

FOR LEASE

# 7TH STREET PLAZA



710-822 E. UNION HILLS DRIVE | PHOENIX, AZ 85024  
NEC 7TH STREET & UNION HILLS DRIVE

896 SF - 4,125 SF AVAILBLE FOR LEASE



### FEATURES:

- ZONING: C2, City of Phoenix
- Great Proximity to SR 51, Loop 101 and I-17
- Anchored by Goodwill, Fitness 1 Gym and Dollar Tree
- Project size: 120,757 SF
- Excellent Demographics

### DEMOS:

2019	1 Mile	3 Mile	5 Mile
Population	21,300	125,680	292,465
Avg HH Income	\$67,950	\$72,949	\$78,280

Traffic Counts:	N/S on 7th Street VPD	29,326
	E/W on Union Hills VPD	24,243

### JOIN:



DREAM DINERS



Little Caesars



BBVA Compass

DONNA REECE  
RETAIL LEASING SPECIALIST  
P. 602.386.5694  
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ZELL COMMERCIAL REAL ESTATE SERVICES INC.  
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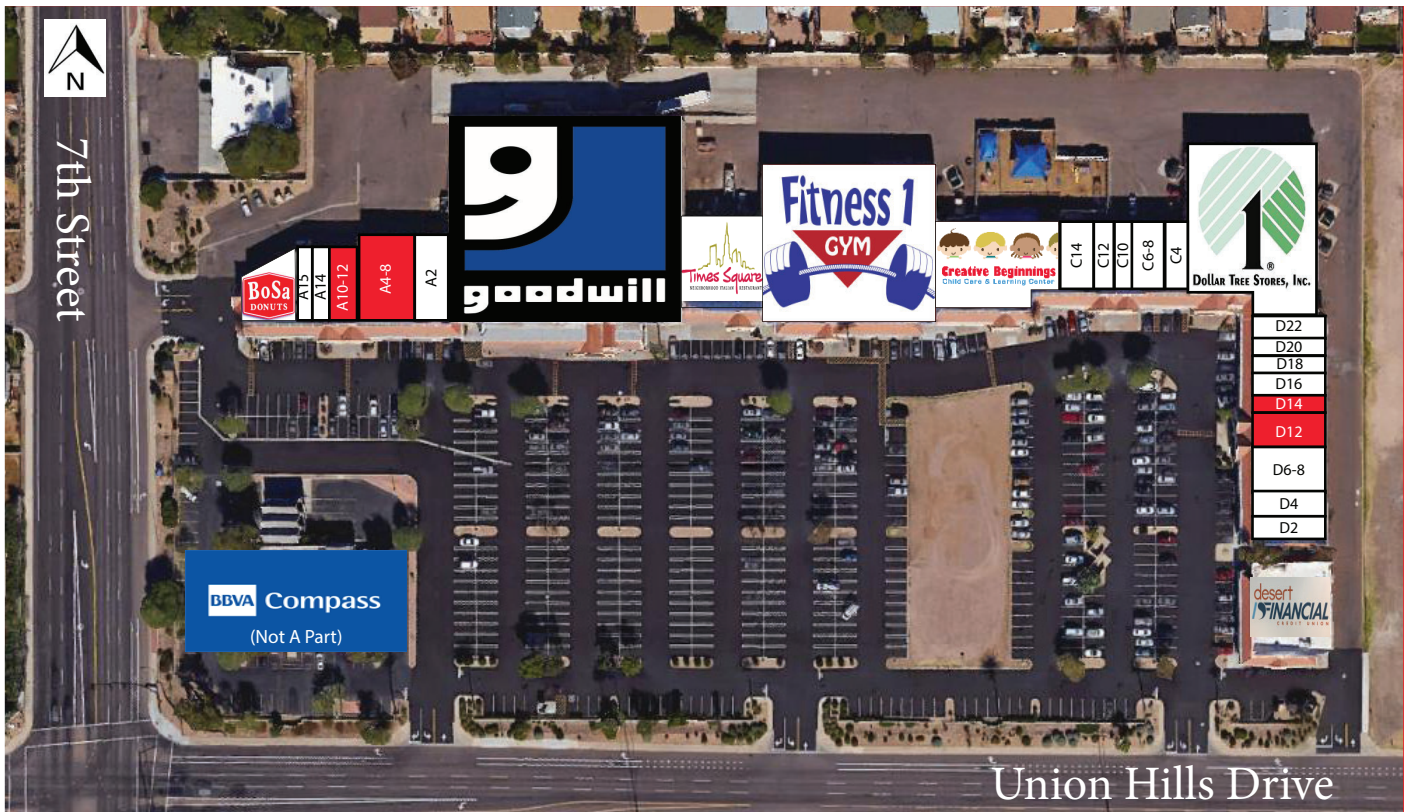


