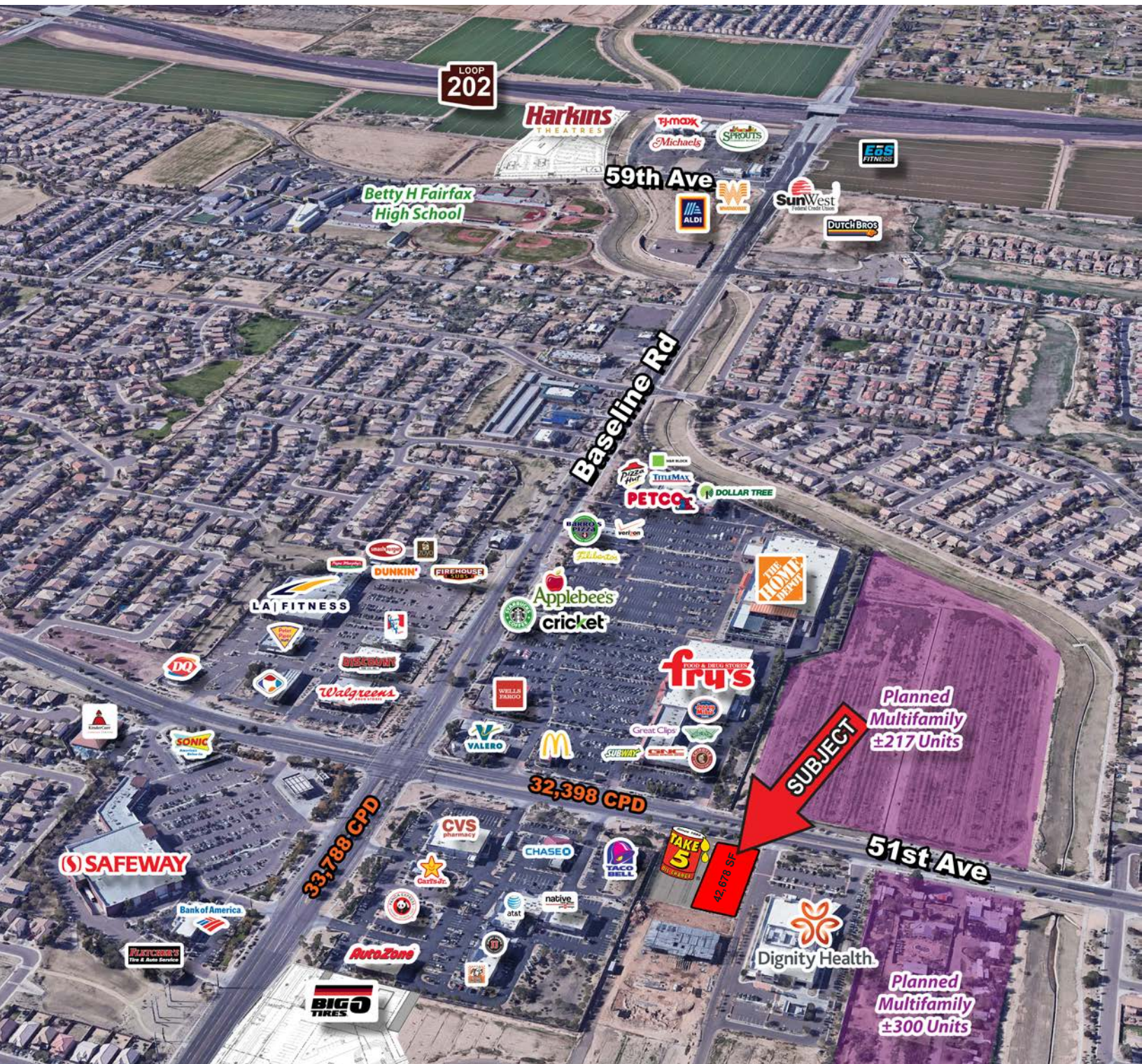


NEW DRIVE THRU PAD

Baseline Rd & 51st Ave - Northeast Corner
Phoenix, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

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Baseline Rd & 51st Ave - Northeast Corner
Phoenix, Arizona



- Over 66,000 cars per day at the intersection
- 3 mile average household income over \$90k
- Very dense infill location
- One of the top intersections in Laveen
- Drive thru PAD is fully entitled
- Immediate access to new Loop 202 freeway - less than 2 miles away

