

COMING SOON!



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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NEW INFILL PAD ACROSS FROM FRY'S

Thunderbird Rd and 35th Ave - Northeast Corner

Phoenix, Arizona



APPROXIMATELY 33,842 SF PAD

Property Highlights

- Directly across the street from Fry's Food and Drug
- Less than 1 mile from Interstate 17 freeway
- Extremely high Traffic Counts with over 75,000 cars per day at the intersection
- Established population with over 400,000 in a 5 mile radius

Traffic Counts

Thunderbird Rd 45,799 VPD
35th Ave 29,539 VPD

Total 75,338 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	21,009	147,011	409,087
Estimated Households	7,840	56,716	160,392
Med Household Income	\$59,284	\$58,717	\$59,395
Daytime Population	3,170	58,470	150,482

Source: SitesUSA

Nearby Tenants



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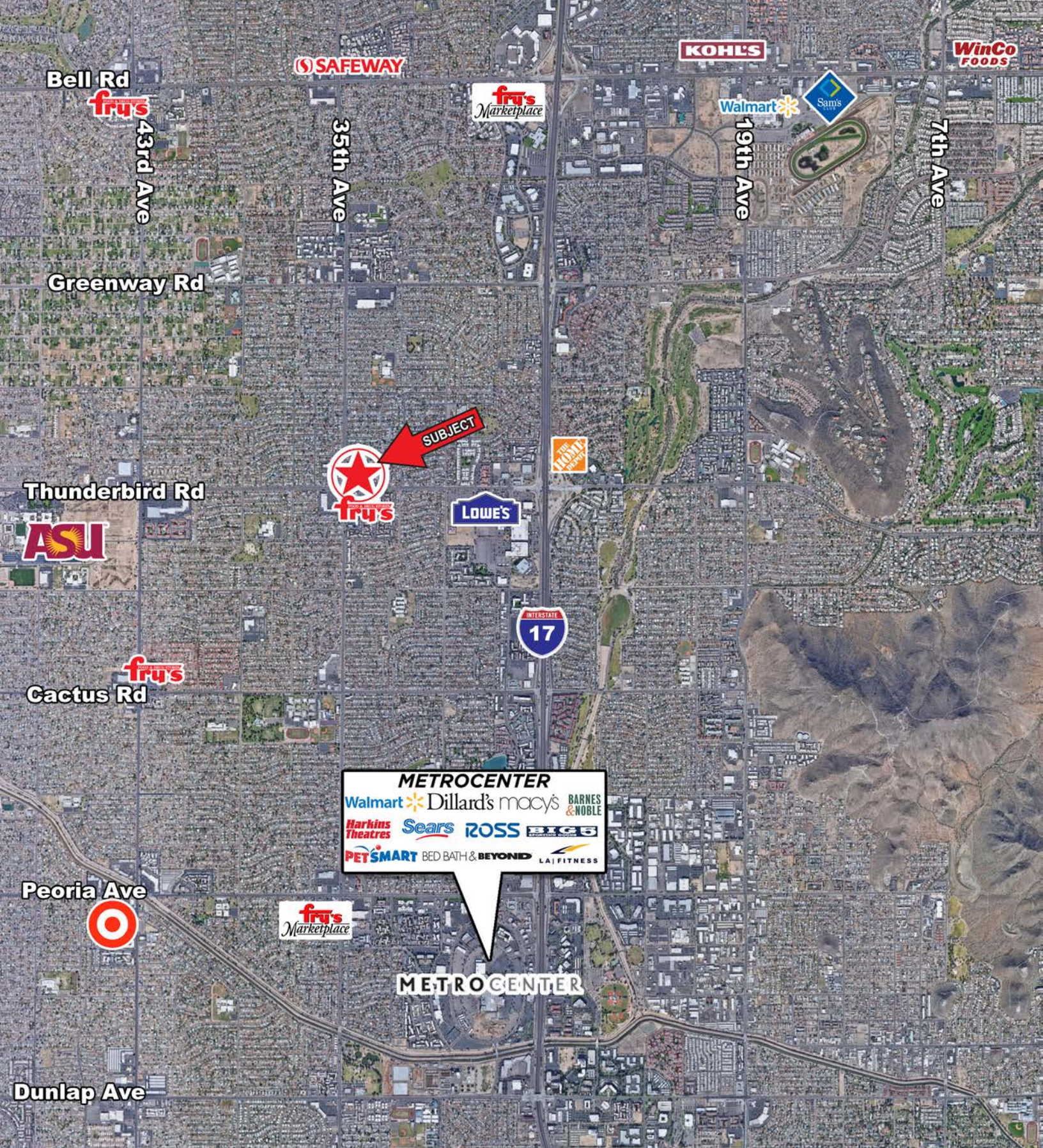


