



# GRANDVIEW PLAZA

Northeast Corner of Camelback Road and 59th Ave.  
Glendale, Arizona



## ◆ Anchor, Junior Anchor & Shop Space Available!

### Property Highlights

- Over 46,000 cars per day at the intersection
- High density trade area
- Monument signage available
- Aggressive lease rates
- 6,257 SF to 42,609 SF (Max Contiguous) available

### Traffic Counts

Camelback Rd.	30,391 CPD		
59th Ave.	21,900 CPD		
<b>Total</b>	<b>52,291 CPD</b>		
Demographics	1 mi	3 mi	5 mi
Estimated Population	25,808	238,600	527,282
Avg Household Income	\$48,978	\$55,259	\$57,787
Estimated Households	7,715	66,449	158,069

Source: SitesUSA

### Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Dave Cheatham

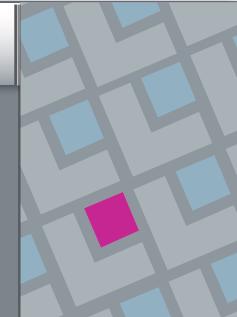
602.682.6060

dave.cheatham@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com



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**PROPERTY HIGHLIGHTS**

**SITE PLAN / AVAILABILITY**

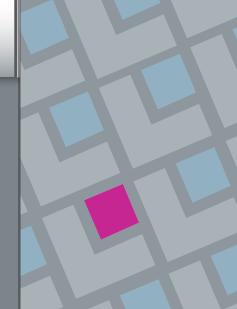
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TENANT	SQ.FT.
AJ's Smoke Shop	2,400
Ace America's Cash Express	1,250
Subway Real Estate Crop	868
Citiwide Insurance Center, Inc	700
Cricket	1,760
Lady Bug Day Care	5,400
AJ's Mini Mart	2,475
Cash America (Super Pawn)	12,725
Choice One	600
Ta'Carbon The Real Mexican Grill	1,400
<b>AVAILABLE</b>	<b>36,352</b>
<b>AVAILABLE</b>	<b>6,374</b>
Burger King	Pad
O'Reilly Auto Parts	10,328

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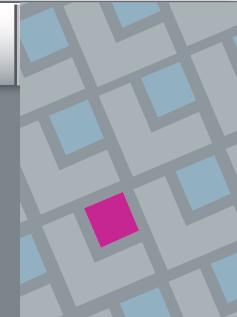
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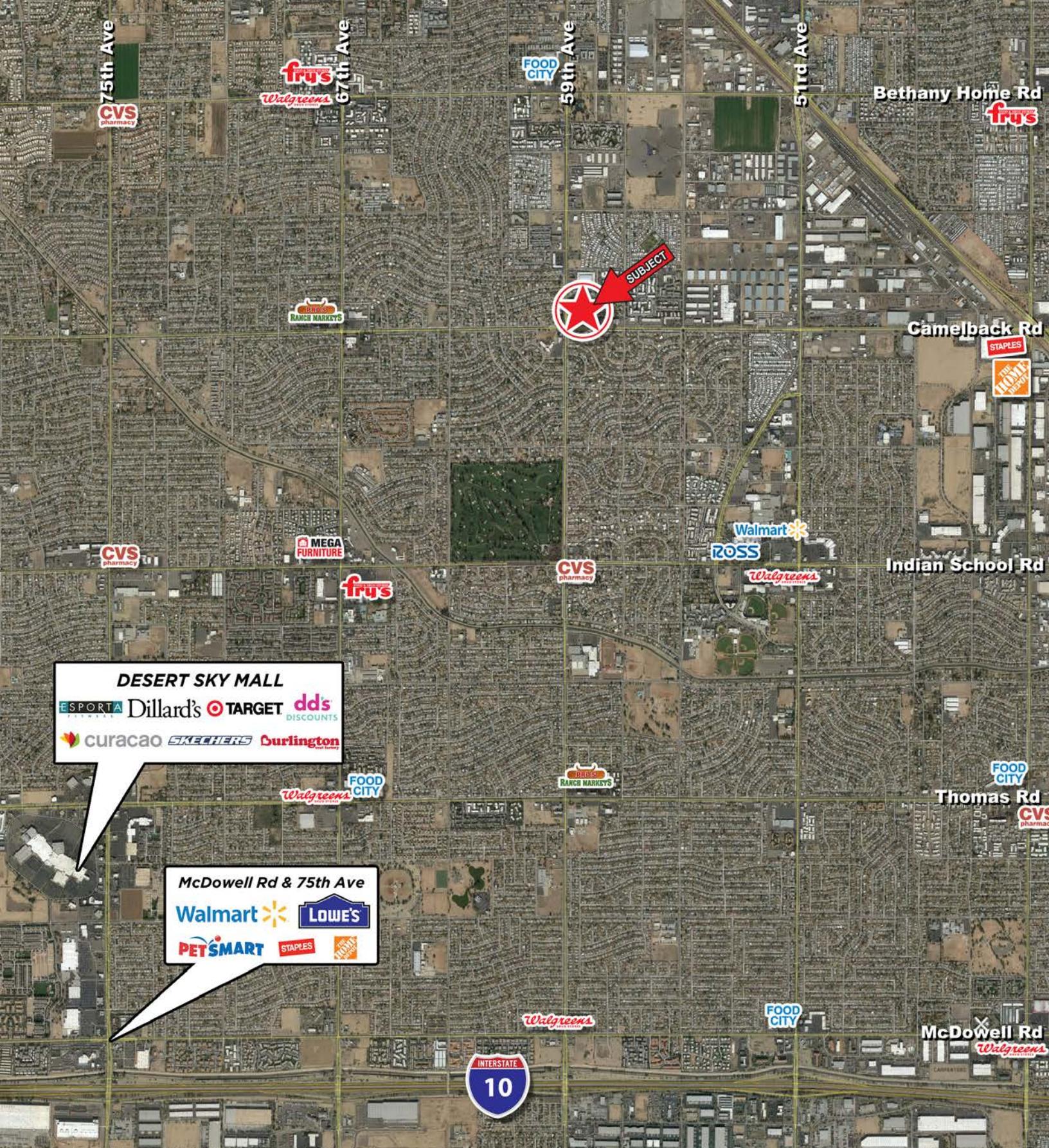
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75th Ave

