



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

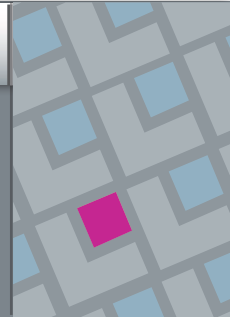
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CONTACT

DEMOGRAPHICS

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Brad Ranly
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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
Total	52,291 CPD

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



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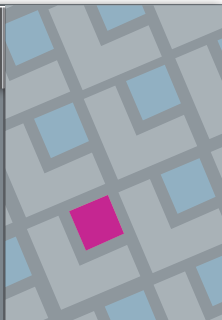
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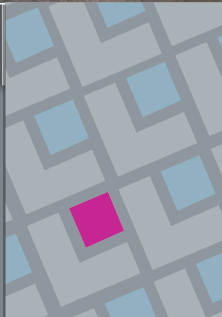
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TENANT	SQ.FT.
AJ's Smoke Shop	2,400
Ace America's Cash Express	1,250
Subway Real Estate Crop	868
Citiwide Insurance Center, Inc	700
Cricket	1,760
Lady Bug Day Care	5,400
AJ's Mini Mart	2,475
Cash America (Super Pawn)	12,725
Choice One	600
Ta'Carbon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

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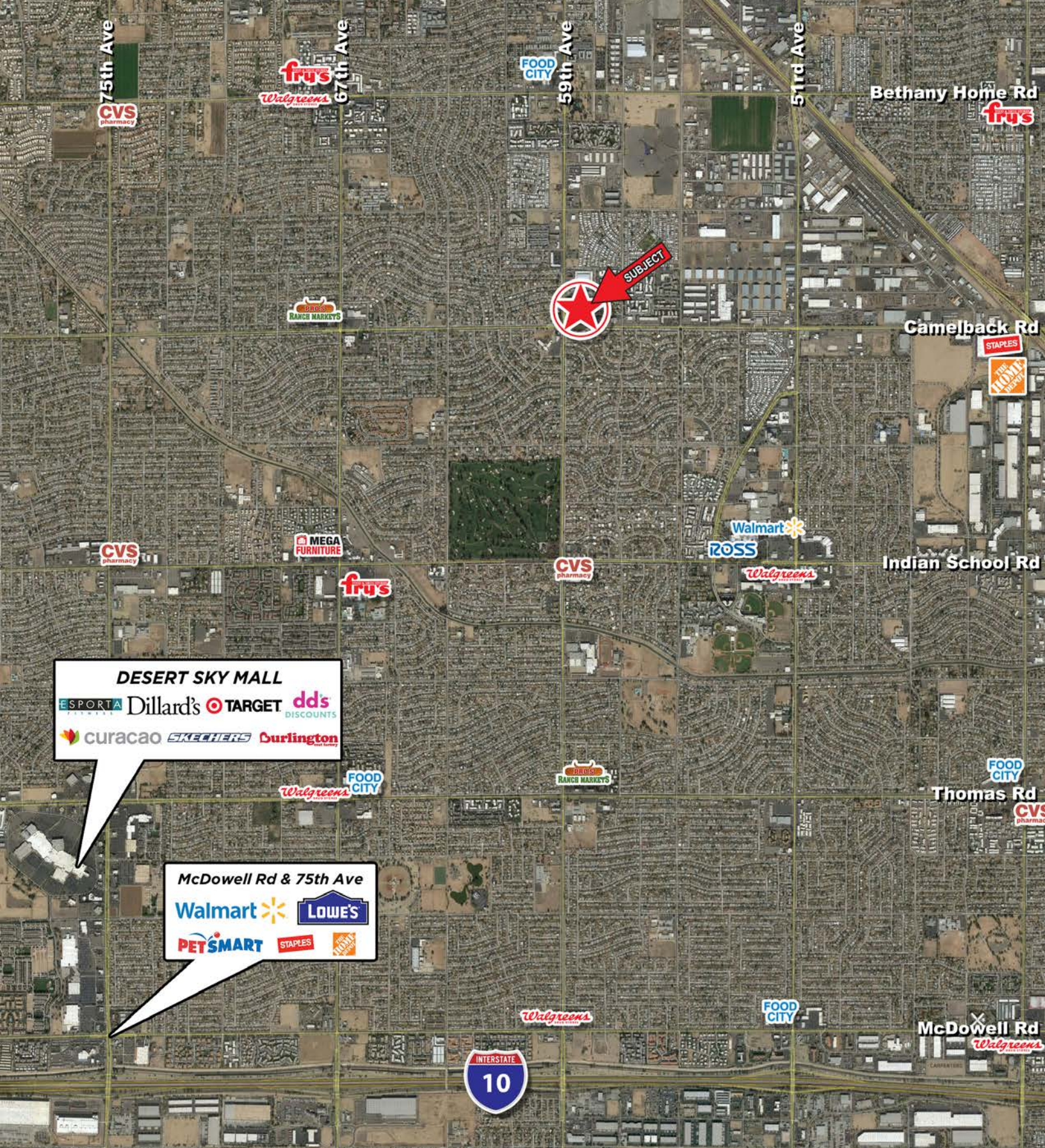
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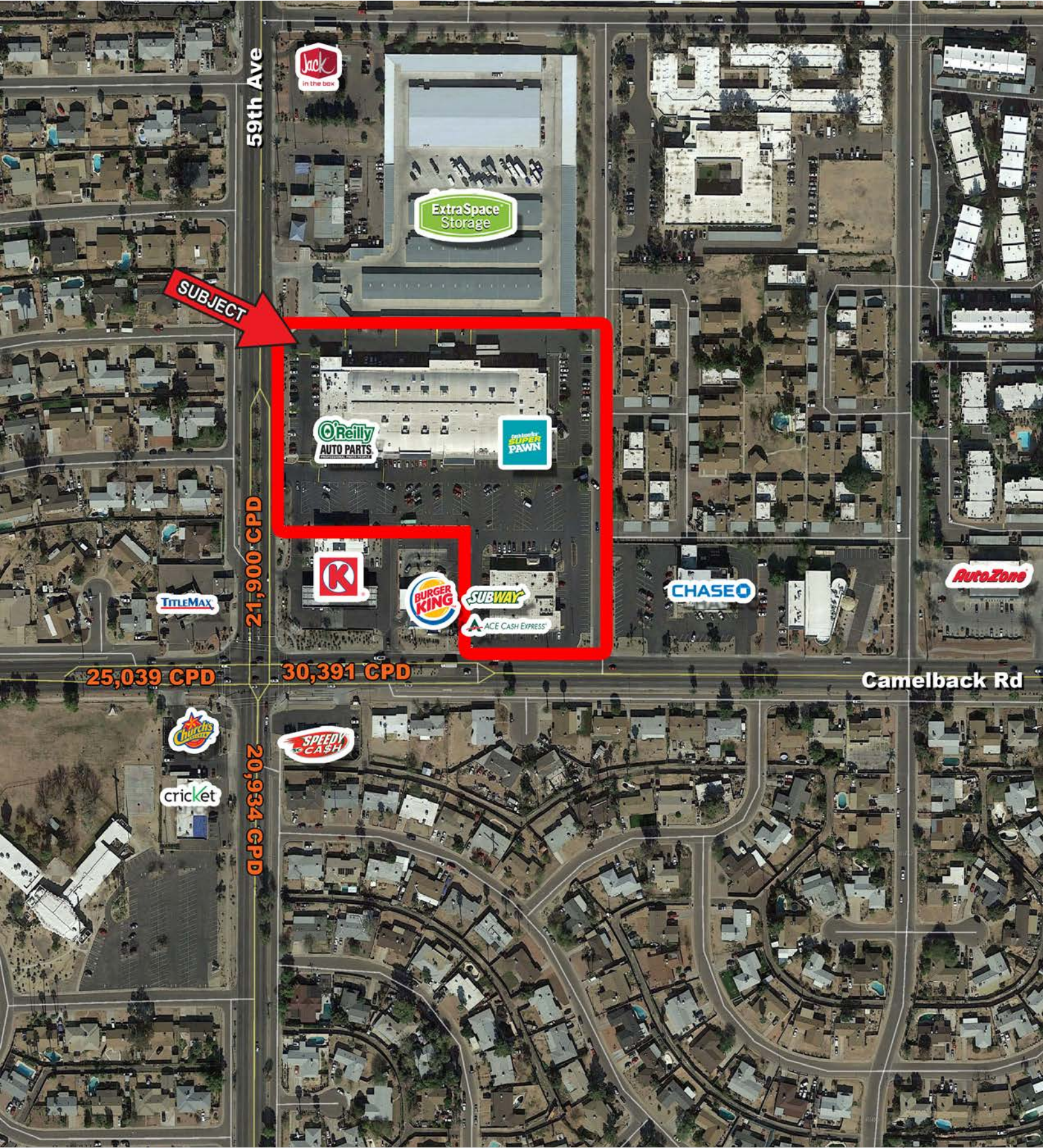
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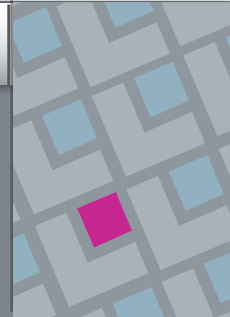
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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5096/-112.1863

RF5

W Camelback Rd & N 59th Ave

	1 mi radius		3 mi radius		5 mi radius	
Population						
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
Households						
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	
Average Household Income						
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	
Median Household Income						
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	
Per Capita Income						
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	
Daytime Demos (2020)						
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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3 mi radius