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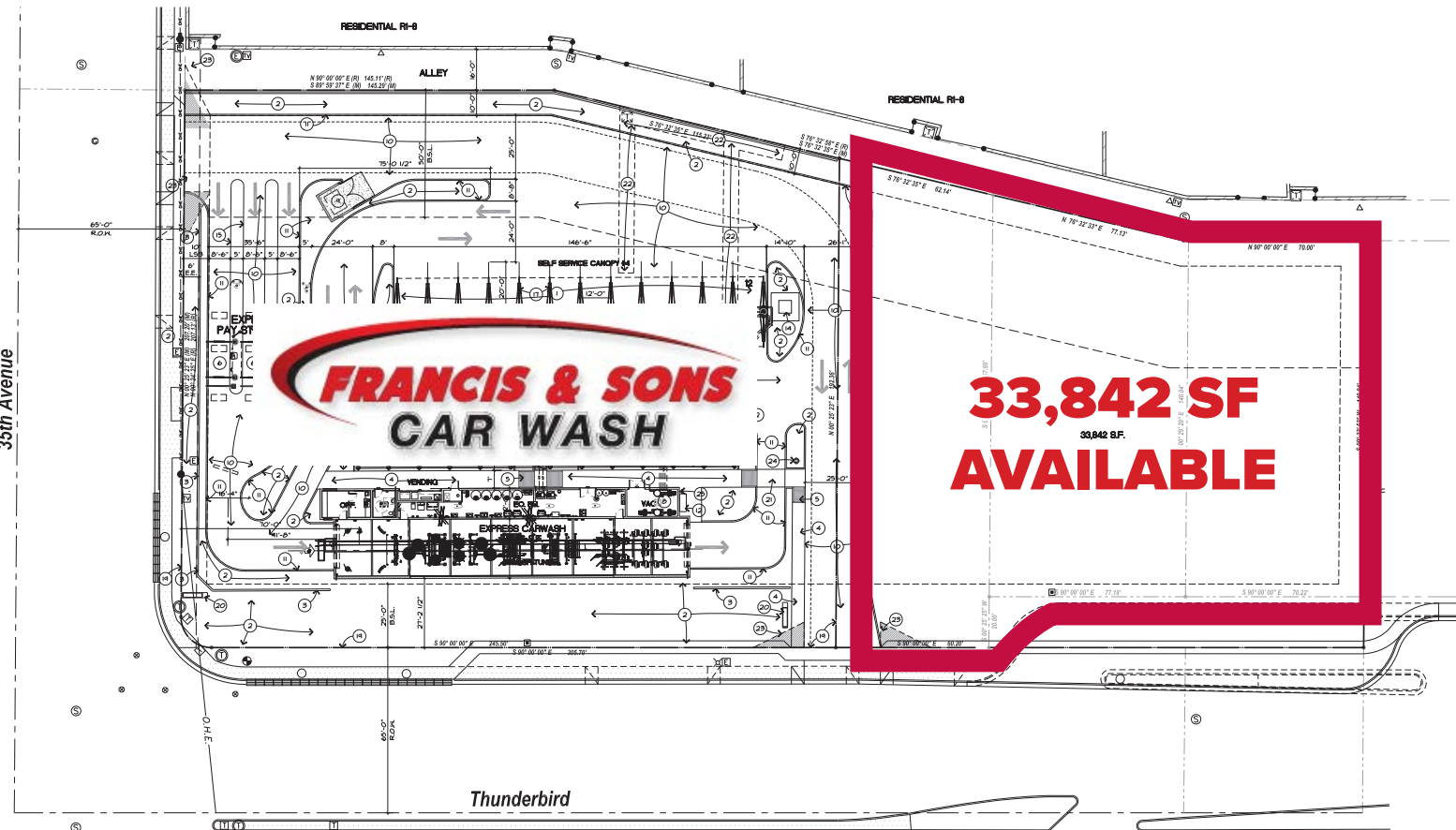
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6110/-112.1344