CVS  
pharmacy

67th Ave

fry's  
Walgreens

59th Ave

FOOD CITY

51st Ave

Bethany Home Rd  
fry's

D'JUS  
RANCH MARKETS

SUBJECT

Camelback Rd

STAPLES

THE HOME  
DEPOT

Indian School Rd

### DESERT SKY MALL

ESPORTA FITNESS  
Dillard's TARGET dds DISCOUNTS  
curacao SKECHERS Burlington  
FOOD CITY

Walgreens

### McDowell Rd & 75th Ave

Walmart LOWE'S  
PETSMART STAPLES THE HOME  
DEPOT



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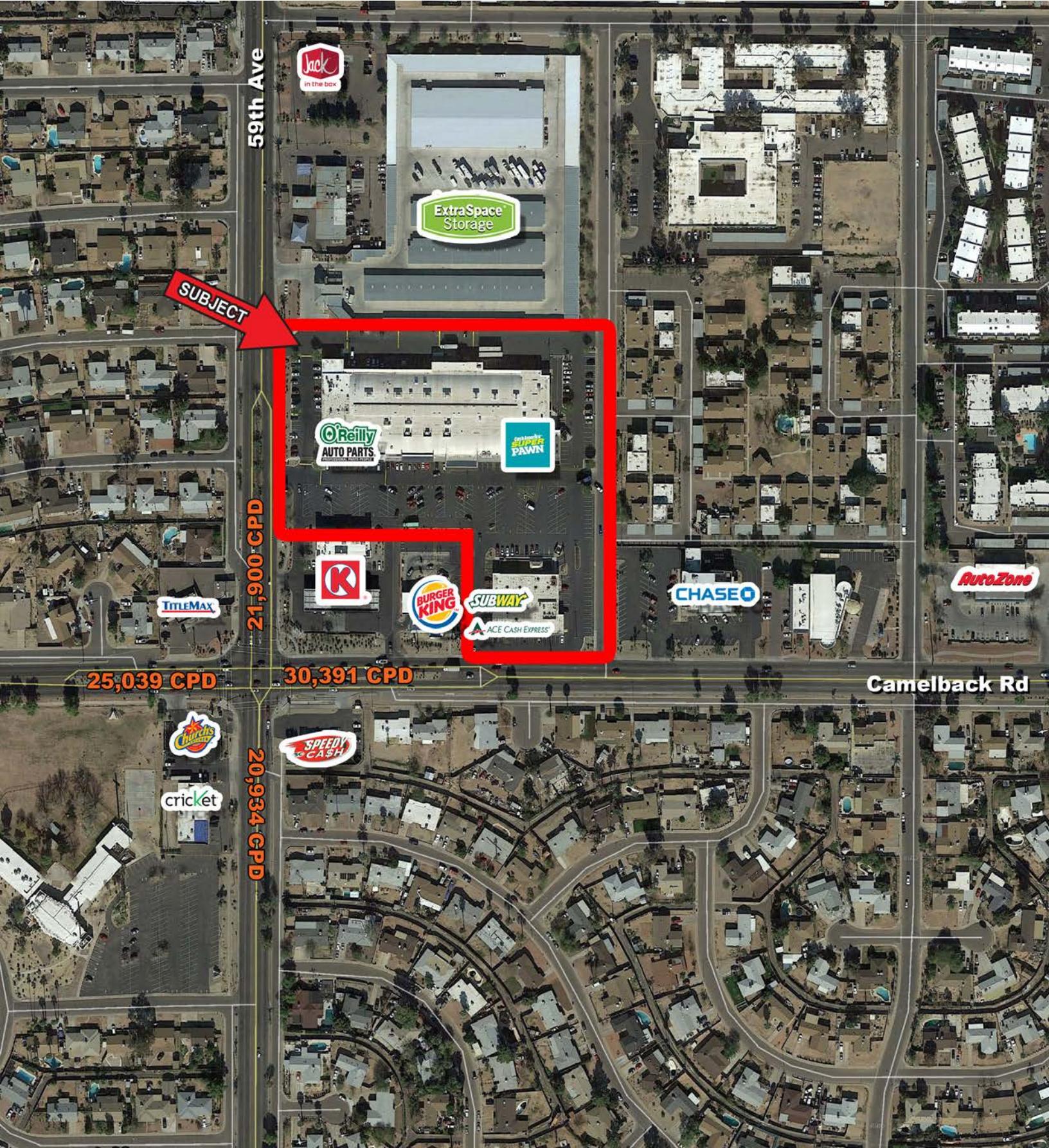
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# EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5096/-112.1863

RF5

W Camelback Rd & N 59th Ave	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2020)	25,808	238,600	527,282
Projected Population (2025)	28,387	264,784	583,506
Census Population (2010)	22,989	207,578	457,118
Census Population (2000)	22,107	203,965	442,624
Projected Annual Growth (2020 to 2025)	2,579 2.0%	26,184 2.2%	56,224 2.1%
Historical Annual Growth (2010 to 2020)	2,819 1.2%	31,022 1.5%	70,164 1.5%
Historical Annual Growth (2000 to 2010)	882 0.4%	3,613 0.2%	14,494 0.3%
Estimated Population Density (2020)	8,219 psm	8,443 psm	6,716 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	7,715	66,449	158,069
Projected Households (2025)	8,154	70,858	168,079
