

7106-7146 N. 35th Ave.

NORTH OF THE NORTHWEST CORNER OF 35TH AVE. & GLENDALE AVE., PHOENIX, AZ



GOLDCREST RETAIL/OFFICE FOR SALE



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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PRICE REDUCED!

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Summary



RETAIL PORTION GOLDCREST

SALE PRICE: \$2,998,000 (\$126.39 PSF)
BUILDING SIZE: 23,720 SF
NOI: \$285,180
CAP RATE: 9.5 %
CURRENT OCCUPANCY: 92%

OFFICE PORTION GOLDCREST

SALE PRICE: \$150,000 (\$28.98 PSF)
BUILDING SIZE: 5,176 SF
NOI: \$15,682
CAP RATE: 7.8 %
OCCUPANCY: 82 %

Highlights

- \$ 179,272 of Recent Capital Improvements
- Historically High Occupancy
- Year Built: 1972-1982
- Land Size: 2.68 Acres (116,741 SF)
- Zoning: C-2 City of Phoenix
- +/- 27,374 cpd on 35th Ave.
- Three Monument Signs



Total Price: \$3,148,000 (\$108.94 PSF)

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	22,703	208,849	546,942
Ave Household Income	\$54,235	\$51,025	\$56,053
Daytime Employment	3,724	62,928	180,995

Lease Schedule Retail



LEASE SCHEDULE

PROPERTY NAME: Goldcrest Retail 7114-7136 N. 35th Ave. **March 22, 2019**

Suite	Tenant	Approx. Sq. Ft.	Rate	Annual Rent	Lease Start	Lease Exp.	Rent Inceas	Increase Date(s)	Optio ns	Expens e	Miscellaneous
7110 N. 35th	Extreme Value	3,506	\$15.25	\$53,467	11/1/2012	1/31/2021				\$11,219	Tenant since 2012
7112 N. 35th	35th Jeweler	814	\$15.00	\$12,210	2/1/2019	1/31/2020				\$2,610	
7114 N. 35th	Red Wing Shoes	2,400	\$8.49	\$20,376	8/1/2003	10/30/2020				\$7,980	Tenant since 2003
7116 N. 35th	USA Oyama Karate	1,500	\$9.00	\$13,500	12/31/1995	4/30/2021				\$4,980	Tenant since 1995
7118 N. 35th	/Milano Suit Fashion	1,500	\$10.00	\$15,000	4/1/2015	3/31/2021				\$4,980	\$15 Utility Reimb
7124 N. 35th	Mexican Restaurant	1,200	\$14.10	\$16,920	10/1/2013	9/30/2021				\$5,100	3 YR Lease is about to be signed. Tenant since 2001 MTM Plus \$150/mo
7126 N. 35th	Greek Restaurant	1,200	\$12.50	\$15,000	12/1/1988	6/30/2019				\$5,805	Tenant since 1988
7128 N. 35th	Barberian	539	\$13.50	\$7,277	11/1/2018	10/31/2023				\$1,723	
7130 N. 35th	Barber-Dureihem	517	\$20.31	\$10,500	2/1/2017	1/31/2022		1-Feb		\$1,868	Tenant over 20 Yrs
7132 N. 35th	Vacant	1,813	\$0.00	\$0						\$0	
7132A N. 35th	Storage	731	\$12.50	\$9,138	10/1/2017	9/30/2019				\$2,339	
7136 N. 35TH	Altayebat Market	2,500	\$10.00	\$25,000	7/1/2011	3/31/2022		1-Aug		\$8,000	
7144-B N. 35TH	Big Bear Tobacco	1,415	\$13.00	\$18,395	9/1/2001	7/31/2022	\$.50 PSF	1-Aug		\$4,707	
7144-A N. 35TH	2 Buttercups LLC	1,589	\$14.50	\$23,041	10/1/2014	9/30/2019	\$15 PSF	10/01/18		\$4,440	Tenant since 1976
7146 N. 35TH	Duncan's RC	2,496	\$13.50	\$33,696	5/1/2005	12/31/2019	\$14 PSF	01/01/19		\$8,160	
Kiosk/Clearly Water		0		\$12,000		10/31/2020					
TOTALS		23,720		\$285,520						\$73,911	