Baseline Road	33,788 CPD
51st Avenue	32,398 CPD
Total	66,186 CPD

Source: SitesUSADignity HealthTM

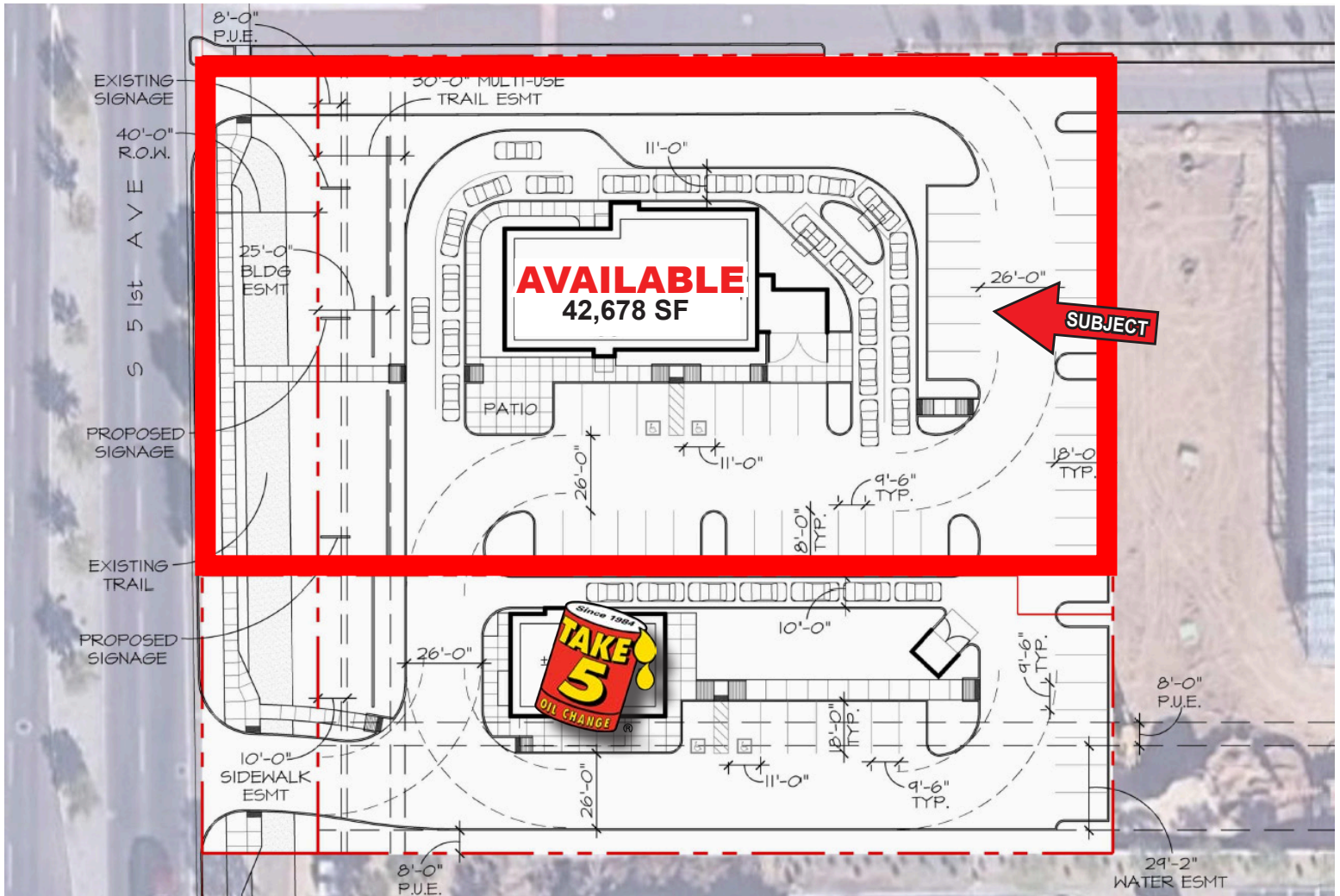
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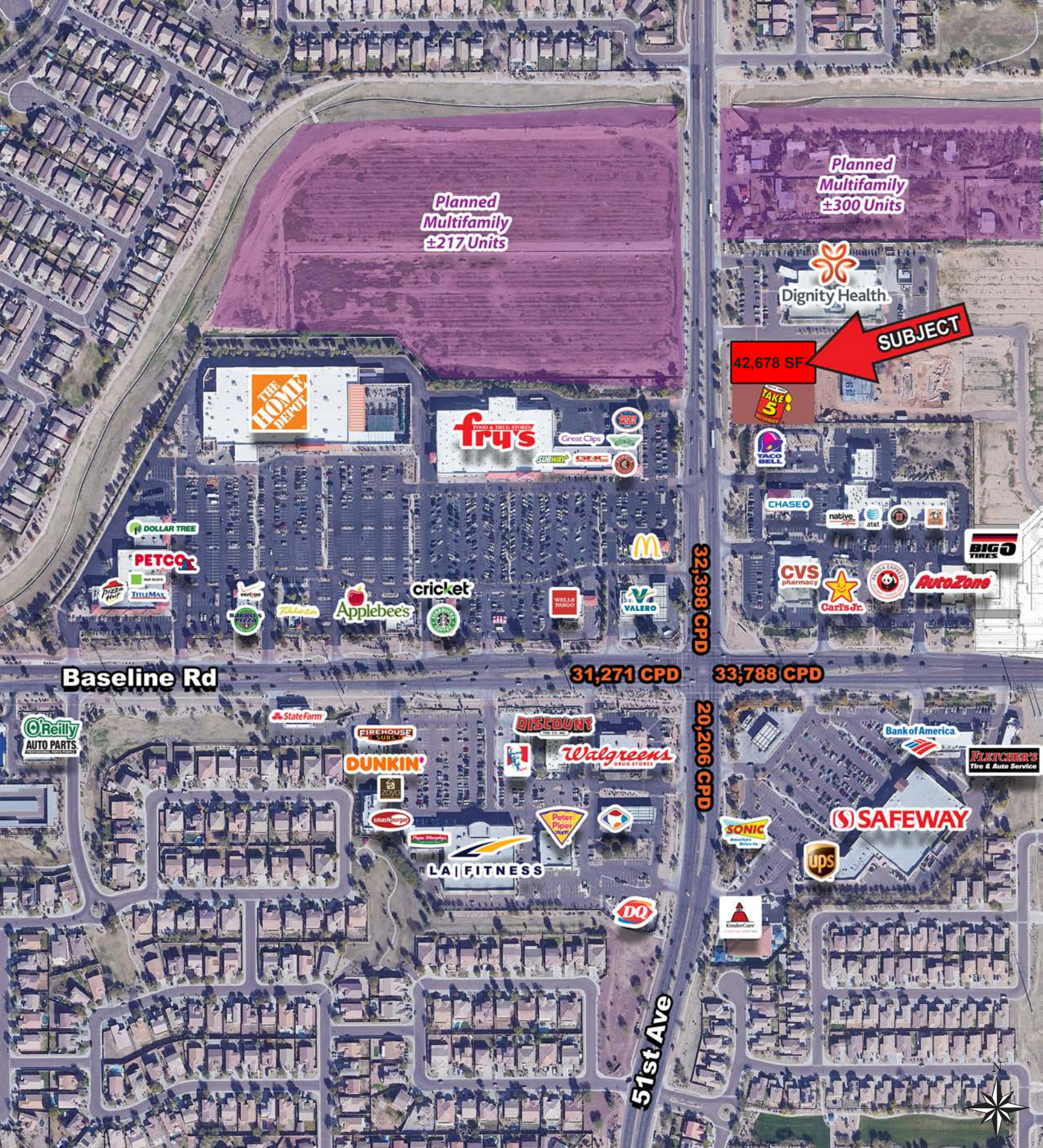