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Shop	Tenant	SF
A2	North Valley Bicycles	1,877
A4-8	AVAILABLE	4,125
A10-12	AVAILABLE	1,755
A14	Water Well	1,170
A15	Mi Pueblo Mexican Restaurant	996
A18	Bosa Donuts	1,900
B1	Times Square Restaurant	5,585
C4	European Grocery	1,200
C6-8	Saffron JAK Restaurant	1,800
C10	Red Boot	900
C12	Cell Phone Repair	900
C14	Dragon Bowl	1,800
C16-24	Creative Beginnings	7,977

Shop	Tenant	SF
D2	Arizona Family Karate	1,520
D4	Dream Dinners	1,303
D6-8	Dental Office	2,252
D12	AVAILABLE	1,948
D14	AVAILABLE	896
D16	Metro PCS	1,365
D18	Little Caesar's Pizza	978
D20	Capri Nails	980
D22	Imagine Wellness Chiropractic	1,303
A	Goodwill	35,534
E	Desert Financial Credit Union	5,577
F	Dollar Tree Store	15,032
O	Fitness 1 Gym	20,045



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## 896 SF - 4,125 SF AVAILBLE FOR LEASE

710-822 E Union Hills Dr Phoenix, AZ 85024	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2019)	21,300	125,680	292,465
Projected Population (2024)	22,913	135,237	315,031
Census Population (2010)	19,111	112,470	263,370
Census Population (2000)	20,298	110,401	255,119
Projected Annual Growth (2019 to 2024)	1,613 1.5%	9,557 1.5%	22,566 1.5%
Historical Annual Growth (2010 to 2019)	2,189 1.1%	13,210 1.2%	29,095 1.1%
Historical Annual Growth (2000 to 2010)	-1,187 -0.6%	2,069 0.2%	8,251 0.3%
Estimated Population Density (2019)	6,783 psm	4,446 psm	3,725 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2019)	9,095	52,804	120,585
Projected Households (2024)	9,534	55,252	126,274
Census Households (2010)	8,044	46,308	106,339
Census Households (2000)	8,292	43,391	99,494
Estimated Households with Children (2019)	2,653 29.2%	15,194 28.8%	35,894 29.8%
Estimated Average Household Size (2019)	2.34	2.38	2.41
<b>Average Household Income</b>			
Estimated Average Household Income (2019)	\$67,950	\$72,949	\$78,280
Projected Average Household Income (2024)	\$76,300	\$82,307	\$88,338
Estimated Average Family Income (2019)	\$74,802	\$86,092	\$93,592
<b>Median Household Income</b>			
Estimated Median Household Income (2019)	\$60,255	\$64,018	\$67,144
Projected Median Household Income (2024)	\$70,247	\$74,383	\$77,756
Estimated Median Family Income (2019)	\$72,380	\$77,428	\$81,764
<b>Per Capita Income</b>			
Estimated Per Capita Income (2019)	\$29,025	\$30,670	\$32,320
Projected Per Capita Income (2024)	\$31,756	\$33,647	\$35,450
Estimated Per Capita Income 5 Year Growth	\$2,731 9.4%	\$2,976 9.7%	\$3,130 9.7%
Estimated Average Household Net Worth (2019)	\$536,590	\$630,248	\$702,099
<b>Daytime Demos (2019)</b>			
Total Businesses	271	4,220	9,404
Total Employees	1,834	45,223	104,150
Company Headquarter Businesses	-	21 0.5%	40 0.4%
Company Headquarter Employees	-	3,536 7.8%	7,519 7.2%
Employee Population per Business	6.8	10.7	11.1
Residential Population per Business	78.6	29.8	31.1