Gross Scheduled Income:	<u>\$359,431</u>
Operating Expenses	<u>\$74,251</u>
Net Operating Income	<u>\$285,180</u>
Square Feet Leased:	<u>21,907</u>
Vacant Square Feet	<u>1,813</u>
Net Leaseable Square Feet:	<u>23,720</u>
Vacancy (in square feet):	<u>7.64%</u>

Expense reimbursements include the following:

Operating Expenses	\$1.92 PSF
Amortized Capital Costs	\$0.53 PSF
Operating Cost Reserve	\$0.10 PSF
MGMT Fee 5% Basic Rent & CAM	\$0.65 PSF
Total	\$3.20 PSF

This information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

Lease Schedule Office



LEASE SCHEDULE

PROPERTY NAME: Goldcrest Office 7106 N. 35th Ave. September 24, 2018

Suite	Tenant	Approx . Sq. Ft.	Rate	Annual Rent	Lease Start	Lease Exp.	Expense Reimb.	Miscellaneous
Suites 100, 102, 104	Erkan Alkedar	719	\$5.42	\$3,900	8/1/2015	Mo.-to-Mo.	\$3,751	Rent same yrs 1-3, then increase 3%/yr in yrs 4-6
101 A, 101 B, 106	Danovitch	819	\$6.49	\$5,316	1/1/2009	Mo.-to-Mo.	\$5,160	
Suite 103	Sherif Trucking	218	\$6.00	\$1,308	11/5/2016	Mo.-to-Mo.	\$1,308	
Suite 105A & B	Vacant	422	\$0.00	\$0				
Suite 108	Maki Abukhoit	230	\$6.73	\$1,548	6/1/2018	5/31/2019	\$1,320	
Suites 201, 203	Vacant	542		\$0				
Suite 200, 202 & 204	Driving School	699	\$6.01	\$4,200	6/1/2016	12/31/2019	\$4,188	
Suite 205	Ideal Care Prov	258	\$6.50	\$1,677	3/1/2018	2/28/2019	\$1,848	
Suite 206, 208	Hudson	464	\$6.80	\$3,156	6/1/2018	11/30/2018	\$3,240	
Suite 207-209	Vacant	523						
Suite 211	JSM	282	\$6.50	\$1,833	5/1/2018	4/30/2019	\$1,692	
TOTALS		5,176		\$22,938			\$22,507	

Gross Scheduled Income:	<u>\$45,445</u>
2017 Expenses	<u>\$29,763</u>
Net Operating Income	<u>\$15,682</u>
Square Feet Leased:	<u>4,242</u>
Vacant Square Feet	<u>934</u>
Net Leaseable Square Feet:	<u>5,176</u>
Vacancy (in square feet):	<u>18.00%</u>

Expense reimbursements include the following;

Operating	\$5.80 PSF
Amortized Capit	\$0.00 PSF
Operating Cost I	\$0.100PSF
MGMT Fee 5% E	\$0.23PSF
Total	\$6.03PSF

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Goldcrest Retail Center Capital Improvements.

2017 two new Grease Traps in Mexican and Greek restaurants	\$7,250
2017 Partial Roof Replacement	\$9,815
6/30/2017 HVAC-4 New Units, 2 Coolers	\$22,384
12/31/2016 HVAC-2 New Compressors	\$4,800
6/20/2015 HVAC- 2 New Units	\$14,500
6/20/2015 New HVAC Unit	\$8,835
12/31/2014 Building/HVAC Improvements	\$15,016
12/31/2013 New Stone Exterior	\$71,687
11/19/2012 HVAC-3 New 4-ton Units	\$14,000
12/31/2011 Building/HVAC Improvements	\$10,990
Total	\$179,277

Operating Costs Schedule



JSM INVESTMENTS, LLC
GOLDCREST RETAIL CENTER
OPERATING COSTS SCHEDULE

OPERATING EXPENSES

PROPERTY TAXES AND INSURANCE

Insurance	8,990.00	
Property Taxes	<u>35,710.04</u>	
TOTAL PROP. TAXES AND INSURANCE		44,700.04