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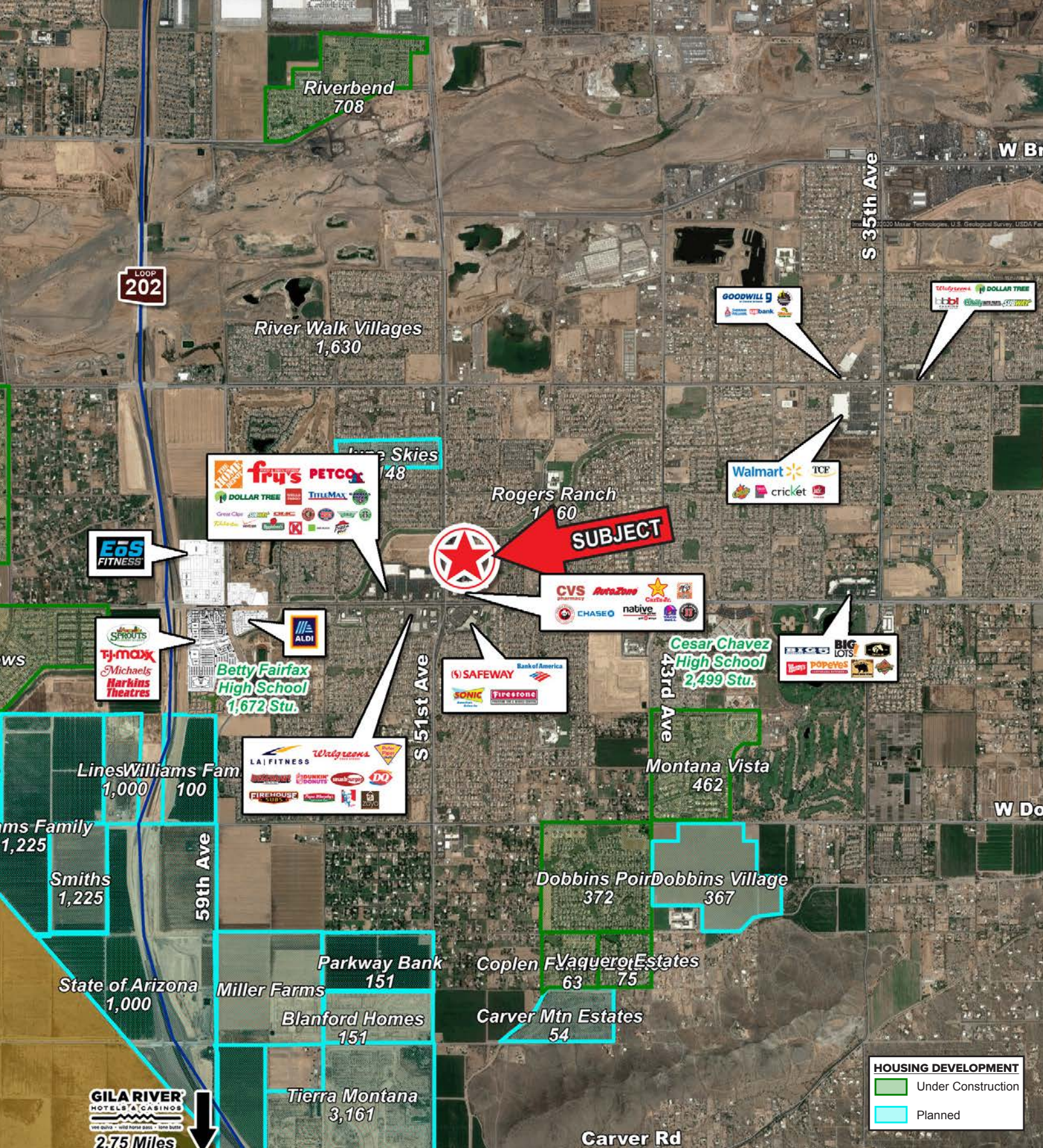


