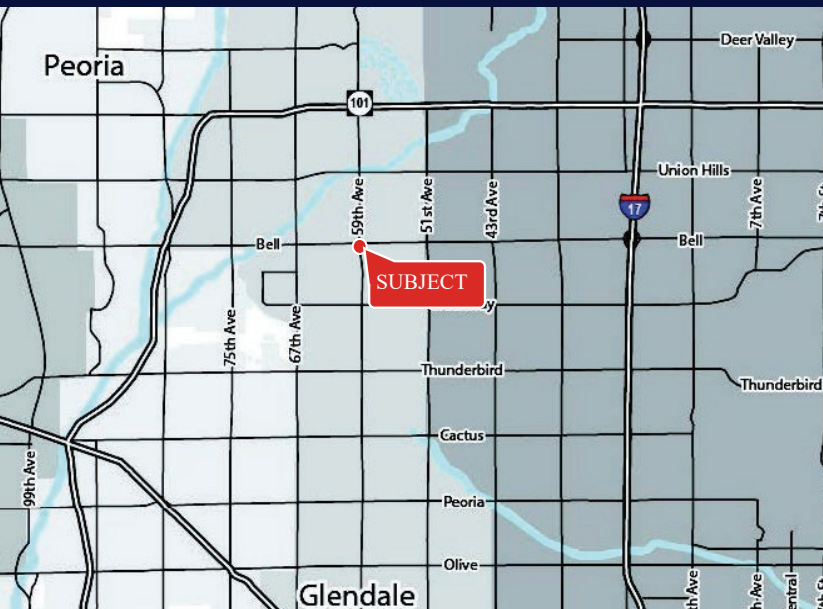


59th Avenue & Bell Road



Grocery Anchor Coming Soon!

Center Renovation in 2021



SHOP SPACE AVAILABLE

Availability

- ±25,400 sf (divisible to 14,400 sf and 11,000 sf)
- ±5,800 sf

Features

- Zoning C-2
- Busy intersection
- Monument signage
- Total size - 80,000 sf

Traffic Counts

Bell Road: ±69,000 CPD
59th Avenue: ±49,300 CPD

NOTABLE TENANTS IN TRADE AREA



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,574	115,778	336,283
Avg Household Income	\$83,756	\$93,455	\$97,685
Daytime Employment	6,721	47,721	116,754

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59th Ave & W Bell Rd

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2020)	12,574		115,778		336,283	
Projected Population (2025)	13,606		125,493		365,130	
Census Population (2010)	11,626		108,585		315,218	
Census Population (2000)	12,189		110,135		308,039	
Projected Annual Growth (2020 to 2025)	1,032	1.6%	9,715	1.7%	28,847	1.7%
Historical Annual Growth (2010 to 2020)	948	0.8%	7,193	0.7%	21,065	0.7%
Historical Annual Growth (2000 to 2010)	-563	-0.5%	-1,549	-0.1%	7,179	0.2%
Estimated Population Density (2020)	4,004	psm	4,097	psm	4,283	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2020)	4,643		44,420		130,064	
Projected Households (2025)	4,824		46,236		135,734	
Census Households (2010)	4,232		41,059		120,030	
Census Households (2000)	4,265		38,773		111,652	
Estimated Households with Children (2020)	1,530	33.0%	13,872	31.2%	40,521	31.2%
Estimated Average Household Size (2020)	2.68		2.57		2.56	

Average Household Income

Estimated Average Household Income (2020)	\$83,756		\$93,455		\$87,240	
Projected Average Household Income (2025)	\$93,810		\$104,949		\$97,685	
Estimated Average Family Income (2020)	\$98,118		\$108,892		\$102,130	

Median Household Income

Estimated Median Household Income (2020)	\$72,535		\$81,159		\$73,692	
Projected Median Household Income (2025)	\$84,668		\$94,684		\$86,145	
Estimated Median Family Income (2020)	\$84,554		\$94,623		\$86,835	

Per Capita Income

Estimated Per Capita Income (2020)	\$31,045		\$35,970		\$33,821	
Projected Per Capita Income (2025)	\$33,374		\$38,773		\$36,387	
Estimated Per Capita Income 5 Year Growth	\$2,329	7.5%	\$2,803	7.8%	\$2,566	7.6%
Estimated Average Household Net Worth (2020)	\$709,248		\$865,393		\$739,867	