MAINTENANCE AND REPAIR

Landscape	2,230.00	
Parking Lot Clean/Sweep	1,140.00	
Exterminator	1,608.00	
Roof	0.00	
Exterior Lighting/Signs	210.00	
HVAC Maintenance & Repair	1,475.00	
Plumbing	85.00	
Misc. Repairs	2,178.00	
Janitor-Office Bldg Only	<u>6,438.22</u>	
TOTAL MAINTENANCE AND REPAIR		15,364.22

UTILITIES

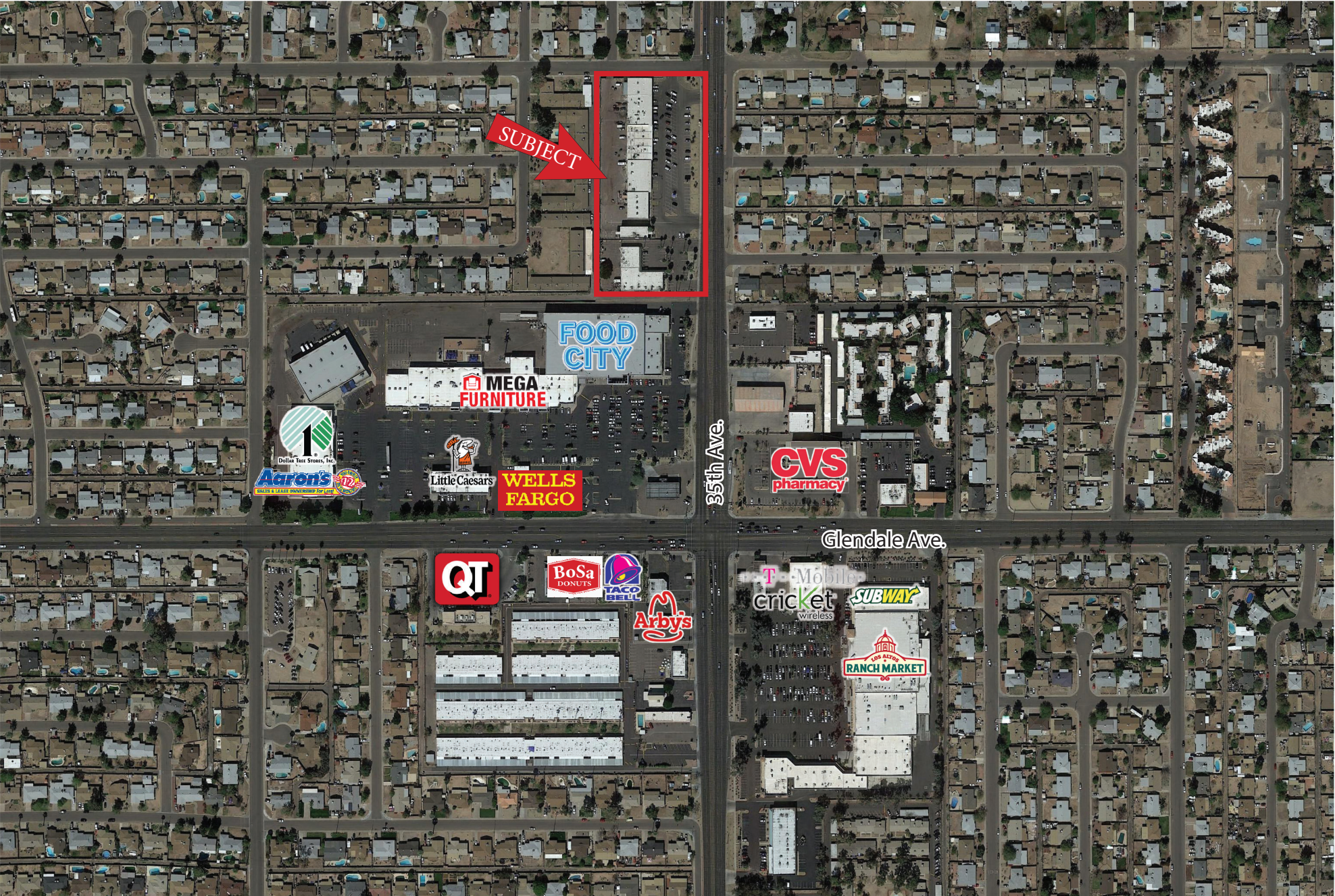
Trash Removal	3,070.11	
Water and Sewer-Office	480.14	
Retail Building/Ext. Electric-SRP	1,599.45	
Office Building Electric-SRP	7,126.38	
Alarm Telephone-Office Bldg Only	815.15	
Alarm System-Office Bldg Only		
Office Building-SWG		1,094.84
TOTAL UTILITIES		13,091.23