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3777/-112.1684

RF5

S 51st Ave & W Baseline Rd							
		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2020)		15,960		60,450		130,807	
Projected Population (2025)		17,824		67,745		144,816	
Census Population (2010)		13,334		50,445		104,999	
Census Population (2000)		488		8,998		37,237	
Projected Annual Growth (2020 to 2025)		1,864	2.3%	7,295	2.4%	14,009	2.1%
Historical Annual Growth (2010 to 2020)		2,626	2.0%	10,005	2.0%	25,808	2.5%
Historical Annual Growth (2000 to 2010)		12,846	263.1%	41,447	46.1%	67,762	18.2%
Estimated Population Density (2020)		5,083	psm	2,138	psm	1,666	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2020)		4,851		17,852		33,612	
Projected Households (2025)		5,266		19,425		36,520	
Census Households (2010)		4,004		14,681		27,832	
Census Households (2000)		161		2,532		8,288	
Estimated Households with Children (2020)		2,310	47.6%	8,793	49.3%	17,111	50.9%
Estimated Average Household Size (2020)		3.29		3.39		3.49	
Average Household Income							
Estimated Average Household Income (2020)		\$100,373		\$98,827		\$91,552	
Projected Average Household Income (2025)		\$107,709		\$104,819		\$98,094	
Estimated Average Family Income (2020)		\$109,421		\$105,464		\$96,730	
Median Household Income							
Estimated Median Household Income (2020)		\$80,821		\$78,689		\$72,078	
Projected Median Household Income (2025)		\$94,876		\$91,935		\$84,024	
Estimated Median Family Income (2020)		\$87,597		\$84,062		\$77,560	
Per Capita Income							
Estimated Per Capita Income (2020)		\$30,508		\$29,188		\$25,345	
Projected Per Capita Income (2025)		\$31,820		\$30,057		\$26,381	
Estimated Per Capita Income 5 Year Growth		\$1,312	4.3%	\$869	3.0%	\$1,037	4.1%
Estimated Average Household Net Worth (2020)		\$861,178		\$808,980		\$752,420	
Daytime Demos (2020)							
Total Businesses		288		1,043		2,695	
Total Employees		2,077		9,003		38,869	
Company Headquarter Businesses		4	1.5%	24	2.3%	101	3.8%
Company Headquarter Employees		17	0.8%	451	5.0%	4,041	10.4%
Employee Population per Business		7.2		8.6		14.4	
Residential Population per Business		55.4		58.0		48.5	

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S 51st Ave & W Baseline Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2020)	7,761	48.6%	30,346	50.2%	65,516	50.1%
Black or African American (2020)	3,161	19.8%	10,193	16.9%	19,403	14.8%
American Indian or Alaska Native (2020)	259	1.6%	1,081	1.8%	3,162	2.4%
Asian (2020)	1,478	9.3%	4,486	7.4%	6,566	5.0%
Hawaiian or Pacific Islander (2020)	38	0.2%	132	0.2%	231	0.2%
Other Race (2020)	2,483	15.6%	11,457	19.0%	30,271	23.1%
Two or More Races (2020)	780	4.9%	2,754	4.6%	5,659	4.3%
Not Hispanic or Latino Population (2020)	10,610	66.5%	35,348	58.5%	66,701	51.0%
Hispanic or Latino Population (2020)	5,350	33.5%	25,102	41.5%	64,105	49.0%
Not Hispanic or Latino Population (2025)	11,808	66.2%	39,456	58.2%	73,595	50.8%
Hispanic or Latino Population (2025)	6,017	33.8%	28,289	41.8%	71,221	49.2%
Not Hispanic or Latino Population (2010)	8,098	60.7%	26,639	52.8%	46,677	44.5%
Hispanic or Latino Population (2010)	5,236	39.3%	23,806	47.2%	58,322	55.5%
Not Hispanic or Latino Population (2000)	351	71.9%	3,843	42.7%	14,399	38.7%
Hispanic or Latino Population (2000)	137	28.1%	5,154	57.3%	22,838	61.3%
Projected Hispanic Annual Growth (2020 to 2025)	667	2.5%	3,187	2.5%	7,115	2.2%
Historic Hispanic Annual Growth (2000 to 2020)	5,212	189.6%	19,948	19.4%	41,268	9.0%

Age Distribution (2020)

Age Under 5	1,239	7.8%	4,753	7.9%	9,210	7.0%
Age 5 to 9 Years	1,204	7.5%	4,713	7.8%	9,359	7.2%
Age 10 to 14 Years	1,309	8.2%	4,858	8.0%	9,710	7.4%
Age 15 to 19 Years	1,133	7.1%	4,381	7.2%	11,599	8.9%
Age 20 to 24 Years	989	6.2%	3,881	6.4%	12,478	9.5%
Age 25 to 29 Years	1,397	8.8%	5,212	8.6%	11,293	8.6%
Age 30 to 34 Years	1,499	9.4%	5,551	9.2%	11,864	9.1%
Age 35 to 39 Years	1,337	8.4%	4,736	7.8%	9,580	7.3%
Age 40 to 44 Years	1,124	7.0%	4,181	6.9%	8,691	6.6%
Age 45 to 49 Years	942	5.9%	3,634	6.0%	7,729	5.9%
Age 50 to 54 Years	908	5.7%	3,407	5.6%	7,281	5.6%
Age 55 to 59 Years	868	5.4%	3,270	5.4%	6,638	5.1%
Age 60 to 64 Years	692	4.3%	2,669	4.4%	5,197	4.0%
Age 65 to 74 Years	863	5.4%	3,405	5.6%	6,569	5.0%
Age 75 to 84 Years	333	2.1%	1,330	2.2%	2,670	2.0%
Age 85 Years or Over	122	0.8%	468	0.8%	939	0.7%
Median Age	31.4		31.4		30.3	

