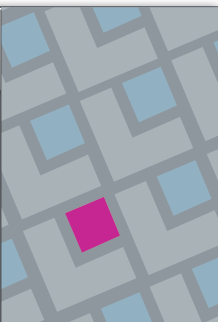
	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	14,471	118,177	232,925
Projected Population (2024)	15,600	127,360	250,902
Census Population (2010)	13,640	109,693	208,958
Census Population (2000)	15,027	118,418	214,298
Projected Annual Growth (2019 to 2024)	1,129 1.6%	9,183 1.6%	17,977 1.5%
Historical Annual Growth (2010 to 2019)	831 0.6%	8,484 0.8%	23,967 1.1%
Historical Annual Growth (2000 to 2010)	-1,387 -0.9%	-8,725 -0.7%	-5,340 -0.2%
Estimated Population Density (2019)	4,609 psm	4,182 psm	2,967 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	6,346	49,020	99,955
Projected Households (2024)	6,635	51,340	104,696
Census Households (2010)	5,821	44,429	87,073
Census Households (2000)	5,982	44,987	83,426
Estimated Households with Children (2019)	1,642 25.9%	13,734 28.0%	26,383 26.4%
Estimated Average Household Size (2019)	2.26	2.39	2.31
Average Household Income			
Estimated Average Household Income (2019)	\$93,663	\$104,238	\$107,077
Projected Average Household Income (2024)	\$106,910	\$119,171	\$122,488
Estimated Average Family Income (2019)	\$110,554	\$126,659	\$132,680
Median Household Income			
Estimated Median Household Income (2019)	\$76,638	\$83,293	\$83,502
Projected Median Household Income (2024)	\$88,288	\$95,018	\$95,091
Estimated Median Family Income (2019)	\$97,013	\$104,525	\$105,053
Per Capita Income			
Estimated Per Capita Income (2019)	\$41,150	\$43,339	\$46,027
Projected Per Capita Income (2024)	\$45,545	\$48,133	\$51,183
Estimated Per Capita Income 5 Year Growth	\$4,395 10.7%	\$4,794 11.1%	\$5,156 11.2%
Estimated Average Household Net Worth (2019)	\$922,633	\$1,051,848	\$1,068,422
Daytime Demos (2019)			
Total Businesses	758	5,323	13,901
Total Employees	6,605	42,279	139,454
Company Headquarter Businesses	-	26 0.5%	108 0.8%
Company Headquarter Employees	19 0.3%	1,518 3.6%	14,684 10.5%
Employee Population per Business	8.7	7.9	10.0
Residential Population per Business	19.1	22.2	16.8

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6116/-111.978

RF5

E Thunderbird Rd & N Tatum Blvd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	11,862	82.0%	94,930	80.3%	186,938	80.3%
Black or African American (2019)	625	4.3%	4,241	3.6%	8,803	3.8%
American Indian or Alaska Native (2019)	180	1.2%	1,159	1.0%	2,250	1.0%
Asian (2019)	559	3.9%	5,984	5.1%	11,435	4.9%
Hawaiian or Pacific Islander (2019)	17	0.1%	174	0.1%	299	0.1%
Other Race (2019)	683	4.7%	7,607	6.4%	15,193	6.5%
Two or More Races (2019)	545	3.8%	4,082	3.5%	8,006	3.4%
Not Hispanic or Latino Population (2019)	12,293	84.9%	95,983	81.2%	188,704	81.0%
Hispanic or Latino Population (2019)	2,178	15.1%	22,194	18.8%	44,221	19.0%
Not Hispanic or Latino Population (2024)	13,052	83.7%	102,064	80.1%	200,596	79.9%
Hispanic or Latino Population (2024)	2,548	16.3%	25,296	19.9%	50,306	20.1%
Not Hispanic or Latino Population (2010)	12,272	90.0%	93,768	85.5%	177,340	84.9%
Hispanic or Latino Population (2010)	1,368	10.0%	15,925	14.5%	31,618	15.1%
Not Hispanic or Latino Population (2000)	13,994	93.1%	106,344	89.8%	191,323	89.3%
Hispanic or Latino Population (2000)	1,033	6.9%	12,074	10.2%	22,975	10.7%
Projected Hispanic Annual Growth (2019 to 2024)	370	3.4%	3,102	2.8%	6,085	2.8%
Historic Hispanic Annual Growth (2000 to 2019)	1,145	5.8%	10,120	4.4%	21,246	4.9%
Age Distribution (2019)						
Age Under 5	691	4.8%	6,206	5.3%	12,228	5.2%
Age 5 to 9 Years	759	5.2%	6,565	5.6%	12,689	5.4%
Age 10 to 14 Years	865	6.0%	7,416	6.3%	14,072	6.0%
Age 15 to 19 Years	847	5.9%	7,279	6.2%	13,721	5.9%
Age 20 to 24 Years	796	5.5%	6,334	5.4%	12,652	5.4%
Age 25 to 29 Years	1,010	7.0%	8,018	6.8%	16,455	7.1%
Age 30 to 34 Years	928	6.4%	7,690	6.5%	15,347	6.6%
Age 35 to 39 Years	868	6.0%	7,674	6.5%	15,038	6.5%
Age 40 to 44 Years	929	6.4%	7,541	6.4%	14,738	6.3%
Age 45 to 49 Years	1,002	6.9%	8,485	7.2%	16,435	7.1%
Age 50 to 54 Years	1,118	7.7%	8,765	7.4%	16,718	7.2%
Age 55 to 59 Years	1,157	8.0%	8,806	7.5%	17,158	7.4%
Age 60 to 64 Years	1,071	7.4%	8,004	6.8%	15,719	6.7%
Age 65 to 74 Years	1,393	9.6%	11,199	9.5%	23,259	10.0%
Age 75 to 84 Years	655	4.5%	5,599	4.7%	11,792	5.1%
Age 85 Years or Over	382	2.6%	2,596	2.2%	4,905	2.1%
Median Age	41.8		40.8		41.0	
Gender Age Distribution (2019)						
Female Population	7,369	50.9%	59,987	50.8%	118,903	51.0%
Age 0 to 19 Years	1,505	20.4%	13,177	22.0%	25,572	21.5%
Age 20 to 64 Years	4,499	61.1%	35,999	60.0%	71,130	59.8%
Age 65 Years or Over	1,365	18.5%	10,811	18.0%	22,202	18.7%
Female Median Age	43.6		42.2		42.3	
Male Population	7,102	49.1%	58,190	49.2%	114,022	49.0%
Age 0 to 19 Years	1,656	23.3%	14,289	24.6%	27,137	23.8%
Age 20 to 64 Years	4,380	61.7%	35,318	60.7%	69,130	60.6%
Age 65 Years or Over	1,066	15.0%	8,583	14.7%	17,755	15.6%
Male Median Age	40.0		39.4		39.6	