Census Households (2010)	6,750	57,035	134,708
Census Households (2000)	7,087	60,320	137,512
Estimated Households with Children (2020)	3,712 48.1%	35,190 53.0%	76,082 48.1%
Estimated Average Household Size (2020)	3.33	3.58	3.32
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$48,978	\$55,259	\$57,787
Projected Average Household Income (2025)	\$52,313	\$60,197	\$62,838
Estimated Average Family Income (2020)	\$56,782	\$58,567	\$62,851
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$40,673	\$45,105	\$47,264
Projected Median Household Income (2025)	\$48,754	\$53,205	\$55,651
Estimated Median Family Income (2020)	\$47,423	\$50,213	\$53,345
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$14,692	\$15,411	\$17,372
Projected Per Capita Income (2025)	\$15,073	\$16,129	\$18,144
Estimated Per Capita Income 5 Year Growth	\$381 2.6%	\$718 4.7%	\$773 4.4%
Estimated Average Household Net Worth (2020)	\$304,079	\$345,607	\$379,756
<b>Daytime Demos (2020)</b>			
Total Businesses	339	3,790	10,528
Total Employees	3,252	45,974	126,998
Company Headquarter Businesses	1 0.3%	10 0.3%	50 0.5%
Company Headquarter Employees	257 7.9%	2,875 6.3%	9,135 7.2%
Employee Population per Business	9.6	12.1	12.1
Residential Population per Business	76.2	63.0	50.1