Gender Age Distribution (2020)

Female Population	8,192	51.3%	30,910	51.1%	62,369	47.7%
Age 0 to 19 Years	2,393	29.2%	9,188	29.7%	18,978	30.4%
Age 20 to 64 Years	5,087	62.1%	18,898	61.1%	37,915	60.8%
Age 65 Years or Over	712	8.7%	2,824	9.1%	5,477	8.8%
Female Median Age	31.9		31.9		31.1	
Male Population	7,768	48.7%	29,540	48.9%	68,438	52.3%
Age 0 to 19 Years	2,492	32.1%	9,517	32.2%	20,900	30.5%
Age 20 to 64 Years	4,669	60.1%	17,643	59.7%	42,836	62.6%
Age 65 Years or Over	607	7.8%	2,380	8.1%	4,702	6.9%
Male Median Age	30.9		31.0		29.5	

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Household Income Distribution (2020)						
HH Income \$200,000 or More	327	6.7%	1,112	6.2%	1,972	5.9%
HH Income \$150,000 to \$199,999	342	7.1%	1,151	6.4%	1,853	5.5%
HH Income \$100,000 to \$149,999	1,091	22.5%	3,611	20.2%	6,095	18.1%
HH Income \$75,000 to \$99,999	844	17.4%	3,385	19.0%	5,809	17.3%
HH Income \$50,000 to \$74,999	1,091	22.5%	3,925	22.0%	7,361	21.9%
HH Income \$35,000 to \$49,999	416	8.6%	1,729	9.7%	3,697	11.0%
HH Income \$25,000 to \$34,999	230	4.7%	1,097	6.1%	2,410	7.2%
HH Income \$15,000 to \$24,999	236	4.9%	808	4.5%	1,806	5.4%
HH Income Under \$15,000	275	5.7%	1,034	5.8%	2,609	7.8%
HH Income \$35,000 or More	4,110	84.7%	14,913	83.5%	26,787	79.7%
HH Income \$75,000 or More	2,604	53.7%	9,259	51.9%	15,729	46.8%
Housing (2020)						
Total Housing Units	5,210		19,210		36,086	
Housing Units Occupied	4,851	93.1%	17,852	92.9%	33,612	93.1%
Housing Units Owner-Occupied	3,810	78.5%	14,312	80.2%	25,833	76.9%
Housing Units, Renter-Occupied	1,041	21.5%	3,540	19.8%	7,779	23.1%
Housing Units, Vacant	359	7.4%	1,358	7.6%	2,474	7.4%
Marital Status (2020)						
Never Married	4,158	34.1%	17,300	37.5%	44,071	43.0%
Currently Married	5,620	46.0%	19,578	42.4%	36,129	35.2%
Separated	950	7.8%	2,892	6.3%	8,007	7.8%
Widowed	316	2.6%	1,564	3.4%	3,322	3.2%
Divorced	1,164	9.5%	4,792	10.4%	11,000	10.7%
Household Type (2020)						
Population Family	14,543	91.1%	55,180	91.3%	107,391	82.1%
Population Non-Family	1,417	8.9%	5,260	8.7%	9,748	7.5%
Population Group Quarters	-	-	9	-	13,668	10.4%
Family Households	3,885	80.1%	14,303	80.1%	26,997	80.3%
Non-Family Households	966	19.9%	3,549	19.9%	6,615	19.7%
Married Couple with Children	1,481	26.4%	5,625	28.7%	10,402	28.8%
Average Family Household Size	3.7		3.9		4.0	
Household Size (2020)						
1 Person Households	634	13.1%	2,295	12.9%	4,339	12.9%
2 Person Households	1,247	25.7%	4,486	25.1%	7,990	23.8%
3 Person Households	962	19.8%	3,305	18.5%	5,873	17.5%
4 Person Households	883	18.2%	3,320	18.6%	6,176	18.4%
5 Person Households	619	12.8%	2,183	12.2%	4,400	13.1%
6 or More Person Households	507	10.4%	2,263	12.7%	4,833	14.4%
Household Vehicles (2020)						
Households with 0 Vehicles Available	86	1.8%	343	1.9%	1,292	3.8%
Households with 1 Vehicles Available	1,048	21.6%	4,269	23.9%	8,004	23.8%
Households with 2 or More Vehicles Available	3,716	76.6%	13,241	74.2%	24,317	72.3%
Total Vehicles Available	10,579		38,307		71,273	
Average Vehicles Per Household	2.2		2.1		2.1	