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# ZELL

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710-822 E Union Hills Dr Phoenix, AZ 85024	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2019)	16,597	77.9%	94,475	75.2%	221,732	75.8%
Black or African American (2019)	1,140	5.4%	6,149	4.9%	13,700	4.7%
American Indian or Alaska Native (2019)	318	1.5%	1,804	1.4%	4,024	1.4%
Asian (2019)	707	3.3%	5,264	4.2%	13,592	4.6%
Hawaiian or Pacific Islander (2019)	46	0.2%	207	0.2%	512	0.2%
Other Race (2019)	1,690	7.9%	13,120	10.4%	27,889	9.5%
Two or More Races (2019)	803	3.8%	4,660	3.7%	11,016	3.8%
Not Hispanic or Latino Population (2019)	16,820	79.0%	94,271	75.0%	223,195	76.3%
Hispanic or Latino Population (2019)	4,480	21.0%	31,409	25.0%	69,270	23.7%
Not Hispanic or Latino Population (2024)	17,827	77.8%	100,198	74.1%	237,462	75.4%
Hispanic or Latino Population (2024)	5,087	22.2%	35,039	25.9%	77,569	24.6%
Not Hispanic or Latino Population (2010)	15,870	83.0%	87,437	77.7%	208,958	79.3%
Hispanic or Latino Population (2010)	3,241	17.0%	25,034	22.3%	54,412	20.7%
Not Hispanic or Latino Population (2000)	18,345	90.4%	94,822	85.9%	220,347	86.4%
Hispanic or Latino Population (2000)	1,953	9.6%	15,579	14.1%	34,771	13.6%
Projected Hispanic Annual Growth (2019 to 2024)	607	2.7%	3,630	2.3%	8,299	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	2,527	6.8%	15,830	5.3%	34,499	5.2%
<b>Age Distribution (2019)</b>						
Age Under 5	1,328	6.2%	7,864	6.3%	18,165	6.2%
Age 5 to 9 Years	1,227	5.8%	7,380	5.9%	17,330	5.9%
Age 10 to 14 Years	1,271	6.0%	7,682	6.1%	18,180	6.2%
Age 15 to 19 Years	1,278	6.0%	7,690	6.1%	18,175	6.2%
Age 20 to 24 Years	1,429	6.7%	8,673	6.9%	19,189	6.6%
Age 25 to 29 Years	1,925	9.0%	10,955	8.7%	23,909	8.2%
Age 30 to 34 Years	1,646	7.7%	9,558	7.6%	21,935	7.5%
Age 35 to 39 Years	1,455	6.8%	8,409	6.7%	20,108	6.9%
Age 40 to 44 Years	1,396	6.6%	8,017	6.4%	18,791	6.4%
Age 45 to 49 Years	1,519	7.1%	8,631	6.9%	20,055	6.9%
Age 50 to 54 Years	1,468	6.9%	8,295	6.6%	19,344	6.6%
Age 55 to 59 Years	1,433	6.7%	8,260	6.6%	19,398	6.6%
Age 60 to 64 Years	1,188	5.6%	7,069	5.6%	16,826	5.8%
Age 65 to 74 Years	1,626	7.6%	10,214	8.1%	24,194	8.3%
Age 75 to 84 Years	823	3.9%	5,207	4.1%	12,156	4.2%
Age 85 Years or Over	288	1.4%	1,776	1.4%	4,709	1.6%
Median Age	36.8		36.7		37.2	
<b>Gender Age Distribution (2019)</b>						
Female Population	10,968	51.5%	63,874	50.8%	147,931	50.6%
Age 0 to 19 Years	2,465	22.5%	14,989	23.5%	35,053	23.7%
Age 20 to 64 Years	6,887	62.8%	39,027	61.1%	89,644	60.6%
Age 65 Years or Over	1,617	14.7%	9,859	15.4%	23,234	15.7%
Female Median Age	38.6		38.1		38.6	
Male Population	10,332	48.5%	61,806	49.2%	144,534	49.4%
Age 0 to 19 Years	2,639	25.5%	15,628	25.3%	36,798	25.5%
Age 20 to 64 Years	6,572	63.6%	38,840	62.8%	89,911	62.2%
Age 65 Years or Over	1,121	10.8%	7,338	11.9%	17,825	12.3%
Male Median Age	34.9		35.4		35.8	