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Household Income Distribution (2019)						
HH Income \$200,000 or More	470	7.4%	4,986	10.2%	10,713	10.7%
HH Income \$150,000 to \$199,999	622	9.8%	4,420	9.0%	8,467	8.5%
HH Income \$100,000 to \$149,999	1,062	16.7%	7,938	16.2%	16,518	16.5%
HH Income \$75,000 to \$99,999	891	14.0%	7,243	14.8%	14,621	14.6%
HH Income \$50,000 to \$74,999	1,143	18.0%	9,171	18.7%	18,319	18.3%
HH Income \$35,000 to \$49,999	912	14.4%	5,642	11.5%	11,565	11.6%
HH Income \$25,000 to \$34,999	451	7.1%	3,461	7.1%	7,022	7.0%
HH Income \$15,000 to \$24,999	372	5.9%	3,384	6.9%	6,752	6.8%
HH Income Under \$15,000	422	6.6%	2,774	5.7%	5,978	6.0%
HH Income \$35,000 or More	5,100	80.4%	39,400	80.4%	80,204	80.2%
HH Income \$75,000 or More	3,045	48.0%	24,587	50.2%	50,319	50.3%
Housing (2019)						
Total Housing Units	6,625		51,041		104,940	
Housing Units Occupied	6,346	95.8%	49,020	96.0%	99,955	95.2%
Housing Units Owner-Occupied	3,854	60.7%	32,334	66.0%	63,800	63.8%
Housing Units, Renter-Occupied	2,492	39.3%	16,685	34.0%	36,156	36.2%
Housing Units, Vacant	279	4.4%	2,022	4.1%	4,985	5.0%
Marital Status (2019)						
Never Married	3,917	32.2%	29,976	30.6%	60,436	31.2%
Currently Married	5,571	45.8%	46,424	47.4%	88,252	45.5%
Separated	268	2.2%	3,639	3.7%	7,553	3.9%
Widowed	567	4.7%	5,393	5.5%	10,704	5.5%
Divorced	1,834	15.1%	12,556	12.8%	26,991	13.9%
Household Type (2019)						
Population Family	11,138	77.0%	93,613	79.2%	180,479	77.5%
Population Non-Family	3,202	22.1%	23,311	19.7%	50,635	21.7%
Population Group Quarters	132	0.9%	1,253	1.1%	1,811	0.8%
Family Households	3,761	59.3%	30,625	62.5%	59,783	59.8%
Non-Family Households	2,585	40.7%	18,394	37.5%	40,172	40.2%
Married Couple with Children	1,101	19.8%	9,243	19.9%	17,263	19.6%
Average Family Household Size	3.0		3.1		3.0	
Household Size (2019)						
1 Person Households	2,078	32.7%	14,613	29.8%	31,866	31.9%
2 Person Households	2,227	35.1%	17,166	35.0%	35,392	35.4%
3 Person Households	926	14.6%	7,406	15.1%	14,218	14.2%
4 Person Households	712	11.2%	5,850	11.9%	10,983	11.0%
5 Person Households	275	4.3%	2,490	5.1%	4,669	4.7%
6 or More Person Households	129	2.0%	1,493	3.0%	2,827	2.8%
Household Vehicles (2019)						
Households with 0 Vehicles Available	385	6.1%	2,081	4.2%	4,092	4.1%
Households with 1 Vehicles Available	2,233	35.2%	17,480	35.7%	37,066	37.1%
Households with 2 or More Vehicles Available	3,727	58.7%	29,459	60.1%	58,797	58.8%
Total Vehicles Available	11,714		90,079		181,512	
Average Vehicles Per Household	1.8		1.8		1.8	