RF5

Thunderbird Rd & 35th Av				1 mi radius	3 mi radius	5 mi radius
Population						
Estimated Population (2018)				21,009	147,011	409,087
Projected Population (2023)				22,634	158,750	442,166
Census Population (2010)				19,967	136,523	376,476
Census Population (2000)				19,700	141,615	385,953
Projected Annual Growth (2018 to 2023)				1,625 1.5%	11,739 1.6%	33,079 1.6%
Historical Annual Growth (2010 to 2018)				1,042 0.7%	10,488 1.0%	32,611 1.1%
Historical Annual Growth (2000 to 2010)				267 0.1%	-5,092 -0.4%	-9,477 -0.2%
Estimated Population Density (2018)				6,689 <i>psm</i>	5,202 <i>psm</i>	5,211 <i>psm</i>
Trade Area Size				3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households						
Estimated Households (2018)				7,840	56,716	160,392
Projected Households (2023)				8,182	59,415	168,313
Census Households (2010)				7,315	51,502	144,428
Census Households (2000)				7,045	52,877	146,012
Estimated Households with Children (2018)				2,655 33.9%	18,377 32.4%	50,846 31.7%
Estimated Average Household Size (2018)				2.67	2.56	2.53
Average Household Income						
Estimated Average Household Income (2018)				\$69,970	\$71,259	\$72,502
Projected Average Household Income (2023)				\$78,389	\$79,823	\$81,322
Estimated Average Family Income (2018)				\$79,362	\$83,565	\$85,634
Median Household Income						
Estimated Median Household Income (2018)				\$59,284	\$58,717	\$59,395
Projected Median Household Income (2023)				\$67,127	\$67,289	\$68,123
Estimated Median Family Income (2018)				\$68,842	\$70,830	\$72,585
Per Capita Income						
Estimated Per Capita Income (2018)				\$26,145	\$27,582	\$28,510
Projected Per Capita Income (2023)				\$28,367	\$29,959	\$31,033
Estimated Per Capita Income 5 Year Growth				\$2,222 8.5%	\$2,377 8.6%	\$2,523 8.8%
Estimated Average Household Net Worth (2018)				\$569,772	\$569,029	\$608,410
Daytime Demos (2018)						
Total Businesses				408	5,054	13,727
Total Employees				3,170	58,470	150,482
Company Headquarter Businesses				- -	16 0.3%	55 0.4%
Company Headquarter Employees				- -	4,521 7.7%	12,656 8.4%
Employee Population per Business				7.8	11.6	11.0
Residential Population per Business				51.5	29.1	29.8