Daytime Demos (2020)

Total Businesses	721		4,945		10,948	
Total Employees	6,721		47,721		116,754	
Company Headquarter Businesses	-	-	9	0.2%	26	0.2%
Company Headquarter Employees	48	0.7%	3,815	8.0%	8,641	7.4%
Employee Population per Business	9.3		9.6		10.7	
Residential Population per Business	17.4		23.4		30.7	

59th Ave & W Bell Rd						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	9,950	79.1%	90,911	78.5%	258,117	76.8%
Black or African American (2020)	548	4.4%	5,353	4.6%	16,238	4.8%
American Indian or Alaska Native (2020)	129	1.0%	1,274	1.1%	4,147	1.2%
Asian (2020)	578	4.6%	6,772	5.8%	17,531	5.2%
Hawaiian or Pacific Islander (2020)	27	0.2%	204	0.2%	612	0.2%
Other Race (2020)	835	6.6%	6,639	5.7%	25,946	7.7%
Two or More Races (2020)	507	4.0%	4,625	4.0%	13,691	4.1%
Not Hispanic or Latino Population (2020)	10,231	81.4%	94,932	82.0%	264,417	78.6%
Hispanic or Latino Population (2020)	2,343	18.6%	20,847	18.0%	71,866	21.4%
Not Hispanic or Latino Population (2025)	10,924	80.3%	101,624	81.0%	283,547	77.7%
Hispanic or Latino Population (2025)	2,681	19.7%	23,869	19.0%	81,583	22.3%
Not Hispanic or Latino Population (2010)	10,028	86.3%	94,136	86.7%	260,985	82.8%
Hispanic or Latino Population (2010)	1,598	13.7%	14,450	13.3%	54,232	17.2%
Not Hispanic or Latino Population (2000)	10,977	90.1%	99,658	90.5%	272,116	88.3%
Hispanic or Latino Population (2000)	1,212	9.9%	10,477	9.5%	35,923	11.7%
Projected Hispanic Annual Growth (2020 to 2025)	338	2.9%	3,022	2.9%	9,717	2.7%
Historic Hispanic Annual Growth (2000 to 2020)	1,131	4.7%	10,370	4.9%	35,942	5.0%
Age Distribution (2020)						
Age Under 5	657	5.2%	5,977	5.2%	18,001	5.4%
Age 5 to 9 Years	692	5.5%	6,334	5.5%	18,904	5.6%
Age 10 to 14 Years	861	6.8%	7,448	6.4%	21,972	6.5%
Age 15 to 19 Years	859	6.8%	7,746	6.7%	22,483	6.7%
Age 20 to 24 Years	736	5.9%	7,455	6.4%	20,845	6.2%
Age 25 to 29 Years	859	6.8%	8,647	7.5%	23,747	7.1%
Age 30 to 34 Years	816	6.5%	7,437	6.4%	21,784	6.5%
Age 35 to 39 Years	786	6.3%	7,247	6.3%	21,278	6.3%
Age 40 to 44 Years	792	6.3%	7,207	6.2%	20,988	6.2%
Age 45 to 49 Years	871	6.9%	8,142	7.0%	22,771	6.8%
Age 50 to 54 Years	954	7.6%	8,450	7.3%	22,783	6.8%
Age 55 to 59 Years	947	7.5%	8,629	7.5%	23,461	7.0%
Age 60 to 64 Years	839	6.7%	7,629	6.6%	20,904	6.2%
Age 65 to 74 Years	1,136	9.0%	10,371	9.0%	32,161	9.6%
Age 75 to 84 Years	536	4.3%	4,954	4.3%	17,080	5.1%
Age 85 Years or Over	234	1.9%	2,106	1.8%	7,120	2.1%
Median Age	39.4		39.2		39.3	
Gender Age Distribution (2020)						
Female Population	6,302	50.1%	59,182	51.1%	171,920	51.1%
Age 0 to 19 Years	1,459	23.1%	13,258	22.4%	39,436	22.9%
Age 20 to 64 Years	3,816	60.6%	36,325	61.4%	100,948	58.7%
Age 65 Years or Over	1,027	16.3%	9,599	16.2%	31,536	18.3%
Female Median Age	41.1		40.6		40.8	
Male Population	6,272	49.9%	56,596	48.9%	164,362	48.9%
Age 0 to 19 Years	1,609	25.7%	14,246	25.2%	41,924	25.5%
Age 20 to 64 Years	3,784	60.3%	34,519	61.0%	97,613	59.4%
Age 65 Years or Over	879	14.0%	7,831	13.8%	24,825	15.1%
Male Median Age	37.7		37.8		37.8	