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	11,998		96,533		191,193	
Estimated Civilian Employed	7,746	64.6%	63,572	65.9%	124,887	65.3%
Estimated Civilian Unemployed	314	2.6%	2,213	2.3%	4,244	2.2%
Estimated in Armed Forces	-	-	32	-	48	-
Estimated Not in Labor Force	3,939	32.8%	30,716	31.8%	62,015	32.4%
Unemployment Rate	2.6%		2.3%		2.2%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	7,746		63,572		124,887	
Management, Business, Financial Operations	1,432	18.5%	13,088	20.6%	25,902	20.7%
Professional, Related	1,813	23.4%	15,327	24.1%	30,189	24.2%
Service	1,472	19.0%	10,970	17.3%	21,348	17.1%
Sales, Office	2,098	27.1%	16,368	25.7%	31,495	25.2%
Farming, Fishing, Forestry	-	-	126	0.2%	280	0.2%
Construct, Extraction, Maintenance	443	5.7%	3,644	5.7%	7,443	6.0%
Production, Transport Material Moving	489	6.3%	4,048	6.4%	8,229	6.6%
White Collar Workers	5,342	69.0%	44,783	70.4%	87,586	70.1%
Blue Collar Workers	2,404	31.0%	18,788	29.6%	37,301	29.9%
Consumer Expenditure (2019)						
Total Household Expenditure	\$423.76 M		\$3.53 B		\$7.33 B	
Total Non-Retail Expenditure	\$223.89 M	52.8%	\$1.87 B	52.9%	\$3.88 B	52.9%
Total Retail Expenditure	\$199.87 M	47.2%	\$1.66 B	47.1%	\$3.45 B	47.1%
Apparel	\$14.98 M	3.5%	\$125.17 M	3.5%	\$260.14 M	3.5%
Contributions	\$14.02 M	3.3%	\$118.99 M	3.4%	\$248.88 M	3.4%
Education	\$12.94 M	3.1%	\$110.97 M	3.1%	\$232.38 M	3.2%
Entertainment	\$24.14 M	5.7%	\$202.02 M	5.7%	\$419.98 M	5.7%
Food and Beverages	\$62.16 M	14.7%	\$515.59 M	14.6%	\$1.07 B	14.6%
Furnishings and Equipment	\$15 M	3.5%	\$125.33 M	3.6%	\$260.52 M	3.6%
Gifts	\$10.48 M	2.5%	\$89.87 M	2.5%	\$188.93 M	2.6%
Health Care	\$35.68 M	8.4%	\$295.14 M	8.4%	\$611.99 M	8.3%
Household Operations	\$16.7 M	3.9%	\$139.97 M	4.0%	\$291.3 M	4.0%
Miscellaneous Expenses	\$8.06 M	1.9%	\$67.07 M	1.9%	\$139.49 M	1.9%
Personal Care	\$5.69 M	1.3%	\$47.35 M	1.3%	\$98.39 M	1.3%
Personal Insurance	\$3.04 M	0.7%	\$25.65 M	0.7%	\$53.4 M	0.7%
Reading	\$929.62 K	0.2%	\$7.76 M	0.2%	\$16.15 M	0.2%
Shelter	\$89.3 M	21.1%	\$741.29 M	21.0%	\$1.54 B	21.0%
Tobacco	\$2.49 M	0.6%	\$20.12 M	0.6%	\$41.56 M	0.6%
Transportation	\$77.26 M	18.2%	\$641.73 M	18.2%	\$1.33 B	18.2%
Utilities	\$30.87 M	7.3%	\$254.36 M	7.2%	\$526.61 M	7.2%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	10,513		84,376		167,564	
Elementary (Grade Level 0 to 8)	125	1.2%	2,698	3.2%	5,393	3.2%
Some High School (Grade Level 9 to 11)	333	3.2%	3,365	4.0%	7,108	4.2%
High School Graduate	1,777	16.9%	14,617	17.3%	30,333	18.1%
Some College	2,719	25.9%	18,269	21.7%	36,803	22.0%
Associate Degree Only	1,047	10.0%	7,694	9.1%	14,093	8.4%
Bachelor Degree Only	2,752	26.2%	23,847	28.3%	45,520	27.2%
Graduate Degree	1,761	16.7%	13,886	16.5%	28,313	16.9%

