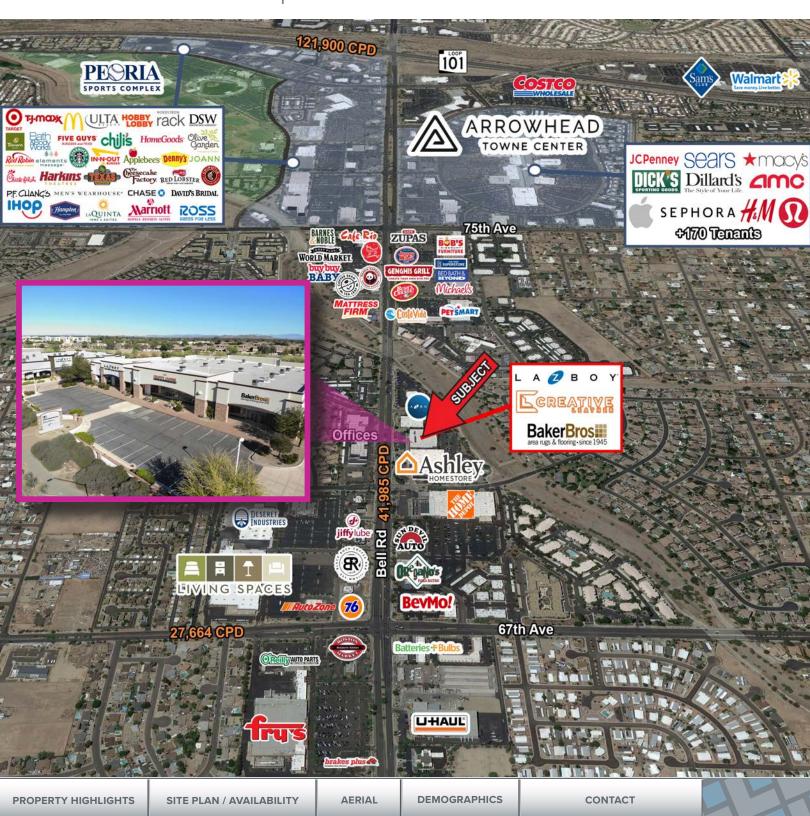


# FOR LEASE - 14,187SF PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner Glendale, Arizona



Richard Francis 602.682.8188

## PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner Glendale, Arizona



# 14,187 SF AVAILABLE - DO NOT DISTURB TENANT

## **Property Highlights**

- 38,320 SF Plaza
- Surrounded by top home goods retailers
- Next to the #1 La-Z-Boy in the country
- Surrounded by high income households including Arrowhead Ranch
- Unobstructed frontage plus monument sign

## **Traffic Counts**

 Bell Road
 41,985 CPD

 69th Ave
 27,664 CPD

### Total 69,649 CPD

Demographics 1 mi 3 mi 5 mi **Estimated Population** 117,785 319,715 10,496 45,637 125,544 **Estimated Households** 4,098 \$92,663 \$84,320 Avg Household Income \$94,056 44,927 86,899 **Total Employees** 5,535

Source: SitesUSA

**Nearby Tenants** 







Walmart 🏅 🛅 MEGA FURNITURE







SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS



## PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner Glendale, Arizona



Richard Francis 602.682.8188



2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

Bell Rd & 69th Ave	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2021)	10,496		117,785		319,715	
Projected Population (2026)	11,151		126,421		341,996	
Census Population (2020)	10,400		117,188		319,041	
Census Population (2010)	9,719		108,774		294,376	
Projected Annual Growth (2021 to 2026)	655	1.2%	8,636	1.5%	22,281	1.4%
Historical Annual Growth (2020 to 2021)	96	0.9%	597	0.5%	674	0.2%
Historical Annual Growth (2010 to 2020)	681	7.0%	8,414	7.7%	24,666	8.4%
Estimated Population Density (2021)	3,343	psm	4,168	psm	4,072	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2021)	4,098		45,637		125,544	
Projected Households (2026)	4,172		47,044		129,075	
Census Households (2020)	4,054		45,318		125,307	
Census Households (2010)	3,777		42,023		115,035	
Estimated Households with Children (2021)	1,190	29.0%	13,730	30.1%	36,687	29.2%
Estimated Average Household Size (2021)	2.52		2.52		2.50	
Average Household Income						
Estimated Average Household Income (2021)	\$94,056		\$92,663		\$84,320	
Projected Average Household Income (2026)	\$109,844		\$106,046		\$96,603	
Estimated Average Family Income (2021)	\$108,854		\$108,797		\$98,400	
Median Household Income						
Estimated Median Household Income (2021)	\$75,552		\$83,372		\$75,215	
Projected Median Household Income (2026)	\$88,037		\$97,206		\$87,273	
Estimated Median Family Income (2021)	\$91,638		\$98,865		\$89,674	
Per Capita Income						
Estimated Per Capita Income (2021)	\$36,880		\$36,104		\$33,247	
Projected Per Capita Income (2026)	\$41,246		\$39,649		\$36,587	
Estimated Per Capita Income 5 Year Growth	\$4,367	11.8%	\$3,545	9.8%	\$3,341	10.0%
Estimated Average Household Net Worth (2021)	\$814,563		\$820,090		\$684,567	
Daytime Demos (2021)						
Total Businesses	769		5,569		11,176	
Total Employees	5,535		44,927		86,899	
Company Headquarter Businesses	17	2.2%	140	2.5%	311	2.8%
Company Headquarter Employees	232	4.2%	2,958	6.6%	6,890	7.9%
Employee Population per Business	7.2		8.1		7.8	
Residential Population per Business	13.7		21.1		28.6	