OPERATING EXPENSES	<u>74,250.33</u>	
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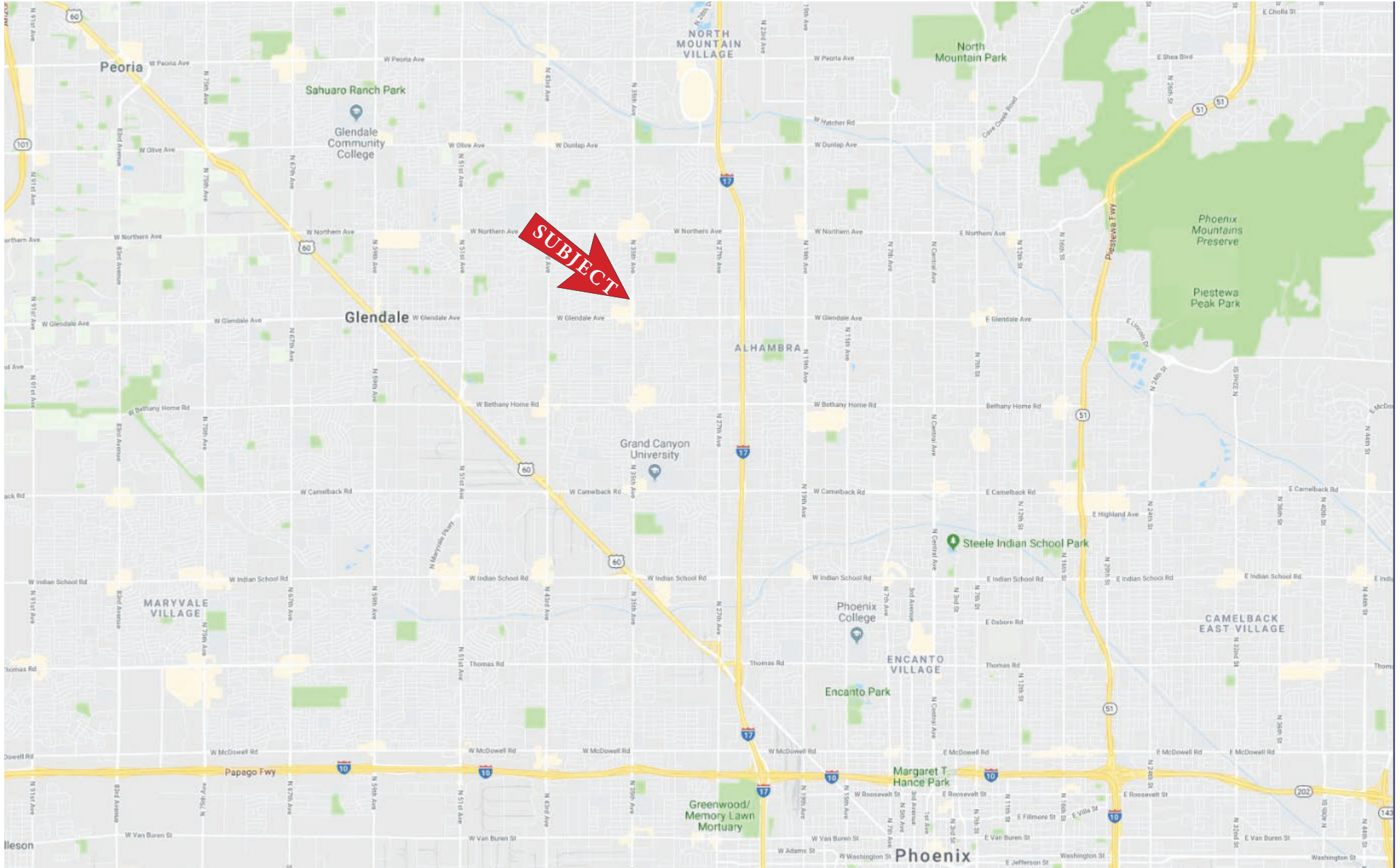
Photos