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page 1 of 5

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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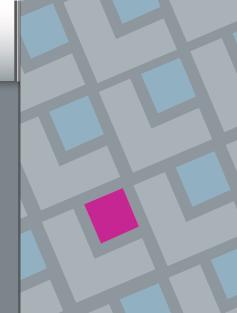
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<b>Race &amp; Ethnicity</b>				
White (2020)	13,093	50.7%	121,355	50.9%
Black or African American (2020)	2,252	8.7%	17,759	7.4%
American Indian or Alaska Native (2020)	485	1.9%	4,441	1.9%
Asian (2020)	435	1.7%	6,066	2.5%
Hawaiian or Pacific Islander (2020)	29	0.1%	346	0.1%
Other Race (2020)	8,404	32.6%	79,158	33.2%
Two or More Races (2020)	1,109	4.3%	9,476	4.0%
Not Hispanic or Latino Population (2020)	8,742	33.9%	76,495	32.1%
Hispanic or Latino Population (2020)	17,066	66.1%	162,105	67.9%
Not Hispanic or Latino Population (2025)	9,632	33.9%	85,130	32.2%
Hispanic or Latino Population (2025)	18,754	66.1%	179,654	67.8%
Not Hispanic or Latino Population (2010)	7,150	31.1%	58,163	28.0%
Hispanic or Latino Population (2010)	15,839	68.9%	149,415	72.0%
Not Hispanic or Latino Population (2000)	12,475	56.4%	92,443	45.3%
Hispanic or Latino Population (2000)	9,633	43.6%	111,522	54.7%
Projected Hispanic Annual Growth (2020 to 2025)	1,689	2.0%	17,549	2.2%
Historic Hispanic Annual Growth (2000 to 2020)	7,433	3.9%	50,583	2.3%
			102,909	2.4%
<b>Age Distribution (2020)</b>				
Age Under 5	2,121	8.2%	19,411	8.1%
Age 5 to 9 Years	2,036	7.9%	19,864	8.3%
Age 10 to 14 Years	2,082	8.1%	20,446	8.6%
Age 15 to 19 Years	2,122	8.2%	20,115	8.4%
Age 20 to 24 Years	2,170	8.4%	18,523	7.8%
Age 25 to 29 Years	1,954	7.6%	18,784	7.9%
Age 30 to 34 Years	1,791	6.9%	17,509	7.3%
Age 35 to 39 Years	1,672	6.5%	16,373	6.9%
Age 40 to 44 Years	1,580	6.1%	15,347	6.4%
Age 45 to 49 Years	1,573	6.1%	14,713	6.2%
Age 50 to 54 Years	1,381	5.4%	13,454	5.6%
Age 55 to 59 Years	1,367	5.3%	12,171	5.1%
Age 60 to 64 Years	1,103	4.3%	9,635	4.0%
Age 65 to 74 Years	1,679	6.5%	13,815	5.8%
Age 75 to 84 Years	891	3.5%	6,413	2.7%
Age 85 Years or Over	284	1.1%	2,027	0.8%
Median Age	30.7		29.9	
			30.9	
<b>Gender Age Distribution (2020)</b>				
Female Population	13,137	50.9%	119,857	50.2%
Age 0 to 19 Years	4,166	31.7%	39,151	32.7%
Age 20 to 64 Years	7,369	56.1%	68,331	57.0%
Age 65 Years or Over	1,601	12.2%	12,375	10.3%
Female Median Age	31.3		30.6	
			31.7	
Male Population	12,671	49.1%	118,743	49.8%
Age 0 to 19 Years	4,196	33.1%	40,686	34.3%
Age 20 to 64 Years	7,223	57.0%	68,177	57.4%
Age 65 Years or Over	1,253	9.9%	9,881	8.3%
Male Median Age	30.2		29.3	
			30.2	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