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59th Ave & W Bell Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	199	4.3%	2,975	6.7%	6,753	5.2%
HH Income \$150,000 to \$199,999	341	7.3%	3,624	8.2%	8,716	6.7%
HH Income \$100,000 to \$149,999	862	18.6%	8,949	20.1%	23,513	18.1%
HH Income \$75,000 to \$99,999	790	17.0%	6,826	15.4%	20,583	15.8%
HH Income \$50,000 to \$74,999	795	17.1%	8,375	18.9%	26,763	20.6%
HH Income \$35,000 to \$49,999	634	13.7%	5,198	11.7%	16,764	12.9%
HH Income \$25,000 to \$34,999	468	10.1%	3,035	6.8%	9,558	7.3%
HH Income \$15,000 to \$24,999	305	6.6%	2,637	5.9%	9,534	7.3%
HH Income Under \$15,000	248	5.3%	2,801	6.3%	7,880	6.1%
HH Income \$35,000 or More	3,621	78.0%	35,947	80.9%	103,092	79.3%
HH Income \$75,000 or More	2,192	47.2%	22,374	50.4%	59,565	45.8%
Housing (2020)						
Total Housing Units	4,733		45,641		134,825	
Housing Units Occupied	4,643	98.1%	44,420	97.3%	130,064	96.5%
Housing Units Owner-Occupied	3,332	71.8%	29,347	66.1%	87,815	67.5%
Housing Units, Renter-Occupied	1,311	28.2%	15,072	33.9%	42,249	32.5%
Housing Units, Vacant	91	2.0%	1,222	2.8%	4,762	3.7%
Marital Status (2020)						
Never Married	3,094	29.8%	30,945	32.2%	86,548	31.2%
Currently Married	4,801	46.3%	43,781	45.6%	126,760	45.7%
Separated	472	4.6%	3,631	3.8%	11,692	4.2%
Widowed	537	5.2%	5,124	5.3%	16,213	5.8%
Divorced	1,462	14.1%	12,540	13.1%	36,192	13.0%
Household Type (2020)						
Population Family	10,557	84.0%	95,500	82.5%	277,572	82.5%
Population Non-Family	1,877	14.9%	18,666	16.1%	55,741	16.6%
Population Group Quarters	140	1.1%	1,612	1.4%	2,970	0.9%
Family Households	3,223	69.4%	30,184	68.0%	87,100	67.0%
Non-Family Households	1,419	30.6%	14,236	32.0%	42,964	33.0%
Married Couple with Children	978	20.4%	8,696	19.9%	24,873	19.6%
Average Family Household Size	3.3		3.2		3.2	
Household Size (2020)						
1 Person Households	1,087	23.4%	10,761	24.2%	33,278	25.6%
2 Person Households	1,519	32.7%	15,493	34.9%	44,424	34.2%
3 Person Households	795	17.1%	7,699	17.3%	21,445	16.5%
4 Person Households	673	14.5%	6,012	13.5%	17,142	13.2%
5 Person Households	329	7.1%	2,741	6.2%	8,256	6.3%
6 or More Person Households	239	5.1%	1,715	3.9%	5,519	4.2%
Household Vehicles (2020)						
Households with 0 Vehicles Available	149	3.2%	1,696	3.8%	5,692	4.4%
Households with 1 Vehicles Available	1,343	28.9%	13,528	30.5%	43,026	33.1%
Households with 2 or More Vehicles Available	3,150	67.9%	29,196	65.7%	81,346	62.5%
Total Vehicles Available	9,649		87,712		250,298	
Average Vehicles Per Household	2.1		2.0		1.9	