5 mi radius

Race & Ethnicity

White (2020)	13,093	50.7%	121,355	50.9%	280,257	53.2%
Black or African American (2020)	2,252	8.7%	17,759	7.4%	39,424	7.5%
American Indian or Alaska Native (2020)	485	1.9%	4,441	1.9%	10,693	2.0%
Asian (2020)	435	1.7%	6,066	2.5%	18,980	3.6%
Hawaiian or Pacific Islander (2020)	29	0.1%	346	0.1%	800	0.2%
Other Race (2020)	8,404	32.6%	79,158	33.2%	156,186	29.6%
Two or More Races (2020)	1,109	4.3%	9,476	4.0%	20,942	4.0%
Not Hispanic or Latino Population (2020)	8,742	33.9%	76,495	32.1%	205,464	39.0%
Hispanic or Latino Population (2020)	17,066	66.1%	162,105	67.9%	321,818	61.0%
Not Hispanic or Latino Population (2025)	9,632	33.9%	85,130	32.2%	226,871	38.9%
Hispanic or Latino Population (2025)	18,754	66.1%	179,654	67.8%	356,635	61.1%
Not Hispanic or Latino Population (2010)	7,150	31.1%	58,163	28.0%	161,218	35.3%
Hispanic or Latino Population (2010)	15,839	68.9%	149,415	72.0%	295,900	64.7%
Not Hispanic or Latino Population (2000)	12,475	56.4%	92,443	45.3%	223,715	50.5%
Hispanic or Latino Population (2000)	9,633	43.6%	111,522	54.7%	218,909	49.5%
Projected Hispanic Annual Growth (2020 to 2025)	1,689	2.0%	17,549	2.2%	34,817	2.2%
Historic Hispanic Annual Growth (2000 to 2020)	7,433	3.9%	50,583	2.3%	102,909	2.4%

Age Distribution (2020)

Age Under 5	2,121	8.2%	19,411	8.1%	41,138	7.8%
Age 5 to 9 Years	2,036	7.9%	19,864	8.3%	41,877	7.9%
Age 10 to 14 Years	2,082	8.1%	20,446	8.6%	43,132	8.2%
Age 15 to 19 Years	2,122	8.2%	20,115	8.4%	42,614	8.1%
Age 20 to 24 Years	2,170	8.4%	18,523	7.8%	40,878	7.8%
Age 25 to 29 Years	1,954	7.6%	18,784	7.9%	42,373	8.0%
Age 30 to 34 Years	1,791	6.9%	17,509	7.3%	38,819	7.4%
Age 35 to 39 Years	1,672	6.5%	16,373	6.9%	36,497	6.9%
Age 40 to 44 Years	1,580	6.1%	15,347	6.4%	34,052	6.5%
Age 45 to 49 Years	1,573	6.1%	14,713	6.2%	32,973	6.3%
Age 50 to 54 Years	1,381	5.4%	13,454	5.6%	30,149	5.7%
Age 55 to 59 Years	1,367	5.3%	12,171	5.1%	27,766	5.3%
Age 60 to 64 Years	1,103	4.3%	9,635	4.0%	22,385	4.2%
Age 65 to 74 Years	1,679	6.5%	13,815	5.8%	31,898	6.0%
Age 75 to 84 Years	891	3.5%	6,413	2.7%	15,389	2.9%
Age 85 Years or Over	284	1.1%	2,027	0.8%	5,343	1.0%
Median Age	30.7		29.9		30.9	

Gender Age Distribution (2020)

Female Population	13,137	50.9%	119,857	50.2%	264,974	50.3%
Age 0 to 19 Years	4,166	31.7%	39,151	32.7%	82,820	31.3%
Age 20 to 64 Years	7,369	56.1%	68,331	57.0%	152,696	57.6%
Age 65 Years or Over	1,601	12.2%	12,375	10.3%	29,457	11.1%
Female Median Age	31.3		30.6		31.7	
Male Population	12,671	49.1%	118,743	49.8%	262,308	49.7%
Age 0 to 19 Years	4,196	33.1%	40,686	34.3%	85,941	32.8%
Age 20 to 64 Years	7,223	57.0%	68,177	57.4%	153,196	58.4%
Age 65 Years or Over	1,253	9.9%	9,881	8.3%	23,172	8.8%
Male Median Age	30.2		29.3		30.2	

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Household Income Distribution (2020)						
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%
Housing (2020)						
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%
Marital Status (2020)						
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%
Household Type (2020)						
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	
Household Size (2020)						
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%
Household Vehicles (2020)						
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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Labor Force (2020)						
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%	
Occupation (2020)						
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%
Consumer Expenditure (2020)						
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%
Educational Attainment (2020)						
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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Units In Structure (2020)						
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%
Homes Built By Year (2020)						
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%
Home Values (2020)						
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	
Transportation To Work (2020)						
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%
Travel Time (2020)						
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.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

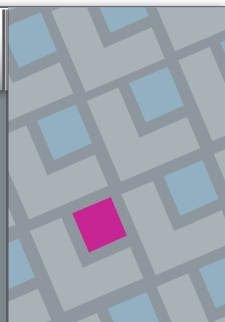
AERIAL

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