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6110/-112.1344

RF5

Thunderbird Rd & 35th Av

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	15,368	73.1%	106,224	72.3%	291,452	71.2%
Black or African American (2018)	1,113	5.3%	8,525	5.8%	24,619	6.0%
American Indian or Alaska Native (2018)	350	1.7%	2,800	1.9%	7,870	1.9%
Asian (2018)	794	3.8%	5,963	4.1%	19,443	4.8%
Hawaiian or Pacific Islander (2018)	51	0.2%	312	0.2%	814	0.2%
Other Race (2018)	2,490	11.9%	16,956	11.5%	48,362	11.8%
Two or More Races (2018)	844	4.0%	6,231	4.2%	16,527	4.0%
Not Hispanic or Latino Population (2018)	15,625	74.4%	108,129	73.6%	296,829	72.6%
Hispanic or Latino Population (2018)	5,384	25.6%	38,882	26.4%	112,258	27.4%
Not Hispanic or Latino Population (2023)	16,624	73.4%	115,351	72.7%	317,115	71.7%
Hispanic or Latino Population (2023)	6,010	26.6%	43,399	27.3%	125,051	28.3%
Not Hispanic or Latino Population (2010)	15,385	77.1%	104,005	76.2%	283,347	75.3%
Hispanic or Latino Population (2010)	4,582	22.9%	32,518	23.8%	93,129	24.7%
Not Hispanic or Latino Population (2000)	17,085	86.7%	121,646	85.9%	324,978	84.2%
Hispanic or Latino Population (2000)	2,615	13.3%	19,969	14.1%	60,975	15.8%
Projected Hispanic Annual Growth (2018 to 2023)	625	2.3%	4,517	2.3%	12,793	2.3%
Historic Hispanic Annual Growth (2000 to 2018)	2,770	5.9%	18,913	5.3%	51,283	4.7%
Age Distribution (2018)						
Age Under 5	1,265	6.0%	9,197	6.3%	25,669	6.3%
Age 5 to 9 Years	1,281	6.1%	8,808	6.0%	24,796	6.1%
Age 10 to 14 Years	1,452	6.9%	9,719	6.6%	26,924	6.6%
Age 15 to 19 Years	1,550	7.4%	10,223	7.0%	27,665	6.8%
Age 20 to 24 Years	1,499	7.1%	10,349	7.0%	28,696	7.0%
Age 25 to 29 Years	1,607	7.7%	11,584	7.9%	32,427	7.9%
Age 30 to 34 Years	1,420	6.8%	10,251	7.0%	28,472	7.0%
Age 35 to 39 Years	1,438	6.8%	9,466	6.4%	26,546	6.5%
Age 40 to 44 Years	1,344	6.4%	9,122	6.2%	25,529	6.2%
Age 45 to 49 Years	1,440	6.9%	9,983	6.8%	28,037	6.9%
Age 50 to 54 Years	1,386	6.6%	9,767	6.6%	27,585	6.7%
Age 55 to 59 Years	1,351	6.4%	9,779	6.7%	27,588	6.7%
Age 60 to 64 Years	1,149	5.5%	8,374	5.7%	23,230	5.7%
Age 65 to 74 Years	1,761	8.4%	12,091	8.2%	33,429	8.2%
Age 75 to 84 Years	810	3.9%	5,808	4.0%	16,164	4.0%
Age 85 Years or Over	254	1.2%	2,488	1.7%	6,330	1.5%
Median Age	35.8		36.5		36.6	
Gender Age Distribution (2018)						
Female Population	10,340	49.2%	74,162	50.4%	206,049	50.4%
Age 0 to 19 Years	2,663	25.8%	18,423	24.8%	50,961	24.7%
Age 20 to 64 Years	6,141	59.4%	44,199	59.6%	123,587	60.0%
Age 65 Years or Over	1,536	14.9%	11,540	15.6%	31,501	15.3%
Female Median Age	36.8		38.0		38.0	
Male Population	10,669	50.8%	72,849	49.6%	203,038	49.6%
Age 0 to 19 Years	2,885	27.0%	19,526	26.8%	54,093	26.6%
Age 20 to 64 Years	6,494	60.9%	44,475	61.1%	124,523	61.3%
Age 65 Years or Over	1,290	12.1%	8,848	12.1%	24,422	12.0%
Male Median Age	34.9		35.1		35.3	