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PROPERTY HIGHLIGHTS SITE PL

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS



2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

Bell Rd & 69th Ave						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2021)	7,700	73.4%	82,728	70.2%	221,291	69.2%
Black or African American (2021)	400	3.8%	5,173	4.4%	14,595	4.6%
American Indian or Alaska Native (2021)	119	1.1%	1,353	1.1%	4,030	1.3%
Asian (2021)	482	4.6%	6,789	5.8%	15,335	4.89
Hawaiian or Pacific Islander (2021)	8	-	197	0.2%	580	0.29
Other Race (2021)	617	5.9%	6,884	5.8%	23,762	7.49
Two or More Races (2021)	1,169	11.1%	14,660	12.4%	40,121	12.59
Not Hispanic or Latino Population (2021)	8,293	79.0%	92,909	78.9%	246,255	77.09
Hispanic or Latino Population (2021)	2,203	21.0%	24,876		73,460	23.09
Not Hispanic or Latino Population (2026)	8,642	77.5%	97,867		258,652	75.69
Hispanic or Latino Population (2026)		22.5%		22.6%	83,344	
Not Hispanic or Latino Population (2020)		83.1%	97,996		255,772	
Hispanic or Latino Population (2020)		16.9%	19,192		63,269	
Not Hispanic or Latino Population (2010)		87.0%	94,866		246,922	
Hispanic or Latino Population (2010)		13.0%		12.8%	47,453	
Projected Hispanic Annual Growth (2021 to 2026)	305	2.8%	3,679	3.0%	9,884	2.79
Historic Hispanic Annual Growth (2010 to 2021)	943	6.8%	10,968	7.2%	26.007	5.0%
Age Distribution (2021)	0.0		10,000	7.270	20,007	
Age Under 5	534	5.1%	5,840	5.0%	15,870	5.0%
Age 5 to 9 Years	563	5.4%	6,486	5.5%	17,440	5.5%
Age 10 to 14 Years	642	6.1%	7,732	6.6%	20,391	6.49
Age 15 to 19 Years	668	6.4%	7,873	6.7%	20,924	6.5%
Age 20 to 24 Years	624	5.9%	7,498	6.4%	19,114	6.0%
Age 25 to 29 Years	700	6.7%	8,373	7.1%	20,360	6.49
Age 30 to 34 Years	631	6.0%	7,292	6.2%	19,079	6.0%
Age 35 to 39 Years	636	6.1%	7,026	6.0%	18,779	5.9%
Age 40 to 44 Years	606	5.8%	7,020	6.2%	19,200	6.0%
Age 45 to 49 Years	686	6.5%	7,765	6.6%	19,950	6.29
	752	7.2%	8,243	7.0%	20,811	6.5%
Age 50 to 54 Years	775	7.4%	8,023	6.8%	21,211	6.69
Age 50 to 59 Years	773	6.9%	7,368	6.3%	20,229	6.39
Age 60 to 64 Years						
Age 65 to 74 Years		10.6%	11,166	9.5%	34,467	
Age 75 to 84 Years	590	5.6%	6,304	5.4%	21,206	6.69
Age 85 Years or Over	252	2.4%	3,519	3.0%	10,682	3.39
Median Age	41.6	-	40.1		41.3	
Gender Age Distribution (2021)	F 254	E1 00/	64.420	E4 00/	166 200	F2.00
Female Population		51.0%	61,139		166,289	
Age 0 to 19 Years		21.5%		22.1%	36,304	
Age 20 to 64 Years		58.2%		58.2%	92,049	
Age 65 Years or Over		20.3%	12,021	19./%	37,936	22.89
Female Median Age	43.3		41.9		43.0	
Male Population		49.0%		48.1%	153,426	
Age 0 to 19 Years		24.4%		25.5%	38,322	
Age 20 to 64 Years		58.7%	33,253		86,685	
Age 65 Years or Over	866	16.8%	8,969	15.8%	28,419	18.59
Male Median Age	39.7		38.3		39.5	