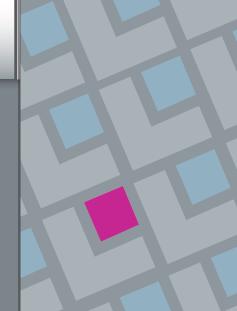
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<b>Household Income Distribution (2020)</b>			
HH Income \$200,000 or More	30 0.4%	746 1.1%	2,206 1.4%
HH Income \$150,000 to \$199,999	184 2.4%	1,471 2.2%	4,448 2.8%
HH Income \$100,000 to \$149,999	668 8.7%	6,036 9.1%	15,066 9.5%
HH Income \$75,000 to \$99,999	659 8.5%	7,026 10.6%	17,318 11.0%
HH Income \$50,000 to \$74,999	1,288 16.7%	13,065 19.7%	32,286 20.4%
HH Income \$35,000 to \$49,999	1,459 18.9%	11,806 17.8%	27,141 17.2%
HH Income \$25,000 to \$34,999	864 11.2%	7,611 11.5%	17,856 11.3%
HH Income \$15,000 to \$24,999	1,216 15.8%	9,211 13.9%	20,511 13.0%
HH Income Under \$15,000	1,348 17.5%	9,477 14.3%	21,237 13.4%
HH Income \$35,000 or More	4,287 55.6%	40,150 60.4%	98,465 62.3%
HH Income \$75,000 or More	1,541 20.0%	15,279 23.0%	39,038 24.7%
<b>Housing (2020)</b>			
Total Housing Units	8,038	69,570	165,032
Housing Units Occupied	7,715 96.0%	66,449 95.5%	158,069 95.8%
Housing Units Owner-Occupied	3,553 46.1%	33,467 50.4%	79,804 50.5%
Housing Units, Renter-Occupied	4,162 53.9%	32,982 49.6%	78,266 49.5%
Housing Units, Vacant	323 4.2%	3,121 4.7%	6,963 4.4%
<b>Marital Status (2020)</b>			
Never Married	8,085 41.3%	79,393 44.4%	174,907 43.6%
Currently Married	6,452 33.0%	57,638 32.2%	132,628 33.1%
Separated	1,898 9.7%	14,836 8.3%	30,816 7.7%
Widowed	882 4.5%	7,271 4.1%	16,378 4.1%
Divorced	2,251 11.5%	19,741 11.0%	46,406 11.6%
<b>Household Type (2020)</b>			
Population Family	22,791 88.3%	217,037 91.0%	466,524 88.5%
Population Non-Family	2,864 11.1%	21,143 8.9%	58,330 11.1%
Population Group Quarters	152 0.6%	421 0.2%	2,428 0.5%
Family Households	5,474 70.9%	50,876 76.6%	114,933 72.7%
Non-Family Households	2,241 29.1%	15,573 23.4%	43,136 27.3%
Married Couple with Children	1,962 30.4%	19,429 33.7%	41,986 31.7%
Average Family Household Size	4.2	4.3	4.1
<b>Household Size (2020)</b>			
1 Person Households	1,796 23.3%	11,784 17.7%	32,309 20.4%
2 Person Households	1,544 20.0%	12,726 19.2%	34,703 22.0%
3 Person Households	1,078 14.0%	9,782 14.7%	24,165 15.3%
4 Person Households	1,121 14.5%	10,767 16.2%	24,359 15.4%
5 Person Households	920 11.9%	8,957 13.5%	18,974 12.0%
6 or More Person Households	1,256 16.3%	12,433 18.7%	23,558 14.9%
<b>Household Vehicles (2020)</b>			
Households with 0 Vehicles Available	1,016 13.2%	6,103 9.2%	14,889 9.4%
Households with 1 Vehicles Available	2,738 35.5%	22,653 34.1%	55,879 35.4%
Households with 2 or More Vehicles Available	3,961 51.3%	37,692 56.7%	87,301 55.2%
Total Vehicles Available	13,296	121,319	280,794
Average Vehicles Per Household	1.7	1.8	1.8