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59th Ave & W Bell Rd

1 mi radius 3 mi radius 5 mi radius

Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	10,199		94,522		273,038	
Estimated Civilian Employed	6,374	62.5%	60,570	64.1%	171,914	63.0%
Estimated Civilian Unemployed	306	3.0%	2,147	2.3%	6,054	2.2%
Estimated in Armed Forces	23	0.2%	107	0.1%	383	0.1%
Estimated Not in Labor Force	3,496	34.3%	31,698	33.5%	94,686	34.7%
Unemployment Rate	3.0%		2.3%		2.2%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	6,374		60,570		171,914	
Management, Business, Financial Operations	919	14.4%	10,212	16.9%	27,971	16.3%
Professional, Related	1,718	27.0%	14,911	24.6%	37,776	22.0%
Service	975	15.3%	9,792	16.2%	29,411	17.1%
Sales, Office	1,436	22.5%	15,230	25.1%	44,080	25.6%
Farming, Fishing, Forestry	42	0.7%	88	0.1%	274	0.2%
Construct, Extraction, Maintenance	567	8.9%	4,279	7.1%	13,926	8.1%
Production, Transport Material Moving	717	11.3%	6,058	10.0%	18,477	10.7%
White Collar Workers	4,073	63.9%	40,353	66.6%	109,826	63.9%
Blue Collar Workers	2,301	36.1%	20,216	33.4%	62,088	36.1%

Consumer Expenditure (2020)

Total Household Expenditure	\$289.93 M		\$2.97 B		\$8.29 B	
Total Non-Retail Expenditure	\$152.3 M	52.5%	\$1.57 B	52.7%	\$4.36 B	52.6%
Total Retail Expenditure	\$137.63 M	47.5%	\$1.41 B	47.3%	\$3.93 B	47.4%
Apparel	\$10.2 M	3.5%	\$105.07 M	3.5%	\$291.55 M	3.5%
Contributions	\$9.27 M	3.2%	\$97.02 M	3.3%	\$267.67 M	3.2%
Education	\$8.31 M	2.9%	\$89.25 M	3.0%	\$241.19 M	2.9%
Entertainment	\$16.39 M	5.7%	\$169.28 M	5.7%	\$469.28 M	5.7%
Food and Beverages	\$42.94 M	14.8%	\$437.96 M	14.7%	\$1.23 B	14.8%
Furnishings and Equipment	\$10.19 M	3.5%	\$105.23 M	3.5%	\$291.88 M	3.5%
Gifts	\$6.84 M	2.4%	\$72.73 M	2.4%	\$199.69 M	2.4%
Health Care	\$24.76 M	8.5%	\$250.86 M	8.4%	\$706.33 M	8.5%
Household Operations	\$11.31 M	3.9%	\$116.61 M	3.9%	\$324.26 M	3.9%
Miscellaneous Expenses	\$5.47 M	1.9%	\$56.28 M	1.9%	\$156.79 M	1.9%
Personal Care	\$3.9 M	1.3%	\$39.96 M	1.3%	\$111.37 M	1.3%
Personal Insurance	\$2.03 M	0.7%	\$21.19 M	0.7%	\$58.24 M	0.7%
Reading	\$628.07 K	0.2%	\$6.47 M	0.2%	\$18.04 M	0.2%
Shelter	\$60.8 M	21.0%	\$624.13 M	21.0%	\$1.74 B	21.0%
Tobacco	\$1.79 M	0.6%	\$17.6 M	0.6%	\$50.5 M	0.6%
Transportation	\$53.46 M	18.4%	\$546.25 M	18.4%	\$1.52 B	18.4%
Utilities	\$21.65 M	7.5%	\$217.73 M	7.3%	\$615.47 M	7.4%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	8,770		80,819		234,077	
Elementary (Grade Level 0 to 8)	175	2.0%	1,797	2.2%	6,161	2.6%
Some High School (Grade Level 9 to 11)	532	6.1%	3,616	4.5%	12,888	5.5%
High School Graduate	2,508	28.6%	19,350	23.9%	60,899	26.0%
Some College	2,503	28.5%	21,657	26.8%	61,361	26.2%
Associate Degree Only	747	8.5%	8,451	10.5%	23,687	10.1%
Bachelor Degree Only	1,466	16.7%	16,275	20.1%	44,893	19.2%
Graduate Degree	838	9.6%	9,672	12.0%	24,188	10.3%