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**PROPERTY HIGHLIGHTS** 

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS



2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

Bell Rd & 69th Ave		-				
Bell Rd & ooth Ave	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2021)						
HH Income \$200,000 or More	354	8.6%	3,701	8.1%	7,761	6.2%
HH Income \$150,000 to \$199,999	299	7.3%	3,680	8.1%	8,148	6.5%
HH Income \$100,000 to \$149,999	674	16.5%		20.3%		18.1%
HH Income \$75,000 to \$99,999		15.2%		17.2%	20,695	
HH Income \$50,000 to \$74,999	800	19.5%	8,193	18.0%	25,151	20.0%
HH Income \$35,000 to \$49,999	443	10.8%	4,422	9.7%	15,187	12.1%
HH Income \$25,000 to \$34,999	348	8.5%	2,979	6.5%	9,193	7.3%
HH Income \$15,000 to \$24,999	255	6.2%	2,311	5.1%	7,491	6.0%
HH Income Under \$15,000	302	7.4%	3,247	7.1%	9,153	7.3%
HH Income \$35,000 or More	3,193	77.9%	37,100	81.3%	99,707	79.4%
HH Income \$75,000 or More	1,951	47.6%	24,485	53.7%	59,369	47.3%
Housing (2021)		:				
Total Housing Units	4,292		47,109		131,887	
Housing Units Occupied	4,098	95.5%	45,637	96.9%	125,544	95.2%
Housing Units Owner-Occupied	2,664	65.0%	29,236	64.1%	87,599	69.8%
Housing Units, Renter-Occupied	1,434	35.0%	16,401	35.9%	37,944	30.2%
Housing Units, Vacant	194	4.7%	1,472	3.2%	6,343	5.1%
Marital Status (2021)		_				
Never Married	2,705	30.9%	30,234	30.9%	78,839	29.6%
Currently Married	3,916	44.7%	44,982	46.0%	124,377	46.8%
Separated	320	3.6%	3,750	3.8%	9,886	3.7%
Widowed	402	4.6%	6,106	6.2%	17,837	6.7%
Divorced	1,415	16.2%	12,655	12.9%	35,074	13.2%
Household Type (2021)						
Population Family	8,508	81.1%	95,821	81.4%	262,281	82.0%
Population Non-Family	1,799	17.1%	18,987	16.1%	51,627	16.1%
Population Group Quarters	188	1.8%	2,976	2.5%	5,807	1.8%
Family Households	2,687	65.6%	30,632	67.1%	83,998	66.9%
Non-Family Households	1,411	34.4%	15,005	32.9%	41,546	33.1%
Married Couple with Children	758	19.4%	8,758	19.5%	22,925	18.4%
Average Family Household Size	3.2		3.1		3.1	
Household Size (2021)						
1 Person Households	1,111	27.1%	11,874	26.0%	33,642	26.8%
2 Person Households	1,419	34.6%	15,801	34.6%	44,190	35.2%
3 Person Households	630	15.4%	7,435	16.3%	19,278	15.4%
4 Person Households	501	12.2%	6,137	13.4%	15,877	12.6%
5 Person Households	257	6.3%	2,752	6.0%	7,578	6.0%
6 or More Person Households	179	4.4%	1,638	3.6%	4,979	4.0%
Household Vehicles (2021)						
Households with 0 Vehicles Available	188	4.6%	2,441	5.3%	6,119	4.9%
Households with 1 Vehicles Available		32.3%	13,886	30.4%	41,896	
Households with 2 or More Vehicles Available		63.2%	29,309	64.2%	77,529	61.8%
Total Vehicles Available	8,062		88,881		239,484	
Average Vehicles Per Household	2.0		1.9		1.9	

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PROPERTY HIGHLIGHTS SITE PLAN / AVAILABILITY AERIAL DEMOGRAPHICS CONTACT