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 33.6110/-112.1344

RF5

Thunderbird Rd & 35th Av						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	311	4.0%	2,041	3.6%	6,891	4.3%
HH Income \$150,000 to \$199,999	311	4.0%	2,630	4.6%	7,652	4.8%
HH Income \$100,000 to \$149,999	985	12.6%	7,251	12.8%	21,306	13.3%
HH Income \$75,000 to \$99,999	1,127	14.4%	7,931	14.0%	20,995	13.1%
HH Income \$50,000 to \$74,999	1,618	20.6%	11,817	20.8%	31,079	19.4%
HH Income \$35,000 to \$49,999	1,177	15.0%	8,609	15.2%	24,169	15.1%
HH Income \$25,000 to \$34,999	875	11.2%	5,895	10.4%	16,804	10.5%
HH Income \$15,000 to \$24,999	677	8.6%	5,203	9.2%	15,214	9.5%
HH Income Under \$15,000	759	9.7%	5,339	9.4%	16,281	10.2%
HH Income \$35,000 or More	5,530	70.5%	40,278	71.0%	112,092	69.9%
HH Income \$75,000 or More	2,735	34.9%	19,853	35.0%	56,844	35.4%
Housing (2018)						
Total Housing Units	8,029		58,470		165,729	
Housing Units Occupied	7,840	97.7%	56,716	97.0%	160,392	96.8%
Housing Units Owner-Occupied	4,863	62.0%	33,031	58.2%	91,365	57.0%
Housing Units, Renter-Occupied	2,978	38.0%	23,685	41.8%	69,027	43.0%
Housing Units, Vacant	189	2.3%	1,755	3.0%	5,337	3.2%
Marital Status (2018)						
Never Married	6,764	39.8%	42,946	36.0%	118,687	35.8%
Currently Married	6,689	39.3%	46,777	39.2%	129,487	39.0%
Separated	645	3.8%	4,981	4.2%	14,906	4.5%
Widowed	647	3.8%	6,906	5.8%	18,403	5.5%
Divorced	2,265	13.3%	17,676	14.8%	50,215	15.1%
Household Type (2018)						
Population Family	17,411	82.9%	118,408	80.5%	326,059	79.7%
Population Non-Family	3,542	16.9%	26,947	18.3%	79,230	19.4%
Population Group Quarters	56	0.3%	1,655	1.1%	3,799	0.9%
Family Households	5,176	66.0%	35,996	63.5%	99,631	62.1%
Non-Family Households	2,664	34.0%	20,720	36.5%	60,761	37.9%
Married Couple with Children	1,527	22.8%	10,069	21.5%	28,218	21.8%
Average Family Household Size	3.4		3.3		3.3	
Household Size (2018)						
1 Person Households	1,999	25.5%	15,896	28.0%	46,688	29.1%
2 Person Households	2,474	31.6%	17,879	31.5%	50,922	31.7%
3 Person Households	1,297	16.5%	9,299	16.4%	25,436	15.9%
4 Person Households	1,013	12.9%	6,945	12.2%	19,049	11.9%
5 Person Households	589	7.5%	3,819	6.7%	10,256	6.4%
6 or More Person Households	468	6.0%	2,877	5.1%	8,041	5.0%
Household Vehicles (2018)						
Households with 0 Vehicles Available	449	5.7%	3,506	6.2%	10,656	6.6%
Households with 1 Vehicles Available	2,944	37.6%	21,436	37.8%	61,840	38.6%
Households with 2 or More Vehicles Available	4,447	56.7%	31,774	56.0%	87,896	54.8%
Total Vehicles Available	14,238		101,636		280,478	
Average Vehicles Per Household	1.8		1.8		1.7	

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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RF5