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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	11,977		45,211		100,444	
Estimated Civilian Employed	7,867	65.7%	29,509	65.3%	55,832	55.6%
Estimated Civilian Unemployed	480	4.0%	1,809	4.0%	4,016	4.0%
Estimated in Armed Forces	6	-	44	-	106	0.1%
Estimated Not in Labor Force	3,624	30.3%	13,849	30.6%	40,490	40.3%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	7,867		29,509		55,832	
Management, Business, Financial Operations	1,220	15.5%	4,134	14.0%	7,004	12.5%
Professional, Related	1,773	22.5%	6,152	20.8%	10,433	18.7%
Service	1,297	16.5%	5,102	17.3%	10,905	19.5%
Sales, Office	1,917	24.4%	7,732	26.2%	13,752	24.6%
Farming, Fishing, Forestry	4	-	66	0.2%	98	0.2%
Construct, Extraction, Maintenance	632	8.0%	2,133	7.2%	4,997	8.9%
Production, Transport Material Moving	1,024	13.0%	4,188	14.2%	8,644	15.5%
White Collar Workers	4,910	62.4%	18,018	61.1%	31,189	55.9%
Blue Collar Workers	2,957	37.6%	11,490	38.9%	24,643	44.1%
Consumer Expenditure (2020)						
Total Household Expenditure	\$345.5 M		\$1.25 B		\$2.23 B	
Total Non-Retail Expenditure	\$180.97 M	52.4%	\$654.68 M	52.4%	\$1.17 B	52.4%
Total Retail Expenditure	\$164.53 M	47.6%	\$595.36 M	47.6%	\$1.06 B	47.6%
Apparel	\$12.32 M	3.6%	\$44.56 M	3.6%	\$79.35 M	3.6%
Contributions	\$10.97 M	3.2%	\$39.68 M	3.2%	\$70.21 M	3.2%
Education	\$10.19 M	2.9%	\$36.67 M	2.9%	\$64.98 M	2.9%
Entertainment	\$19.68 M	5.7%	\$71.13 M	5.7%	\$126.14 M	5.7%
Food and Beverages	\$51.29 M	14.8%	\$185.72 M	14.9%	\$331.54 M	14.9%
Furnishings and Equipment	\$12.21 M	3.5%	\$44.12 M	3.5%	\$78.24 M	3.5%
Gifts	\$8.23 M	2.4%	\$29.58 M	2.4%	\$52.47 M	2.4%
Health Care	\$28.94 M	8.4%	\$104.98 M	8.4%	\$187.16 M	8.4%
Household Operations	\$13.45 M	3.9%	\$48.69 M	3.9%	\$86.53 M	3.9%
Miscellaneous Expenses	\$6.48 M	1.9%	\$23.4 M	1.9%	\$41.61 M	1.9%
Personal Care	\$4.63 M	1.3%	\$16.76 M	1.3%	\$29.81 M	1.3%
Personal Insurance	\$2.44 M	0.7%	\$8.8 M	0.7%	\$15.52 M	0.7%
Reading	\$736.17 K	0.2%	\$2.67 M	0.2%	\$4.74 M	0.2%
Shelter	\$72.25 M	20.9%	\$261.14 M	20.9%	\$466.37 M	20.9%
Tobacco	\$2.06 M	0.6%	\$7.5 M	0.6%	\$13.61 M	0.6%
Transportation	\$64.16 M	18.6%	\$232.03 M	18.6%	\$412.56 M	18.5%
Utilities	\$25.49 M	7.4%	\$92.63 M	7.4%	\$166.14 M	7.5%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	10,086		37,864		78,451	
Elementary (Grade Level 0 to 8)	552	5.5%	2,713	7.2%	7,457	9.5%
Some High School (Grade Level 9 to 11)	725	7.2%	3,005	7.9%	8,089	10.3%
High School Graduate	2,449	24.3%	9,853	26.0%	22,230	28.3%
Some College	2,308	22.9%	8,253	21.8%	17,069	21.8%
Associate Degree Only	1,137	11.3%	4,268	11.3%	7,325	9.3%
Bachelor Degree Only	1,950	19.3%	6,535	17.3%	10,639	13.6%
Graduate Degree	965	9.6%	3,237	8.5%	5,642	7.2%