2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

Estimated in Armed Forces   -   -   249   3,368   3,548   36,548	3ell Rd & 69th Ave	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over Estimated Civilian Employed         8,626         95,021         05,031         01,031         01,032							
Estimated Civilian Employed	Labor Force (2021)						
Estimated Civilian Unemptoyed   405   476   3761   3761   3791   3704   3761	Estimated Labor Population Age 16 Years or Over	8,626		96,200		262,003	
Estimated in Armed Forces	Estimated Civilian Employed	5,308	61.5%	58,151	60.4%	147,660	56.49
Estimated Not in Labor Force   19.00   3.0	Estimated Civilian Unemployed	405	4.7%	3,761	3.9%	10,248	3.99
Demployment Rate   1.00   1.	Estimated in Armed Forces	-	-	249	0.3%	492	0.29
Decupation (2021)   14,760   15,000   15,000   16,000	Estimated Not in Labor Force	2,912	33.8%	34,038	35.4%	103,604	39.5
Occupation: Population Age 16 Years or Over         5,308         58,151         147,608         4           Management, Business, Financial Operations         819         15,4%         10,702         24,7%         33,042         27         7         33,042         22         52,7%         13,108         22,7%         33,042         22         52,7%         33,042         22         52,7%         33,042         22         52,7%         33,042         22         52,7%         33,052         22         52,7%         32,7%         36,755         36,755         36,755         36,755         24         62,755         63,7%         12,112         80         40,00         63,755         12,112         80         40,00         12,751         80         40,00         12,751         80         60         12,751         80         40,00         12,751         80         40,00         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751         80         12,751 </td <td>Unemployment Rate</td> <td>4.7%</td> <td></td> <td>3.9%</td> <td></td> <td>3.9%</td> <td></td>	Unemployment Rate	4.7%		3.9%		3.9%	
Management, Business, Financial Operations         819         15.4%         10.672         12.4%         25.24         17.7         25.20         12.38         23.08         22.5%         23.08	Occupation (2021)						
Professional, Related	Occupation: Population Age 16 Years or Over	5,308		58,151		147,660	
Service         82         15.00         8.00         1.00         2.00         1.00         2.00         <	Management, Business, Financial Operations	819	15.4%	10,672	18.4%	25,324	17.29
Sales, Office         1.03         2.3%         1.43         2.4%         3.67.5         2.4%           Farming, Fishing, Forestry         11         0.7%         0.7%         0.7%         0.23         0.2           Construct, Extraction, Maintenance         520         9.8%         4,00%         0.21.1         0.0           White Collar Workers         3.26         3.2%         35.38         67.8%         50.16         0.0           Blue Collar Workers         200         327.8         35.08         5.7%         50.16         0.0           Consumer Expenditure         \$275.81 M         5.8         \$1.08         5.7         \$1.18         5.7         \$1.18         5.7         \$1.18         5.7         \$1.18         5.7         \$1.18         5.7         \$1.18         5.7         \$1.18         5.7         \$1.18         \$1.0 <td>Professional, Related</td> <td>1,195</td> <td>22.5%</td> <td>14,389</td> <td>24.7%</td> <td>33,064</td> <td>22.49</td>	Professional, Related	1,195	22.5%	14,389	24.7%	33,064	22.49
Farming, Fishing, Forestry         11         0.0%         0	Service	829	15.6%	8,728	15.0%	23,957	16.20
Construct, Extraction, Maintenance         50         9.8%         4.40         7.6%         1.71         1.8           Production, Transport Material Moving         697         13.1%         55.58         9.6%         15.01         10           White Collar Workers         2,05         61.3%         39,382         67.5%         52.51         25           Consumer Expenditure (2021)           Total Non-Retail Expenditure         518.63         5.2%         51.8         57.8         51.8         57.8         18         47.2	Sales, Office	1,237	23.3%	14,322	24.6%	36,755	24.9
Production, Transport Material Moving         66         13.1%         5.5%         9.6%         15.61         10           White Collar Workers         3.251         61.3%         39.382         67.7%         95.14         64           Consumer Expenditure (2021)           Total Household Expenditure         \$275.81 M         5.03 B         5.7%         \$1.81 B         7.7         \$1.81	Farming, Fishing, Forestry	11	0.2%	77	0.1%	239	0.20
White Collar Workers         3,251         61.3%         39,382         67.7%         95,140         52.6%           Blue Collar Workers         2,057         38.7%         18,769         32.3%         52,506         52.7%           Consumer Expenditure (2021)         257,581 M         30.38         57.81 B         75.81 B           Total Household Expenditure         \$145,631 M         52.9%         \$1.41 B         52.7%         \$4.11 B         52.7%           Total Retail Expenditure         \$13,018 M         \$1.47         \$1.43 B         47.3%         \$7.18 B         47.3%           Apparel         \$9,75 M         3.5%         \$10,73 M         3.5%         \$274.28 M         3.0           Education         \$9,14 M         3.0%         \$92,81 M         3.0%         \$228,97 M         2.2           Education         \$84 M         3.0%         \$172,97 M         5.7%         \$242,24 M         5.7           Food and Beverages         \$40,54 M         4.7%         \$175,97 M         5.7%         \$11,18 M         4.2           Functioning         \$2,32 M         \$3,58         \$17,54 M         \$3,58         \$17,54 M         \$3,58         \$17,52 M         \$3,58         \$11,18 M         \$4	Construct, Extraction, Maintenance	520	9.8%	4,406	7.6%	12,711	8.6
Blue Collar Workers   2,057   3,78   2,187   3,28   3,28   3,25   2,55   2,5     Consumer Expenditure (2021)   2,27   3,30   3	Production, Transport Material Moving	697	13.1%	5,558	9.6%	15,610	10.69
Total Non-Retail Expenditure   \$275.81 M   \$3.03 B   \$7.81 B   \$7.00 Total Non-Retail Expenditure   \$145.63 M   \$2.89   \$1.68 M   \$2.79   \$4.11 B   \$7.00 Total Non-Retail Expenditure   \$130.18 M   \$4.729   \$1.43 B   \$4.739   \$3.7 B   \$4.70 M   \$4.00 M	White Collar Workers	3,251	61.3%	39,382	67.7%	95,144	64.4
Total Household Expenditure         \$275.81 M         \$3.03 B         \$7.01 B           Total Non-Retail Expenditure         \$145.63 M         \$2.08 S         \$1.02 S         \$41.18 S         \$2.70 S         \$1.03 B         \$1.00 S         \$3.70 S         \$2.70 S         \$1.03 B         \$3.70 S         \$3.70 S<	Blue Collar Workers	2,057	38.7%	18,769	32.3%	52,516	35.69