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PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6116/-111.978

RF5

E Thunderbird Rd & N Tatum Blvd

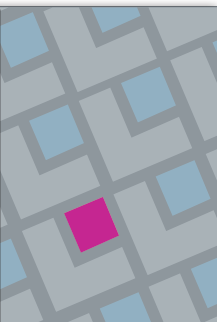
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	4,042	69.4%	33,904	76.3%	63,610	73.1%
1 Attached Unit	231	4.0%	1,960	4.4%	4,731	5.4%
2 to 4 Units	261	4.5%	2,061	4.6%	4,753	5.5%
5 to 9 Units	616	10.6%	2,599	5.9%	5,317	6.1%
10 to 19 Units	299	5.1%	2,420	5.4%	5,174	5.9%
20 to 49 Units	240	4.1%	1,634	3.7%	3,633	4.2%
50 or More Units	632	10.9%	3,338	7.5%	7,849	9.0%
Mobile Home or Trailer	22	0.4%	1,013	2.3%	4,716	5.4%
Other Structure	2	-	90	0.2%	173	0.2%
Homes Built By Year (2019)						
Homes Built 2010 or later	147	2.5%	1,957	4.4%	5,547	6.4%
Homes Built 2000 to 2009	377	6.5%	4,412	9.9%	13,125	15.1%
Homes Built 1990 to 1999	761	13.1%	9,691	21.8%	21,618	24.8%
Homes Built 1980 to 1989	2,137	36.7%	14,070	31.7%	26,329	30.2%
Homes Built 1970 to 1979	2,399	41.2%	14,327	32.2%	23,579	27.1%
Homes Built 1960 to 1969	342	5.9%	3,228	7.3%	6,440	7.4%
Homes Built 1950 to 1959	120	2.1%	951	2.1%	2,399	2.8%
Homes Built Before 1949	63	1.1%	383	0.9%	918	1.1%
Home Values (2019)						
Home Values \$1,000,000 or More	28	0.8%	435	1.4%	1,340	2.3%
Home Values \$500,000 to \$999,999	365	10.1%	4,571	15.2%	9,286	15.9%
Home Values \$400,000 to \$499,999	606	16.8%	4,272	14.2%	7,560	13.0%
Home Values \$300,000 to \$399,999	1,085	30.0%	7,215	24.0%	12,563	21.5%
Home Values \$200,000 to \$299,999	989	27.3%	8,490	28.3%	16,674	28.6%
Home Values \$150,000 to \$199,999	394	10.9%	3,657	12.2%	7,251	12.4%
Home Values \$100,000 to \$149,999	209	5.8%	1,607	5.4%	3,303	5.7%
Home Values \$70,000 to \$99,999	41	1.1%	447	1.5%	1,014	1.7%
Home Values \$50,000 to \$69,999	18	0.5%	234	0.8%	590	1.0%
Home Values \$25,000 to \$49,999	21	0.6%	326	1.1%	793	1.4%
Home Values Under \$25,000	68	1.9%	711	2.4%	2,043	3.5%
Owner-Occupied Median Home Value	\$318,780		\$328,212		\$339,676	
Renter-Occupied Median Rent	\$961		\$1,009		\$1,028	
Transportation To Work (2019)						
Drive to Work Alone	5,453	76.7%	44,090	76.2%	86,368	75.6%
Drive to Work in Carpool	653	9.2%	5,943	10.3%	11,754	10.3%
Travel to Work by Public Transportation	160	2.2%	1,191	2.1%	2,244	2.0%
Drive to Work on Motorcycle	26	0.4%	208	0.4%	416	0.4%
Walk or Bicycle to Work	197	2.8%	1,216	2.1%	2,437	2.1%
Other Means	58	0.8%	605	1.0%	1,315	1.2%
Work at Home	564	7.9%	4,600	8.0%	9,755	8.5%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,374	19.3%	15,046	26.0%	27,473	24.0%
Travel to Work in 15 to 29 Minutes	3,558	50.0%	25,548	44.2%	49,502	43.3%
Travel to Work in 30 to 59 Minutes	2,012	28.3%	15,891	27.5%	32,758	28.7%
Travel to Work in 60 Minutes or More	163	2.3%	1,825	3.2%	4,204	3.7%
Average Minutes Travel to Work	21.7		21.1		21.9	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

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