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<b>Household Income Distribution (2019)</b>						
HH Income \$200,000 or More	236	2.6%	2,227	4.2%	6,350	5.3%
HH Income \$150,000 to \$199,999	463	5.1%	2,724	5.2%	6,910	5.7%
HH Income \$100,000 to \$149,999	1,269	14.0%	7,606	14.4%	17,343	14.4%
HH Income \$75,000 to \$99,999	1,291	14.2%	7,738	14.7%	18,457	15.3%
HH Income \$50,000 to \$74,999	1,774	19.5%	10,484	19.9%	24,619	20.4%
HH Income \$35,000 to \$49,999	1,386	15.2%	7,905	15.0%	16,956	14.1%
HH Income \$25,000 to \$34,999	962	10.6%	5,201	9.8%	11,004	9.1%
HH Income \$15,000 to \$24,999	1,012	11.1%	5,001	9.5%	10,375	8.6%
HH Income Under \$15,000	702	7.7%	3,918	7.4%	8,573	7.1%
HH Income \$35,000 or More	6,419	70.6%	38,684	73.3%	90,634	75.2%
HH Income \$75,000 or More	3,260	35.8%	20,295	38.4%	49,059	40.7%
<b>Housing (2019)</b>						
Total Housing Units	9,361		54,256		124,303	
Housing Units Occupied	9,095	97.2%	52,804	97.3%	120,585	97.0%
Housing Units Owner-Occupied	5,698	62.6%	30,657	58.1%	71,645	59.4%
Housing Units, Renter-Occupied	3,397	37.4%	22,147	41.9%	48,940	40.6%
Housing Units, Vacant	266	2.9%	1,452	2.7%	3,718	3.1%
<b>Marital Status (2019)</b>						
Never Married	6,388	36.6%	36,517	35.5%	82,324	34.5%
Currently Married	6,642	38.0%	40,461	39.4%	98,118	41.1%
Separated	697	4.0%	4,770	4.6%	10,531	4.4%
Widowed	779	4.5%	4,603	4.5%	11,415	4.8%
Divorced	2,968	17.0%	16,402	16.0%	36,402	15.2%
<b>Household Type (2019)</b>						
Population Family	16,450	77.2%	96,809	77.0%	228,001	78.0%
Population Non-Family	4,835	22.7%	28,674	22.8%	63,117	21.6%
Population Group Quarters	15	-	197	0.2%	1,347	0.5%
Family Households	5,359	58.9%	30,816	58.4%	72,273	59.9%
Non-Family Households	3,737	41.1%	21,989	41.6%	48,312	40.1%
Married Couple with Children	1,371	20.6%	8,499	21.0%	20,884	21.3%
Average Family Household Size	3.1		3.1		3.2	
<b>Household Size (2019)</b>						
1 Person Households	2,812	30.9%	16,683	31.6%	36,853	30.6%
2 Person Households	3,141	34.5%	17,672	33.5%	40,146	33.3%
3 Person Households	1,447	15.9%	7,980	15.1%	18,713	15.5%
4 Person Households	1,013	11.1%	5,810	11.0%	13,811	11.5%
5 Person Households	418	4.6%	2,771	5.2%	6,503	5.4%
6 or More Person Households	264	2.9%	1,888	3.6%	4,560	3.8%
<b>Household Vehicles (2019)</b>						
Households with 0 Vehicles Available	391	4.3%	2,678	5.1%	5,786	4.8%
Households with 1 Vehicles Available	3,693	40.6%	21,131	40.0%	46,999	39.0%
Households with 2 or More Vehicles Available	5,011	55.1%	28,995	54.9%	67,801	56.2%
Total Vehicles Available	15,595		91,223		211,961	
Average Vehicles Per Household	1.7		1.7		1.8	

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### 710-822 E Union Hills Dr

Phoenix, AZ 85024

1 mi radius

3 mi radius

5 mi radius

#### Labor Force (2019)

	1 mi radius	3 mi radius	5 mi radius
Estimated Labor Population Age 16 Years or Over	17,232	101,318	235,327
Estimated Civilian Employed	11,656 67.6%	68,622 67.7%	157,306 66.8%
Estimated Civilian Unemployed	367 2.1%	2,691 2.7%	6,271 2.7%
Estimated in Armed Forces	18 0.1%	68 -	200 -
Estimated Not in Labor Force	5,191 30.1%	29,937 29.5%	71,550 30.4%
Unemployment Rate	2.1%	2.7%	2.7%