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Units In Structure (2020)						
1 Detached Unit	4,473	111.7%	16,289	110.9%	30,043	107.9%
1 Attached Unit	95	2.4%	367	2.5%	676	2.4%
2 to 4 Units	57	1.4%	138	0.9%	435	1.6%
5 to 9 Units	32	0.8%	113	0.8%	284	1.0%
10 to 19 Units	34	0.8%	62	0.4%	177	0.6%
20 to 49 Units	27	0.7%	68	0.5%	221	0.8%
50 or More Units	58	1.4%	196	1.3%	443	1.6%
Mobile Home or Trailer	70	1.7%	563	3.8%	1,238	4.4%
Other Structure	5	0.1%	57	0.4%	95	0.3%
Homes Built By Year (2020)						
Homes Built 2010 or later	461	11.5%	2,051	14.0%	3,199	11.5%
Homes Built 2000 to 2009	3,185	79.6%	10,394	70.8%	17,935	64.4%
Homes Built 1990 to 1999	402	10.0%	1,255	8.5%	2,529	9.1%
Homes Built 1980 to 1989	299	7.5%	1,234	8.4%	2,500	9.0%
Homes Built 1970 to 1979	209	5.2%	1,356	9.2%	2,899	10.4%
Homes Built 1960 to 1969	191	4.8%	948	6.5%	2,051	7.4%
Homes Built 1950 to 1959	72	1.8%	423	2.9%	1,594	5.7%
Homes Built Before 1949	31	0.8%	190	1.3%	906	3.3%
Home Values (2020)						
Home Values \$1,000,000 or More	35	0.9%	160	1.1%	327	1.3%
Home Values \$500,000 to \$999,999	156	4.1%	678	4.7%	1,487	5.8%
Home Values \$400,000 to \$499,999	165	4.3%	840	5.9%	1,428	5.5%
Home Values \$300,000 to \$399,999	566	14.8%	1,928	13.5%	3,013	11.7%
Home Values \$200,000 to \$299,999	1,641	43.1%	5,900	41.2%	9,697	37.5%
Home Values \$150,000 to \$199,999	815	21.4%	2,775	19.4%	5,223	20.2%
Home Values \$100,000 to \$149,999	314	8.2%	1,134	7.9%	2,361	9.1%
Home Values \$70,000 to \$99,999	40	1.1%	204	1.4%	732	2.8%
Home Values \$50,000 to \$69,999	13	0.3%	151	1.1%	307	1.2%
Home Values \$25,000 to \$49,999	11	0.3%	164	1.1%	447	1.7%
Home Values Under \$25,000	54	1.4%	377	2.6%	811	3.1%
Owner-Occupied Median Home Value	\$174,442		\$182,086		\$178,262	
Renter-Occupied Median Rent	\$1,134		\$1,065		\$986	
Transportation To Work (2020)						
Drive to Work Alone	5,887	79.3%	21,593	76.6%	45,138	74.6%
Drive to Work in Carpool	890	12.0%	3,981	14.1%	9,342	15.4%
Travel to Work by Public Transportation	126	1.7%	697	2.5%	1,551	2.6%
Drive to Work on Motorcycle	5	-	54	0.2%	74	0.1%
Walk or Bicycle to Work	79	1.1%	308	1.1%	749	1.2%
Other Means	64	0.9%	236	0.8%	522	0.9%
Work at Home	373	5.0%	1,338	4.7%	3,169	5.2%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	694	9.3%	2,925	10.4%	6,905	11.4%
Travel to Work in 15 to 29 Minutes	2,728	36.7%	10,242	36.3%	20,955	34.6%
Travel to Work in 30 to 59 Minutes	3,453	46.5%	12,666	44.9%	20,904	34.5%
Travel to Work in 60 Minutes or More	585	7.9%	2,208	7.8%	4,164	6.9%
Average Minutes Travel to Work	29.9		29.3		24.7	

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

AERIAL

DEMOGRAPHICS

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