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59th Ave & W Bell Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	3,624	85.6%	32,176	78.4%	94,820	79.0%
1 Attached Unit	42	1.0%	1,445	3.5%	5,159	4.3%
2 to 4 Units	107	2.5%	1,462	3.6%	3,905	3.3%
5 to 9 Units	141	3.3%	2,860	7.0%	5,808	4.8%
10 to 19 Units	163	3.9%	1,758	4.3%	6,030	5.0%
20 to 49 Units	143	3.4%	889	2.2%	2,293	1.9%
50 or More Units	205	4.8%	2,638	6.4%	7,648	6.4%
Mobile Home or Trailer	216	5.1%	1,168	2.8%	4,188	3.5%
Other Structure	1	-	24	-	213	0.2%
Homes Built By Year (2020)						
Homes Built 2010 or later	161	3.8%	1,661	4.0%	5,183	4.3%
Homes Built 2000 to 2009	370	8.7%	4,868	11.9%	15,285	12.7%
Homes Built 1990 to 1999	987	23.3%	12,901	31.4%	34,138	28.4%
Homes Built 1980 to 1989	1,596	37.7%	12,904	31.4%	32,511	27.1%
Homes Built 1970 to 1979	1,221	28.8%	9,527	23.2%	32,093	26.7%
Homes Built 1960 to 1969	213	5.0%	1,617	3.9%	7,637	6.4%
Homes Built 1950 to 1959	58	1.4%	595	1.4%	2,064	1.7%
Homes Built Before 1949	37	0.9%	346	0.8%	1,154	1.0%
Home Values (2020)						
Home Values \$1,000,000 or More	12	0.4%	153	0.5%	646	0.7%
Home Values \$500,000 to \$999,999	93	2.8%	1,806	6.2%	4,907	5.6%
Home Values \$400,000 to \$499,999	199	6.0%	2,543	8.7%	5,810	6.6%
Home Values \$300,000 to \$399,999	581	17.4%	6,276	21.4%	14,812	16.9%
Home Values \$200,000 to \$299,999	1,371	41.2%	11,378	38.8%	33,319	37.9%
Home Values \$150,000 to \$199,999	630	18.9%	4,238	14.4%	15,964	18.2%
Home Values \$100,000 to \$149,999	242	7.3%	1,577	5.4%	6,339	7.2%
Home Values \$70,000 to \$99,999	56	1.7%	421	1.4%	1,851	2.1%
Home Values \$50,000 to \$69,999	26	0.8%	184	0.6%	601	0.7%
Home Values \$25,000 to \$49,999	29	0.9%	162	0.6%	778	0.9%
Home Values Under \$25,000	84	2.5%	530	1.8%	2,390	2.7%
Owner-Occupied Median Home Value	\$241,331		\$272,482		\$249,289	
Renter-Occupied Median Rent	\$962		\$1,041		\$1,005	
Transportation To Work (2020)						
Drive to Work Alone	4,756	76.4%	44,174	77.3%	129,270	78.3%
Drive to Work in Carpool	605	9.7%	5,591	9.8%	16,817	10.2%
Travel to Work by Public Transportation	109	1.7%	885	1.5%	2,472	1.5%
Drive to Work on Motorcycle	33	0.5%	268	0.5%	591	0.4%
Walk or Bicycle to Work	102	1.6%	1,066	1.9%	2,834	1.7%
Other Means	100	1.6%	766	1.3%	1,973	1.2%
Work at Home	522	8.4%	4,390	7.7%	11,042	6.7%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	1,269	20.4%	12,320	21.6%	35,109	21.3%
Travel to Work in 15 to 29 Minutes	1,916	30.8%	20,707	36.2%	61,085	37.0%
Travel to Work in 30 to 59 Minutes	2,285	36.7%	19,044	33.3%	52,816	32.0%
Travel to Work in 60 Minutes or More	349	5.6%	3,698	6.5%	11,075	6.7%
Average Minutes Travel to Work	26.1		24.2		24.1	

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