#### Occupation (2019)

	1 mi radius	3 mi radius	5 mi radius
Occupation: Population Age 16 Years or Over	11,656	68,622	157,306
Management, Business, Financial Operations	1,709 14.7%	11,380 16.6%	27,543 17.5%
Professional, Related	2,226 19.1%	13,733 20.0%	32,800 20.9%
Service	2,422 20.8%	13,728 20.0%	29,230 18.6%
Sales, Office	3,112 26.7%	18,138 26.4%	42,145 26.8%
Farming, Fishing, Forestry	21 0.2%	112 0.2%	268 0.2%
Construct, Extraction, Maintenance	1,013 8.7%	5,778 8.4%	12,947 8.2%
Production, Transport Material Moving	1,154 9.9%	5,753 8.4%	12,374 7.9%
White Collar Workers	7,047 60.5%	43,252 63.0%	102,488 65.2%
Blue Collar Workers	4,609 39.5%	25,370 37.0%	54,818 34.8%

#### Consumer Expenditure (2019)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$488.01 M	\$2.95 B	\$7.09 B
Total Non-Retail Expenditure	\$256.81 M 52.6%	\$1.56 B 52.7%	\$3.74 B 52.7%
Total Retail Expenditure	\$231.2 M 47.4%	\$1.4 B 47.3%	\$3.35 B 47.3%
Apparel	\$17.01 M 3.5%	\$103.46 M 3.5%	\$249.07 M 3.5%
Contributions	\$15.34 M 3.1%	\$94.22 M 3.2%	\$228.36 M 3.2%
Education	\$13.5 M 2.8%	\$84.15 M 2.8%	\$205.88 M 2.9%
Entertainment	\$27.21 M 5.6%	\$165.36 M 5.6%	\$398.71 M 5.6%
Food and Beverages	\$72.52 M 14.9%	\$437.68 M 14.8%	\$1.05 B 14.8%
Furnishings and Equipment	\$16.95 M 3.5%	\$102.99 M 3.5%	\$248.1 M 3.5%
Gifts	\$11.42 M 2.3%	\$70.81 M 2.4%	\$171.91 M 2.4%
Health Care	\$42.06 M 8.6%	\$252.5 M 8.5%	\$603.1 M 8.5%
Household Operations	\$18.94 M 3.9%	\$115.02 M 3.9%	\$276.92 M 3.9%
Miscellaneous Expenses	\$9.21 M 1.9%	\$55.77 M 1.9%	\$133.94 M 1.9%
Personal Care	\$6.56 M 1.3%	\$39.68 M 1.3%	\$95.17 M 1.3%
Personal Insurance	\$3.3 M 0.7%	\$20.23 M 0.7%	\$49.11 M 0.7%
Reading	\$1.06 M 0.2%	\$6.41 M 0.2%	\$15.42 M 0.2%
Shelter	\$103.01 M 21.1%	\$624.13 M 21.1%	\$1.5 B 21.1%
Tobacco	\$3.18 M 0.7%	\$18.79 M 0.6%	\$44.17 M 0.6%
Transportation	\$89.58 M 18.4%	\$540.96 M 18.3%	\$1.3 B 18.3%
Utilities	\$37.16 M 7.6%	\$222.27 M 7.5%	\$529.07 M 7.5%

#### Educational Attainment (2019)

	1 mi radius	3 mi radius	5 mi radius
Adult Population Age 25 Years or Over	14,767	86,390	201,425
Elementary (Grade Level 0 to 8)	443 3.0%	3,992 4.6%	8,263 4.1%
Some High School (Grade Level 9 to 11)	1,282 8.7%	6,173 7.1%	13,093 6.5%
High School Graduate	3,635 24.6%	20,857 24.1%	46,762 23.2%
Some College	3,667 24.8%	21,586 25.0%	49,965 24.8%
Associate Degree Only	1,572 10.6%	7,931 9.2%	18,715 9.3%
Bachelor Degree Only	2,988 20.2%	17,187 19.9%	42,312 21.0%
Graduate Degree	1,180 8.0%	8,665 10.0%	22,314 11.1%