Thunderbird Rd & 35th Av

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	16,731	117,451	326,617
Estimated Civilian Employed	10,479 62.6%	74,452 63.4%	206,868 63.3%
Estimated Civilian Unemployed	614 3.7%	3,290 2.8%	9,442 2.9%
Estimated in Armed Forces	- -	70 0.1%	229 0.1%
Estimated Not in Labor Force	5,638 33.7%	39,640 33.8%	110,078 33.7%
Unemployment Rate	3.7%	2.8%	2.9%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	10,489	74,466	207,003
Management, Business, Financial Operations	1,385 13.2%	10,246 13.8%	29,774 14.4%
Professional, Related	1,890 18.0%	13,469 18.1%	40,449 19.5%
Service	2,081 19.8%	14,738 19.8%	40,137 19.4%
Sales, Office	3,084 29.4%	21,279 28.6%	56,872 27.5%
Farming, Fishing, Forestry	10 0.1%	120 0.2%	320 0.2%
Construct, Extraction, Maintenance	999 9.5%	6,998 9.4%	18,744 9.1%
Production, Transport Material Moving	1,039 9.9%	7,616 10.2%	20,707 10.0%
White Collar Workers	6,359 60.6%	44,995 60.4%	127,095 61.4%
Blue Collar Workers	4,129 39.4%	29,471 39.6%	79,908 38.6%
Consumer Expenditure (2018)			
Total Household Expenditure	\$428 M	\$3.14 B	\$8.95 B
Total Non-Retail Expenditure	\$221 M 51.6%	\$1.62 B 51.7%	\$4.64 B 51.8%
Total Retail Expenditure	\$207 M 48.4%	\$1.52 B 48.3%	\$4.31 B 48.2%
Apparel	\$15.0 M 3.5%	\$110 M 3.5%	\$312 M 3.5%
Contributions	\$18.0 M 4.2%	\$132 M 4.2%	\$382 M 4.3%
Education	\$15.2 M 3.6%	\$112 M 3.6%	\$325 M 3.6%
Entertainment	\$24.0 M 5.6%	\$176 M 5.6%	\$501 M 5.6%
Food and Beverages	\$63.4 M 14.8%	\$464 M 14.8%	\$1.32 B 14.7%
Furnishings and Equipment	\$14.6 M 3.4%	\$107 M 3.4%	\$307 M 3.4%
Gifts	\$10.3 M 2.4%	\$75.9 M 2.4%	\$219 M 2.4%
Health Care	\$34.5 M 8.1%	\$253 M 8.1%	\$719 M 8.0%
Household Operations	\$12.0 M 2.8%	\$88.0 M 2.8%	\$253 M 2.8%
Miscellaneous Expenses	\$6.33 M 1.5%	\$46.5 M 1.5%	\$132 M 1.5%
Personal Care	\$5.56 M 1.3%	\$40.8 M 1.3%	\$116 M 1.3%
Personal Insurance	\$3.10 M 0.7%	\$22.8 M 0.7%	\$65.5 M 0.7%
Reading	\$945 K 0.2%	\$6.94 M 0.2%	\$19.8 M 0.2%
Shelter	\$87.7 M 20.5%	\$643 M 20.5%	\$1.84 B 20.5%
Tobacco	\$2.69 M 0.6%	\$19.7 M 0.6%	\$55.6 M 0.6%
Transportation	\$82.1 M 19.2%	\$601 M 19.1%	\$1.70 B 19.0%
Utilities	\$32.5 M 7.6%	\$238 M 7.6%	\$677 M 7.6%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	13,961	98,713	275,336
Elementary (Grade Level 0 to 8)	726 5.2%	3,967 4.0%	12,902 4.7%
Some High School (Grade Level 9 to 11)	955 6.8%	6,952 7.0%	20,449 7.4%
High School Graduate	3,852 27.6%	28,318 28.7%	74,318 27.0%
Some College	3,841 27.5%	27,509 27.9%	72,092 26.2%
Associate Degree Only	1,235 8.8%	9,053 9.2%	25,682 9.3%
Bachelor Degree Only	2,251 16.1%	15,885 16.1%	45,860 16.7%
Graduate Degree	1,102 7.9%	7,029 7.1%	24,033 8.7%