Aerial



Map



EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5385/-112.1343

RF5

W Glendale Ave & N 35th Ave					
	1 mi radius		3 mi radius		5 mi radius
Population					
Estimated Population (2018)	22,703		208,849		546,942
Projected Population (2023)	24,980		229,736		602,466
Census Population (2010)	20,707		181,843		479,034
Census Population (2000)	20,519		185,254		494,806
Projected Annual Growth (2018 to 2023)	2,277	2.0%	20,887	2.0%	55,524 2.0%
Historical Annual Growth (2010 to 2018)	1,996	1.2%	27,006	1.9%	67,908 1.8%
Historical Annual Growth (2000 to 2010)	188	0.1%	-3,411	-0.2%	-15,772 -0.3%
Estimated Population Density (2018)	7,229 <i>psm</i>		7,390 <i>psm</i>		6,967 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.51 <i>sq mi</i>
Households					
Estimated Households (2018)	7,577		73,166		191,492
Projected Households (2023)	8,093		78,109		204,474
Census Households (2010)	6,846		63,286		166,036
Census Households (2000)	7,474		68,245		177,298
Estimated Households with Children (2018)	2,951	39.0%	27,943	38.2%	72,345 37.8%
Estimated Average Household Size (2018)	2.99		2.84		2.83
Average Household Income					
Estimated Average Household Income (2018)	\$54,235		\$51,025		\$56,053
Projected Average Household Income (2023)	\$60,219		\$56,443		\$62,273
Estimated Average Family Income (2018)	\$61,590		\$56,180		\$61,776
Median Household Income					
Estimated Median Household Income (2018)	\$45,585		\$42,899		\$46,072
Projected Median Household Income (2023)	\$51,931		\$48,706		\$52,387
Estimated Median Family Income (2018)	\$56,254		\$51,635		\$55,114
Per Capita Income					
Estimated Per Capita Income (2018)	\$18,141		\$17,926		\$19,694
Projected Per Capita Income (2023)	\$19,548		\$19,236		\$21,198
Estimated Per Capita Income 5 Year Growth	\$1,408	7.8%	\$1,310	7.3%	\$1,504 7.6%
Estimated Average Household Net Worth (2018)	\$452,340		\$450,103		\$507,386
Daytime Demos (2018)					
Total Businesses	481		6,118		17,644
Total Employees	3,724		62,928		180,995
Company Headquarter Businesses	-	-	27	0.4%	76 0.4%
Company Headquarter Employees	-	-	2,720	4.3%	8,621 4.8%
Employee Population per Business	7.7		10.3		10.3
Residential Population per Business	47.2		34.1		31.0