Total Non-Retail Expenditure         \$145.63 M         \$2.88         \$1.68 B         \$2.78         \$4.11 B         \$2.78           Total Retail Expenditure         \$130.18 M         47.28         \$14.38         \$4.78         \$3.78         47           Apparel         \$9.75 M         3.58         \$107.39 M         3.58         \$274.28 M         3           Contributions         \$9.1 M         3.38         \$99.81 M         3.36         \$254.54 M         3           Education         \$8.4 M         3.09         \$92.48 M         3.09         \$228.97 M         2           Entertainment         \$15.67 M         5.79         \$17.97 M         5.79         \$442.42 M         5           Food and Beverages         \$40.54 M         1.479         \$442.42 M         5           Ford and Beverages         \$9.33 M         2.59         \$17.57 M         3.59         \$17.59 M         3.59         \$15.15 M         3           Gifts         \$6.88 M         2.59         \$75.5 M         3.59         \$19.50 M         3         \$65.51 M         3           Heath Care         \$6.88 M         2.59         \$75.5 M         3.0         \$10.61 M         3         30.61 M         3         30.61 M         3 </td <td>Consumer Expenditure (2021)</td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td>	Consumer Expenditure (2021)				-		
Total Retail Expenditure         \$130.18 M         47.2W         \$1.43 B         47.3W         \$3.7 B         47           Apparel         \$9.75 M         3.5W         \$107.39 M         3.5W         \$274.28 M         3           Contributions         \$9.1 M         3.3W         \$99.81 M         3.3W         \$254.35 M         3           Education         \$8.4 M         3.0W         \$99.81 M         3.0W         \$228.97 M         2           Frood and Beverages         \$40.54 M         1.7W         \$147.97 M         5.7W         \$445.24 M         5           Food and Beverages         \$40.54 M         1.4.7W         \$445.94 M         1.4.7W         \$11.5 B         1.4           Funishings and Equipment         \$9.73 M         3.5W         \$107.54 M         3.5W         \$210.56 M         2.5W         \$10.66 M         2           Gifts         \$6.88 M         2.5W         \$15.5 M         2.5W         \$10.66 M         2	Total Household Expenditure	\$275.81 M		\$3.03 B		\$7.81 B	
AppareI         \$9.75 M         3.5%         \$107.39 M         3.5%         \$274.28 M         3.6%           Contributions         \$9.1 M         3.3%         \$99.81 M         3.3%         \$254.35 M         3.3%           Education         \$8.4 M         3.0%         \$92.48 M         3.0%         \$22.89 7 M         2.5%           Frod and Beverages         \$40.54 M         14.7%         \$415.94 M         14.7%         \$415.94 M         14.7%         \$415.84 M         14.7%         \$415.94 M         14.7%         \$415.84 M         14.7%         \$415.94 M	Total Non-Retail Expenditure	\$145.63 M	52.8%	\$1.6 B	52.7%	\$4.11 B	52.79
Contributions         \$9.1 M         3.3%         \$99.81 M         3.3%         \$254.35 M         3.2           Education         \$8.4 M         3.0%         \$92.48 M         3.0%         \$228.97 M         2           Entertainment         \$15.67 M         5.7%         \$172.97 M         5.7%         \$442.42 M         5           Food and Beverages         \$40.54 M         1.4%         \$445.94 M         3.5%         \$427.26 M         3           Girls         \$9.73 M         3.5%         \$107.54 M         3.5%         \$275.26 M         2           Furnishings and Equipment         \$9.73 M         3.5%         \$107.54 M         3.5%         \$275.26 M         2           Girls         \$68.88 M         2.5%         \$75.5 M         2.5%         \$10.66 M         2           Health Care         \$23.22 M         8.4%         \$254.89 M         8.4%         \$665.51 M         3           Miscellaneous Expenses         \$52.1 M         1.9%         \$10.19 M         3.9%         \$104.60 M         1           Personal Care         \$3.7 M         1.9%         \$40.80 M         1.0%         \$104.93 M         1           Personal Care         \$3.7 M         1.0%         \$61.00 M	Total Retail Expenditure	\$130.18 M	47.2%	\$1.43 B	47.3%	\$3.7 B	47.39
Education         \$8.4 M         3.0%         \$92.48 M         3.0%         \$228.97 M         2.28           Entertainment         \$15.67 M         5.7%         \$172.97 M         5.7%         \$442.42 M         5.7%           Food and Beverages         \$40.54 M         14.7%         \$445.94 M         14.7%         \$115.8         1.4%           Furnishings and Equipment         \$9.73 M         3.5%         \$107.54 M         3.5%         \$275.26 M         3.5           Gifts         \$6.88 M         2.5%         \$75.5 M         2.5%         \$190.66 M         2.2           Health Care         \$23.22 M         8.4%         \$254.89 M         3.4%         \$665.11 M         3.4           Household Operations         \$10.85 M         3.9%         \$11.91 M         3.9%         \$10.66 M         3.6           Miscellaneous Expenses         \$5.21 M         1.9%         \$57.4 M         1.9%         \$147.76 M         1.9           Personal Care         \$3.7 M         1.9%         \$57.4 M         1.9%         \$147.76 M         1.9           Reading         \$602.38 K         0.2%         \$66.1 M         0.7%         \$15.0 M         2.1           Shelter         \$58.08 M         2.1%         \$67.	Apparel	\$9.75 M	3.5%	\$107.39 M	3.5%	\$274.28 M	3.59
Entertainment	Contributions	\$9.1 M	3.3%	\$99.81 M	3.3%	\$254.35 M	3.39
Food and Beverages         \$40.54 M         14.7%         \$44.59 M         14.7%         \$1.15 B         14.7%           Furnishings and Equipment         \$9.73 M         3.5%         \$107.54 M         3.5%         \$275.6 M         3.5%         \$107.54 M         3.5%         \$275.6 M         3.5%         \$10.60 M         2.5%         \$15.5 M         2.5%         \$10.60 M         2.2%         \$10.80 M         2.5%         \$15.5 M         2.5%         \$10.60 M         2.2%         \$10.80 M         3.3%         \$10.19 M         3.0%         \$10.60 M         3.0%         \$10.10 M         3.0%         \$10.17 M         3.0%         \$10.	Education	\$8.4 M	3.0%	\$92.48 M	3.0%	\$228.97 M	2.99