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<b>Units In Structure (2019)</b>						
1 Detached Unit	5,567	69.2%	29,945	64.7%	73,808	69.4%
1 Attached Unit	398	4.9%	2,478	5.4%	5,743	5.4%
2 to 4 Units	373	4.6%	2,759	6.0%	6,057	5.7%
5 to 9 Units	520	6.5%	2,978	6.4%	6,982	6.6%
10 to 19 Units	442	5.5%	3,519	7.6%	8,136	7.7%
20 to 49 Units	342	4.2%	2,322	5.0%	3,940	3.7%
50 or More Units	380	4.7%	3,460	7.5%	7,449	7.0%
Mobile Home or Trailer	1,070	13.3%	5,262	11.4%	8,241	7.7%
Other Structure	4	-	83	0.2%	229	0.2%
<b>Homes Built By Year (2019)</b>						
Homes Built 2010 or later	317	3.9%	2,578	5.6%	5,545	5.2%
Homes Built 2000 to 2009	754	9.4%	6,832	14.8%	17,271	16.2%
Homes Built 1990 to 1999	1,637	20.4%	11,555	25.0%	25,966	24.4%
Homes Built 1980 to 1989	4,315	53.6%	16,099	34.8%	31,919	30.0%
Homes Built 1970 to 1979	1,392	17.3%	11,281	24.4%	28,539	26.8%
Homes Built 1960 to 1969	442	5.5%	2,870	6.2%	7,779	7.3%
Homes Built 1950 to 1959	115	1.4%	1,125	2.4%	2,543	2.4%
Homes Built Before 1949	123	1.5%	464	1.0%	1,024	1.0%
<b>Home Values (2019)</b>						
Home Values \$1,000,000 or More	35	0.7%	220	0.8%	515	0.8%
Home Values \$500,000 to \$999,999	335	6.4%	2,020	7.2%	5,555	8.4%
Home Values \$400,000 to \$499,999	308	5.8%	2,238	7.9%	5,290	8.0%
Home Values \$300,000 to \$399,999	654	12.4%	4,598	16.3%	11,830	18.0%
Home Values \$200,000 to \$299,999	1,541	29.2%	8,507	30.1%	21,208	32.2%
Home Values \$150,000 to \$199,999	1,489	28.3%	6,014	21.3%	12,723	19.3%
Home Values \$100,000 to \$149,999	543	10.3%	2,899	10.3%	6,540	9.9%
Home Values \$70,000 to \$99,999	271	5.1%	1,097	3.9%	2,325	3.5%
Home Values \$50,000 to \$69,999	133	2.5%	613	2.2%	1,092	1.7%
Home Values \$25,000 to \$49,999	39	0.7%	529	1.9%	1,059	1.6%
Home Values Under \$25,000	311	5.9%	1,727	6.1%	3,117	4.7%
Owner-Occupied Median Home Value	\$204,773		\$227,824		\$241,681	
Renter-Occupied Median Rent	\$892		\$903		\$908	
<b>Transportation To Work (2019)</b>						
Drive to Work Alone	8,065	77.5%	47,077	76.7%	109,476	76.7%
Drive to Work in Carpool	1,057	10.2%	6,698	10.9%	15,455	10.8%
Travel to Work by Public Transportation	301	2.9%	1,510	2.5%	3,383	2.4%
Drive to Work on Motorcycle	56	0.5%	287	0.5%	660	0.5%
Walk or Bicycle to Work	256	2.5%	1,484	2.4%	3,350	2.3%
Other Means	119	1.1%	687	1.1%	1,600	1.1%
Work at Home	552	5.3%	3,639	5.9%	8,820	6.2%
<b>Travel Time (2019)</b>						
Travel to Work in 14 Minutes or Less	1,851	17.8%	13,209	21.5%	31,608	22.1%
Travel to Work in 15 to 29 Minutes	4,648	44.7%	26,507	43.2%	60,638	42.5%
Travel to Work in 30 to 59 Minutes	3,983	38.3%	21,657	35.3%	48,156	33.7%
Travel to Work in 60 Minutes or More	531	5.1%	3,014	4.9%	6,831	4.8%
Average Minutes Travel to Work	24.9		23.6		23.3	

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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.