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5385/-112.1343

RFS

W Glendale Ave & N 35th Ave	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	13,524	59.6%	120,727	57.8%	325,146	59.4%
Black or African American (2018)	1,317	5.8%	18,416	8.8%	41,508	7.6%
American Indian or Alaska Native (2018)	499	2.2%	6,172	3.0%	13,554	2.5%
Asian (2018)	1,122	4.9%	10,315	4.9%	21,366	3.9%
Hawaiian or Pacific Islander (2018)	35	0.2%	408	0.2%	925	0.2%
Other Race (2018)	5,382	23.7%	43,854	21.0%	121,796	22.3%
Two or More Races (2018)	825	3.6%	8,957	4.3%	22,648	4.1%
Not Hispanic or Latino Population (2018)	12,003	52.9%	113,828	54.5%	287,701	52.6%
Hispanic or Latino Population (2018)	10,700	47.1%	95,021	45.5%	259,241	47.4%
Not Hispanic or Latino Population (2023)	12,911	51.7%	122,333	53.2%	308,931	51.3%
Hispanic or Latino Population (2023)	12,069	48.3%	107,403	46.8%	293,535	48.7%
Not Hispanic or Latino Population (2010)	10,756	51.9%	96,619	53.1%	246,682	51.5%
Hispanic or Latino Population (2010)	9,951	48.1%	85,224	46.9%	232,352	48.5%
Not Hispanic or Latino Population (2000)	15,278	74.5%	125,547	67.8%	314,640	63.6%
Hispanic or Latino Population (2000)	5,241	25.5%	59,707	32.2%	180,166	36.4%
Projected Hispanic Annual Growth (2018 to 2023)	1,369	2.6%	12,382	2.6%	34,294	2.6%
Historic Hispanic Annual Growth (2000 to 2018)	5,459	5.8%	35,314	3.3%	79,075	2.4%
Age Distribution (2018)						
Age Under 5	1,514	6.7%	16,054	7.7%	41,442	7.6%
Age 5 to 9 Years	1,605	7.1%	15,531	7.4%	40,381	7.4%
Age 10 to 14 Years	1,689	7.4%	15,604	7.5%	40,621	7.4%
Age 15 to 19 Years	1,679	7.4%	15,464	7.4%	40,138	7.3%
Age 20 to 24 Years	1,464	6.4%	15,484	7.4%	40,319	7.4%
Age 25 to 29 Years	1,532	6.7%	16,247	7.8%	42,662	7.8%
Age 30 to 34 Years	1,487	6.5%	14,686	7.0%	38,565	7.1%
Age 35 to 39 Years	1,524	6.7%	14,226	6.8%	36,745	6.7%
Age 40 to 44 Years	1,517	6.7%	13,331	6.4%	34,999	6.4%
Age 45 to 49 Years	1,555	6.8%	13,435	6.4%	35,632	6.5%
Age 50 to 54 Years	1,470	6.5%	12,689	6.1%	33,557	6.1%
Age 55 to 59 Years	1,377	6.1%	11,687	5.6%	31,659	5.8%
Age 60 to 64 Years	1,104	4.9%	9,372	4.5%	25,334	4.6%
Age 65 to 74 Years	1,775	7.8%	14,116	6.8%	37,187	6.8%
Age 75 to 84 Years	1,042	4.6%	7,545	3.6%	19,065	3.5%
Age 85 Years or Over	368	1.6%	3,379	1.6%	8,636	1.6%
Median Age	35.4		33.1		33.2	
Gender Age Distribution (2018)						
Female Population	11,404	50.2%	104,993	50.3%	274,505	50.2%
Age 0 to 19 Years	3,189	28.0%	30,635	29.2%	79,731	29.0%
Age 20 to 64 Years	6,345	55.6%	59,902	57.1%	157,694	57.4%
Age 65 Years or Over	1,870	16.4%	14,456	13.8%	37,080	13.5%
Female Median Age	36.6		34.2		34.3	
Male Population	11,299	49.8%	103,856	49.7%	272,437	49.8%
Age 0 to 19 Years	3,298	29.2%	32,017	30.8%	82,852	30.4%
Age 20 to 64 Years	6,686	59.2%	61,255	59.0%	161,778	59.4%
Age 65 Years or Over	1,315	11.6%	10,584	10.2%	27,807	10.2%
Male Median Age	34.2		32.0		32.3	