Furnishings and Equipment         \$9.73 M         3.5%         \$107.54 M         3.5%         \$275.6 M         3.5%           Gifts         \$6.88 M         2.5%         \$75.5 M         2.5%         \$190.66 M         2.2           Health Care         \$23.22 M         8.4%         \$254.89 M         8.4%         \$665.51 M         8           Household Operations         \$10.85 M         3.9%         \$111.9 M         3.9%         \$306.17 M         3           Miscellaneous Expenses         \$5.21 M         1.9%         \$57.4 M         1.9%         \$4147.60 M         1           Personal Care         \$3.7 M         1.3%         \$40.8 M         1.3%         \$144.93 M         1           Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0           Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$17.07 M         0           Shelter         \$58.08 M         2.1%         \$637.25 M         1.0%         \$1.04 B         2.1           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6         \$1.48 B         1.8           Utilities         \$20.17 M         7.3         \$20.45 M         7.3<	Entertainment	\$15.67 M	5.7%	\$172.97 M	5.7%	\$442.42 M	5.79
Furnishings and Equipment         \$9.73 M         3.5%         \$107.54 M         3.5%         \$275.6 M         3.5%           Gifts         \$6.88 M         2.5%         \$75.5 M         2.5%         \$190.66 M         2.2           Health Care         \$23.22 M         8.4%         \$254.89 M         8.4%         \$665.51 M         8           Household Operations         \$10.85 M         3.9%         \$111.9 M         3.9%         \$306.17 M         3           Miscellaneous Expenses         \$5.21 M         1.9%         \$57.4 M         1.9%         \$4147.60 M         1           Personal Care         \$3.7 M         1.3%         \$40.8 M         1.3%         \$144.93 M         1           Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0           Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$17.07 M         0           Shelter         \$58.08 M         2.1%         \$637.25 M         1.0%         \$1.04 B         2.1           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6         \$1.48 B         1.8           Utilities         \$20.17 M         7.3         \$20.45 M         7.3<	Food and Beverages	\$40.54 M	14.7%	\$445.94 M	14.7%	\$1.15 B	14.79
Gifts         \$6.88 M         2.5%         \$75.5 M         2.5%         \$190.66 M         2.2           Health Care         \$23.22 M         8.4%         \$254.89 M         8.4%         \$665.51 M         8.8           Household Operations         \$10.85 M         3.9%         \$119.19 M         3.9%         \$306.17 M         3.3           Miscellaneous Expenses         \$5.21 M         1.9%         \$57.4 M         1.9%         \$147.6 M         1.2           Personal Care         \$3.7 M         1.3%         \$40.8 M         1.3%         \$104.9 3 M         1.2           Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0.0           Reading         \$602.38 K         0.2%         \$661 M         0.2%         \$17.07 M         0.0           Shelter         \$58.08 M         21.1%         \$637.25 M         21.0%         \$17.07 M         0.0           Shelter         \$58.08 M         21.1%         \$667.25 M         21.0%         \$1.43 B         1.8           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.0         \$1.43 B         1.8           Utilities         \$2.00 M         \$2.00 M         \$2.00 M         \$2.00	Furnishings and Equipment	\$9.73 M			3.5%	\$275.26 M	3.5
Health Care   \$23.22 M   8.4%   \$254.89 M   8.4%   \$665.51 M   846   8		\$6.88 M	2.5%	\$75.5 M	2.5%	\$190.66 M	2.49
Household Operations         \$10.85 M         3.9%         \$119.19 M         3.9%         \$306.17 M         3.9%           Miscellaneous Expenses         \$5.21 M         1.9%         \$57.4 M         1.9%         \$147.76 M         1.0%           Personal Care         \$3.7 M         1.3%         \$40.8 M         1.3%         \$104.93 M         1.0%           Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0.0%           Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$17.07 M         0.0%           Shelter         \$58.08 M         2.1.%         \$637.25 M         21.0%         \$16.48 M         2.1           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.0           Transportation         \$50.3 M         18.2%         \$555.34 M         18.3%         \$1.43 B         18.3%           Utilities         \$20.17 M         7.3%         \$250.45 M         7.3%         \$577.29 M         7.3%           Educational Attainment (2021)         \$20.00 M	Health Care	\$23.22 M	8.4%	\$254.89 M			8.59
Miscellaneous Expenses         \$5.21 M         1.9%         \$57.4 M         1.9%         \$147.76 M         1.2           Personal Care         \$3.7 M         1.3%         \$40.8 M         1.3%         \$104.93 M         1.2           Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0.0           Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$1.07 M         0.0           Shelter         \$58.08 M         21.1%         \$637.25 M         21.0%         \$1.64 B         21           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.0           Transportation         \$50.3 M         18.2%         \$55.34 M         18.3%         \$1.43 B         18           Utilities         \$20.17 M         7.3%         \$220.45 M         7.3%         \$577.29 M         7           Educational Attainment (2021)         \$2.00 M         \$1.43 B         1.8         \$1.43 B         1.8           Elementary (Grade Level 0 to 8)         143         1.9%         \$1.63 B         2.0%         \$6,17 B         2.0           Some High School (Grade Level 9 to 11)         480         6.4%         3.45 B<	Household Operations	\$10.85 M					3.99
Personal Care         \$3.7 M         1.3%         \$40.8 M         1.3%         \$104.93 M         1.2           Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0.0           Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$17.07 M         0.0           Shelter         \$58.08 M         21.1%         \$637.25 M         21.0%         \$1.64 B         21           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.0           Transportation         \$50.3 M         18.2%         \$55.34 M         18.3%         \$1.43 B         18           Utilities         \$20.17 M         7.3%         \$220.45 M         7.3%         \$577.29 M         7           Educational Attainment (2021)         \$20.17 M         7.465         \$22.576         \$22.576         \$22.576         \$22.576         \$22.576         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         \$22.577         <	·						1.99