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page 3 of 5

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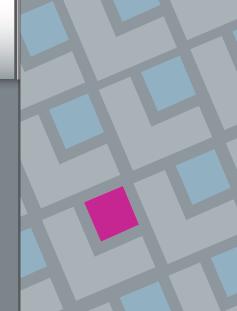
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<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	19,198	175,075	393,048			
Estimated Civilian Employed	11,318	59.0%	103,007	58.8%	235,346	59.9%
Estimated Civilian Unemployed	520	2.7%	5,610	3.2%	12,431	3.2%
Estimated in Armed Forces	-	-	70	-	199	-
Estimated Not in Labor Force	7,360	38.3%	66,388	37.9%	145,072	36.9%
Unemployment Rate	2.7%		3.2%		3.2%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	11,318	103,007	235,346			
Management, Business, Financial Operations	996	8.8%	8,592	8.3%	21,847	9.3%
Professional, Related	1,082	9.6%	11,425	11.1%	29,548	12.6%
Service	2,867	25.3%	24,792	24.1%	54,730	23.3%
Sales, Office	2,170	19.2%	22,356	21.7%	52,615	22.4%
Farming, Fishing, Forestry	55	0.5%	421	0.4%	923	0.4%
Construct, Extraction, Maintenance	1,864	16.5%	15,430	15.0%	33,425	14.2%
Production, Transport Material Moving	2,285	20.2%	19,992	19.4%	42,258	18.0%
White Collar Workers	4,248	37.5%	42,373	41.1%	104,010	44.2%
Blue Collar Workers	7,070	62.5%	60,634	58.9%	131,336	55.8%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$330.09 M	\$3.09 B	\$7.57 B			
Total Non-Retail Expenditure	\$173.69 M	52.6%	\$1.62 B	52.5%	\$3.98 B	52.6%
Total Retail Expenditure	\$156.4 M	47.4%	\$1.47 B	47.5%	\$3.59 B	47.4%
Apparel	\$11.63 M	3.5%	\$109.14 M	3.5%	\$266.83 M	3.5%
Contributions	\$9.76 M	3.0%	\$91.64 M	3.0%	\$226.92 M	3.0%
Education	\$8.91 M	2.7%	\$83.5 M	2.7%	\$206.03 M	2.7%
Entertainment	\$17.96 M	5.4%	\$168.83 M	5.5%	\$415.17 M	5.5%
Food and Beverages	\$49.97 M	15.1%	\$467.02 M	15.1%	\$1.14 B	15.1%
Furnishings and Equipment	\$11.15 M	3.4%	\$104.67 M	3.4%	\$257.71 M	3.4%
Gifts	\$7.22 M	2.2%	\$67.72 M	2.2%	\$168.35 M	2.2%
Health Care	\$28.25 M	8.6%	\$263.35 M	8.5%	\$646.56 M	8.5%
Household Operations	\$12.59 M	3.8%	\$117.88 M	3.8%	\$289.7 M	3.8%
Miscellaneous Expenses	\$6.11 M	1.9%	\$57.03 M	1.8%	\$140.44 M	1.9%
Personal Care	\$4.41 M	1.3%	\$41.16 M	1.3%	\$101.03 M	1.3%
Personal Insurance	\$2.1 M	0.6%	\$19.8 M	0.6%	\$48.93 M	0.6%
Reading	\$693.61 K	0.2%	\$6.47 M	0.2%	\$15.97 M	0.2%
Shelter	\$70.65 M	21.4%	\$658.34 M	21.3%	\$1.61 B	21.3%
Tobacco	\$2.35 M	0.7%	\$21.67 M	0.7%	\$52.48 M	0.7%
Transportation	\$60.27 M	18.3%	\$566.94 M	18.4%	\$1.39 B	18.3%
Utilities	\$26.08 M	7.9%	\$242.77 M	7.9%	\$591.26 M	7.8%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	15,276		140,241		317,643	
Elementary (Grade Level 0 to 8)	3,025	19.8%	25,833	18.4%	51,315	16.2%
Some High School (Grade Level 9 to 11)	2,179	14.3%	22,283	15.9%	44,639	14.1%
High School Graduate	4,729	31.0%	42,937	30.6%	95,855	30.2%
Some College	3,019	19.8%	26,787	19.1%	64,133	20.2%
Associate Degree Only	1,017	6.7%	8,892	6.3%	22,375	7.0%
Bachelor Degree Only	1,003	6.6%	9,404	6.7%	26,701	8.4%
Graduate Degree	304	2.0%	4,105	2.9%	12,626	4.0%