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Units In Structure (2015)						
1 Detached Unit	5,698	77.9%	37,971	73.7%	101,136	70.0%
1 Attached Unit	288	3.9%	2,523	4.9%	7,549	5.2%
2 to 4 Units	215	2.9%	2,516	4.9%	8,442	5.8%
5 to 9 Units	253	3.5%	3,532	6.9%	10,282	7.1%
10 to 19 Units	776	10.6%	4,179	8.1%	12,633	8.7%
20 to 49 Units	122	1.7%	1,210	2.3%	5,217	3.6%
50 or More Units	386	5.3%	3,588	7.0%	9,344	6.5%
Mobile Home or Trailer	107	1.5%	1,173	2.3%	5,696	3.9%
Other Structure	2	-	23	-	184	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	90	1.2%	657	1.3%	1,909	1.3%
Homes Built 2000 to 2009	569	7.8%	4,280	8.3%	14,504	10.0%
Homes Built 1990 to 1999	863	11.8%	7,082	13.8%	26,470	18.3%
Homes Built 1980 to 1989	1,295	17.7%	12,928	25.1%	41,823	29.0%
Homes Built 1970 to 1979	3,194	43.7%	22,877	44.4%	49,080	34.0%
Homes Built 1960 to 1969	1,434	19.6%	6,131	11.9%	14,975	10.4%
Homes Built 1950 to 1959	254	3.5%	1,553	3.0%	7,162	5.0%
Homes Built Before 1949	76	1.0%	553	1.1%	2,497	1.7%
Home Values (2015)						
Home Values \$1,000,000 or More	26	0.6%	170	0.6%	596	0.7%
Home Values \$500,000 to \$999,999	212	4.7%	1,610	5.2%	5,014	5.9%
Home Values \$400,000 to \$499,999	198	4.4%	1,418	4.6%	5,080	5.9%
Home Values \$300,000 to \$399,999	389	8.6%	2,981	9.7%	10,427	12.2%
Home Values \$200,000 to \$299,999	1,156	25.5%	8,463	27.5%	23,101	27.0%
Home Values \$150,000 to \$199,999	1,224	27.0%	8,347	27.2%	20,211	23.6%
Home Values \$100,000 to \$149,999	1,027	22.7%	5,781	18.8%	14,320	16.8%
Home Values \$70,000 to \$99,999	345	7.6%	2,081	6.8%	5,593	6.5%
Home Values \$50,000 to \$69,999	126	2.8%	631	2.1%	2,208	2.6%
Home Values \$25,000 to \$49,999	43	1.0%	466	1.5%	1,402	1.6%
Home Values Under \$25,000	94	2.1%	887	2.9%	2,906	3.4%
Owner-Occupied Median Home Value	\$181,895		\$190,439		\$202,959	
Renter-Occupied Median Rent	\$828		\$815		\$804	
Transportation To Work (2015)						
Drive to Work Alone	7,816	76.9%	55,082	77.0%	152,904	76.6%
Drive to Work in Carpool	1,313	12.9%	7,806	10.9%	21,674	10.9%
Travel to Work by Public Transportation	238	2.3%	1,766	2.5%	4,845	2.4%
Drive to Work on Motorcycle	47	0.5%	288	0.4%	885	0.4%
Walk or Bicycle to Work	243	2.4%	1,587	2.2%	4,616	2.3%
Other Means	145	1.4%	1,034	1.4%	2,592	1.3%
Work at Home	366	3.6%	3,984	5.6%	11,971	6.0%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	2,425	24.7%	16,146	23.9%	42,394	22.6%
Travel to Work in 15 to 29 Minutes	3,892	39.7%	27,096	40.1%	75,778	40.4%
Travel to Work in 30 to 59 Minutes	2,990	30.5%	22,417	33.2%	64,107	34.2%
Travel to Work in 60 Minutes or More	792	8.1%	4,604	6.8%	12,152	6.5%
Average Minutes Travel to Work	22.2		23.0		23.8	

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CONTACT

DEMOGRAPHICS

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