Personal Insurance         \$1.96 M         0.7%         \$21.75 M         0.7%         \$55.2 M         0.00           Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$17.07 M         0.00           Shelter         \$58.08 M         21.1%         \$637.25 M         21.0%         \$1.64 B         21           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.0           Transportation         \$50.3 M         18.2%         \$555.34 M         18.3%         \$1.43 B         18           Utilities         \$20.17 M         7.3%         \$220.45 M         7.3%         \$577.29 M         7           Educational Attainment (2021)         \$20.17 M         7.465         \$22.576         \$225.976         7           Elementary (Grade Level 0 to 8)         143         1.9%         1,632         2.0%         6,175         2           Some High School (Grade Level 9 to 11)         480         6.4%         3,453         4.2%         12,853         5           High School (Graduate         2,132         28.6%         20,386         24.8%         58,480         25           Some College         2,114         28.3%         21,103         <	·						1.39
Reading         \$602.38 K         0.2%         \$6.61 M         0.2%         \$17.07 M         0.2%           Shelter         \$58.08 M         21.1%         \$637.25 M         21.0%         \$1.64 B         21           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.0           Transportation         \$50.3 M         18.2%         \$555.34 M         18.3%         \$1.43 B         18           Utilities         \$20.17 M         7.3%         \$220.45 M         7.3%         \$577.29 M         7           Educational Attainment (2021)         \$20.17 M         7.465         \$22.576         \$225.976	Personal Insurance						0.79
Shelter         \$58.08 M         21.1%         \$637.25 M         21.0%         \$1.64 B         21.0%           Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.0           Transportation         \$50.3 M         18.2%         \$555.34 M         18.3%         \$1.43 B         18.0           Utilities         \$20.17 M         7.3%         \$220.45 M         7.3%         \$577.29 M         7           Educational Attainment (2021)         ***         ***         ***         ***         ***         ***         ***         ***         ***         ***         ***         ***         **         ***         <		. •		•			0.29
Tobacco         \$1.64 M         0.6%         \$17.69 M         0.6%         \$47.08 M         0.00           Transportation         \$50.3 M         18.2%         \$555.34 M         18.3%         \$1.43 B         19.3%         \$1.43 B         19.3%         \$1.43 B         19.3%         \$1.43 B         19.3%         \$1.43 B	•						21.0
Transportation         \$50.3 M         18.2%         \$555.34 M         18.3%         \$1.43 B         18.2%         \$1.43 B         7.4%         7.3%         \$22.04 S         7.3%         \$7.29 M         7.4%         7.4%         \$22.04 S         7.29 M         7.4%         7.4%         \$22.04 S         7.28 M         7.29 M         7.28 M         7.2		•					0.6
Utilities         \$20.17 M         7.3%         \$20.45 M         7.3%         \$577.29 M         7           Educational Attainment (2021)           Adult Population Age 25 Years or Over         7,465         82,356         225,976         225,9							18.39
Educational Attainment (2021)         Adult Population Age 25 Years or Over       7,465       82,356       225,976         Elementary (Grade Level 0 to 8)       143       1.9%       1,632       2.0%       6,175       2         Some High School (Grade Level 9 to 11)       480       6.4%       3,453       4.2%       12,853       5         High School Graduate       2,132       28.6%       20,386       24.8%       58,480       25         Some College       2,114       28.3%       21,103       25.6%       59,251       26         Associate Degree Only       651       8.7%       8,770       10.6%       23,459       10         Bachelor Degree Only       1,118       15.0%       17,507       21.3%       43,071       19	·						7.49
Adult Population Age 25 Years or Over     7,465     82,356     225,976       Elementary (Grade Level 0 to 8)     143     1.9%     1,632     2.0%     6,175     2       Some High School (Grade Level 9 to 11)     480     6.4%     3,453     4.2%     12,853     5       High School Graduate     2,132     28.6%     20,386     24.8%     58,480     25       Some College     2,114     28.3%     21,103     25.6%     59,251     26       Associate Degree Only     651     8.7%     8,770     10.6%     23,459     10       Bachelor Degree Only     1,118     15.0%     17,507     21.3%     43,071     19	Educational Attainment (2021)			***************************************		70111011	
Elementary (Grade Level 0 to 8)       143       1.9%       1,632       2.0%       6,175       2         Some High School (Grade Level 9 to 11)       480       6.4%       3,453       4.2%       12,853       5         High School Graduate       2,132       28.6%       20,386       24.8%       58,480       25         Some College       2,114       28.3%       21,103       25.6%       59,251       26         Associate Degree Only       651       8.7%       8,770       10.6%       23,459       10         Bachelor Degree Only       1,118       15.0%       17,507       21.3%       43,071       19	· ·	7 465		82 356		225 976	
Some High School (Grade Level 9 to 11)       480       6.4%       3,453       4.2%       12,853       5         High School Graduate       2,132       28.6%       20,386       24.8%       58,480       25         Some College       2,114       28.3%       21,103       25.6%       59,251       26         Associate Degree Only       651       8.7%       8,770       10.6%       23,459       10         Bachelor Degree Only       1,118       15.0%       17,507       21.3%       43,071       19							
High School Graduate       2,132       28.6%       20,386       24.8%       58,480       25         Some College       2,114       28.3%       21,103       25.6%       59,251       26         Associate Degree Only       651       8.7%       8,770       10.6%       23,459       10         Bachelor Degree Only       1,118       15.0%       17,507       21.3%       43,071       19							
Some College         2,114         28.3%         21,103         25.6%         59,251         26           Associate Degree Only         651         8.7%         8,770         10.6%         23,459         10           Bachelor Degree Only         1,118         15.0%         17,507         21.3%         43,071         19							
Associate Degree Only 651 8.7% 8,770 10.6% 23,459 10 Bachelor Degree Only 1,118 15.0% 17,507 21.3% 43,071 19	•						
Bachelor Degree Only 1,118 15.0% 17,507 21.3% 43,071 19							
•							
	Graduate Degree  Graduate Degree					43,071 22,688	