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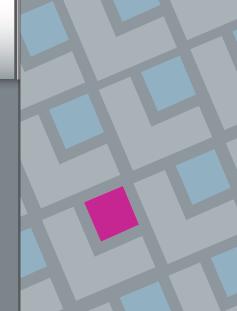
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<b>Units In Structure (2020)</b>					
1 Detached Unit	3,889	57.6%	42,136	73.9%	96,590 71.7%
1 Attached Unit	85	1.3%	2,225	3.9%	5,807 4.3%
2 to 4 Units	671	9.9%	4,348	7.6%	10,346 7.7%
5 to 9 Units	598	8.9%	4,546	8.0%	11,315 8.4%
10 to 19 Units	886	13.1%	4,216	7.4%	11,700 8.7%
20 to 49 Units	138	2.0%	1,522	2.7%	4,952 3.7%
50 or More Units	621	9.2%	3,850	6.8%	9,515 7.1%
Mobile Home or Trailer	821	12.2%	3,496	6.1%	7,671 5.7%
Other Structure	6	-	109	0.2%	174 0.1%
<b>Homes Built By Year (2020)</b>					
Homes Built 2010 or later	234	3.5%	2,575	4.5%	6,547 4.9%
Homes Built 2000 to 2009	438	6.5%	6,436	11.3%	17,609 13.1%
Homes Built 1990 to 1999	1,123	16.6%	8,242	14.5%	21,805 16.2%
Homes Built 1980 to 1989	1,179	17.5%	10,584	18.6%	26,843 19.9%
Homes Built 1970 to 1979	1,692	25.1%	17,605	30.9%	38,834 28.8%
Homes Built 1960 to 1969	1,434	21.2%	10,836	19.0%	23,347 17.3%
Homes Built 1950 to 1959	1,457	21.6%	8,558	15.0%	18,740 13.9%
Homes Built Before 1949	158	2.3%	1,613	2.8%	4,345 3.2%
<b>Home Values (2020)</b>					
Home Values \$1,000,000 or More	22	0.6%	260	0.8%	574 0.7%
Home Values \$500,000 to \$999,999	184	5.2%	1,777	5.3%	4,215 5.3%
Home Values \$400,000 to \$499,999	165	4.6%	1,700	5.1%	3,961 5.0%
Home Values \$300,000 to \$399,999	380	10.7%	3,207	9.6%	7,734 9.7%
Home Values \$200,000 to \$299,999	595	16.8%	7,294	21.8%	19,998 25.1%
Home Values \$150,000 to \$199,999	906	25.5%	7,658	22.9%	17,449 21.9%
Home Values \$100,000 to \$149,999	482	13.6%	4,826	14.4%	11,211 14.0%
Home Values \$70,000 to \$99,999	147	4.1%	2,204	6.6%	4,653 5.8%
Home Values \$50,000 to \$69,999	77	2.2%	1,047	3.1%	2,364 3.0%
Home Values \$25,000 to \$49,999	111	3.1%	910	2.7%	2,096 2.6%
Home Values Under \$25,000	466	13.1%	2,375	7.1%	5,062 6.3%
Owner-Occupied Median Home Value	\$158,526		\$177,120		\$185,880
Renter-Occupied Median Rent	\$776		\$790		\$806
<b>Transportation To Work (2020)</b>					
Drive to Work Alone	9,157	73.5%	85,053	73.9%	188,284 73.7%
Drive to Work in Carpool	2,205	17.7%	20,398	17.7%	43,211 16.9%
Travel to Work by Public Transportation	408	3.3%	3,390	2.9%	7,900 3.1%
Drive to Work on Motorcycle	29	0.2%	213	0.2%	506 0.2%
Walk or Bicycle to Work	135	1.1%	1,737	1.5%	4,369 1.7%
Other Means	160	1.3%	1,089	0.9%	2,529 1.0%
Work at Home	367	2.9%	3,218	2.8%	8,750 3.4%
<b>Travel Time (2020)</b>					
Travel to Work in 14 Minutes or Less	1,501	12.0%	15,348	13.3%	38,828 15.2%
Travel to Work in 15 to 29 Minutes	3,541	28.4%	35,288	30.7%	80,757 31.6%
Travel to Work in 30 to 59 Minutes	4,220	33.9%	36,579	31.8%	82,494 32.3%
Travel to Work in 60 Minutes or More	1,715	13.8%	12,849	11.2%	24,948 9.8%
Average Minutes Travel to Work	29.6		27.6		26.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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page 5 of 5

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

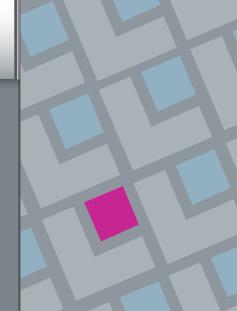
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CONTACT

DEMOGRAPHICS

Dave Cheatham  
602.682.6060  
dave.cheatham@velocityretail.com

Brad Ranly  
602.682.8120  
brad.ranly@velocityretail.com





2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016

**602.682.8100**

## Dave Cheatham

602.682.6060

[dave.cheatham@velocityretail.com](mailto:dave.cheatham@velocityretail.com)

## Brad Ranly

602.682.8120

[brad.ranly@velocityretail.com](mailto:brad.ranly@velocityretail.com)

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