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PROPERTY HIGHLIGHTS SITE PLAN / AVAILABILITY AERIAL DEMOGRAPHICS CONTACT



2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

	1 mi rac	1 mi radius		lius	5 mi rac	5 mi radius	
Units In Structure (2021)							
1 Detached Unit	2,473	65.5%	31,379	74.7%	89,532	77.8	
1 Attached Unit	46	1.2%	2,011	4.8%	8,290	7.2	
2 to 4 Units	99	2.6%	1,658	3.9%	4,089	3.6	
5 to 9 Units	214	5.7%	2,596	6.2%	5,030	4.4	
10 to 19 Units	202	5.4%	2,038	4.8%	4,622	4.0	
20 to 49 Units	164	4.3%	1,059	2.5%	2,176	1.9	
50 or More Units	222	5.9%	3,765	9.0%	7,566	6.6	
Mobile Home or Trailer	678	17.9%	1,093	2.6%	4,060	3.5	
Other Structure	-	-	38	-	179	0.2	
Homes Built By Year (2021)	<del> </del>						
Homes Built 2010 or later	223	5.9%	2,118	5.0%	6,078	5.3	
Homes Built 2000 to 2009	700	18.5%	5,658	13.5%	14,120	12.3	
Homes Built 1990 to 1999	992	26.3%	16,987	40.4%	32,944	28.6	
Homes Built 1980 to 1989	1,059	28.0%	10,788	25.7%	30,194	26.2	
Homes Built 1970 to 1979	839	22.2%	7,526	17.9%	33,107	28.8	
Homes Built 1960 to 1969	175	4.6%	1,347	3.2%	5,526	4.8	
Homes Built 1950 to 1959	62	1.7%	880	2.1%	2,490	2.2	
Homes Built Before 1949	47	1.3%	333	0.8%	1,086	0.9	
Home Values (2021)	<del></del>			-			
Home Values \$1,000,000 or More	19	0.7%	255	0.9%	1,280	1.5	
Home Values \$500,000 to \$999,999	238	8.9%	1,939	6.6%	6,219	7.1	
Home Values \$400,000 to \$499,999	365	13.7%	2,887	9.9%	6,851	7.8	
Home Values \$300,000 to \$399,999	614	23.0%	7,265	24.8%	16,929	19.3	
Home Values \$200,000 to \$299,999	753	28.2%	12,082	41.3%	34,443	39.3	
Home Values \$150,000 to \$199,999	289	10.9%	2,753	9.4%	12,129	13.8	
Home Values \$100,000 to \$149,999	161	6.1%	1,010	3.5%	4,662	5.3	
Home Values \$70,000 to \$99,999	74	2.8%	303	1.0%	1,368	1.6	
Home Values \$50,000 to \$69,999	34	1.3%	99	0.3%	501	0.6	
Home Values \$25,000 to \$49,999	46	1.7%	190	0.6%	930	1.1	
Home Values Under \$25,000	70	2.6%	452	1.5%	2,287	2.0	
Owner-Occupied Median Home Value	\$286,155		\$288,187		\$269,115		
Renter-Occupied Median Rent	\$1,023		\$1,126		\$1,091		
Transportation To Work (2021)		-		-			
Drive to Work Alone	3,942	74.3%	43,789	75.3%	113,005	76.	
Drive to Work in Carpool	602	11.3%	6,149	10.6%	15,524	10.	
Travel to Work by Public Transportation	126	2.4%	953	1.6%	2,809	1.	
Drive to Work on Motorcycle	23	0.4%	242	0.4%	602	0.4	
Walk or Bicycle to Work	95	1.8%	1,206	2.1%	2,877	1.	
Other Means	101	1.9%	735	1.3%	1,919		
Work at Home	420	7.9%	5,078	8.7%	10,924		
Fravel Time (2021)							
Fravel to Work in 14 Minutes or Less	964	18.2%	11,534	19.8%	27,385	18.	
Travel to Work in 15 to 29 Minutes		33.4%		33.0%	50,129		
Travel to Work in 30 to 59 Minutes		34.1%		31.2%	47,795		
Travel to Work in 60 Minutes or More	341	6.4%	4,193	7.2%	11,426		
Average Minutes Travel to Work	26.0	0.470	24.8	7.270	25.5		

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS







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**PROPERTY HIGHLIGHTS** 

SITE PLAN / AVAILABILITY

**AERIAL** 

**DEMOGRAPHICS** 

CONTACT



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