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5385/-112.1343

RF5

W Glendale Ave & N 35th Ave

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	146	1.9%	1,616	2.2%	5,884	3.1%
HH Income \$150,000 to \$199,999	189	2.5%	1,914	2.6%	5,821	3.0%
HH Income \$100,000 to \$149,999	730	9.6%	6,300	8.6%	17,438	9.1%
HH Income \$75,000 to \$99,999	840	11.1%	7,001	9.6%	18,754	9.8%
HH Income \$50,000 to \$74,999	1,587	20.9%	12,906	17.6%	34,070	17.8%
HH Income \$35,000 to \$49,999	1,106	14.6%	10,909	14.9%	29,038	15.2%
HH Income \$25,000 to \$34,999	749	9.9%	9,074	12.4%	22,427	11.7%
HH Income \$15,000 to \$24,999	672	8.9%	9,913	13.5%	24,421	12.8%
HH Income Under \$15,000	1,558	20.6%	13,533	18.5%	33,640	17.6%
HH Income \$35,000 or More	4,598	60.7%	40,646	55.6%	111,005	58.0%
HH Income \$75,000 or More	1,905	25.1%	16,832	23.0%	47,897	25.0%
Housing (2018)						
Total Housing Units	7,895		76,373		200,174	
Housing Units Occupied	7,577	96.0%	73,166	95.8%	191,492	95.7%
Housing Units Owner-Occupied	4,931	65.1%	33,858	46.3%	90,982	47.5%
Housing Units, Renter-Occupied	2,646	34.9%	39,308	53.7%	100,510	52.5%
Housing Units, Vacant	318	4.0%	3,207	4.2%	8,682	4.3%
Marital Status (2018)						
Never Married	6,578	36.8%	69,169	42.8%	179,959	42.4%
Currently Married	6,373	35.6%	49,895	30.9%	137,391	32.4%
Separated	986	5.5%	9,699	6.0%	24,779	5.8%
Widowed	1,131	6.3%	8,866	5.5%	22,197	5.2%
Divorced	2,826	15.8%	24,032	14.9%	60,172	14.2%
Household Type (2018)						
Population Family	19,398	85.4%	171,697	82.2%	448,627	82.0%
Population Non-Family	3,227	14.2%	35,925	17.2%	93,998	17.2%
Population Group Quarters	77	0.3%	1,228	0.6%	4,317	0.8%
Family Households	5,145	67.9%	45,961	62.8%	119,440	62.4%
Non-Family Households	2,432	32.1%	27,205	37.2%	72,052	37.6%
Married Couple with Children	1,726	27.1%	14,260	28.6%	38,309	27.9%
Average Family Household Size	3.8		3.7		3.8	
Household Size (2018)						
1 Person Households	1,870	24.7%	20,859	28.5%	55,673	29.1%
2 Person Households	1,970	26.0%	18,732	25.6%	48,857	25.5%
3 Person Households	1,158	15.3%	10,737	14.7%	27,249	14.2%
4 Person Households	1,025	13.5%	9,302	12.7%	24,074	12.6%
5 Person Households	705	9.3%	6,594	9.0%	16,733	8.7%
6 or More Person Households	848	11.2%	6,942	9.5%	18,906	9.9%
Household Vehicles (2018)						
Households with 0 Vehicles Available	910	12.0%	9,609	13.1%	22,707	11.9%
Households with 1 Vehicles Available	2,512	33.2%	29,570	40.4%	77,683	40.6%
Households with 2 or More Vehicles Available	4,154	54.8%	33,987	46.5%	91,102	47.6%
Total Vehicles Available	13,012		113,483		302,462	
Average Vehicles Per Household	1.7		1.6		1.6	

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EXPANDED PROFILE

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5385/-112.1343

RF5

W Glendale Ave & N 35th Ave

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	17,555	158,861	417,149
Estimated Civilian Employed	10,204 58.1%	92,601 58.3%	244,114 58.5%
Estimated Civilian Unemployed	391 2.2%	5,136 3.2%	13,468 3.2%
Estimated in Armed Forces	- -	23 -	128 -
Estimated Not in Labor Force	6,960 39.6%	61,101 38.5%	159,439 38.2%
Unemployment Rate	2.2%	3.2%	3.2%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	10,247	92,665	244,149
Management, Business, Financial Operations	1,113 10.9%	9,514 10.3%	27,552 11.3%
Professional, Related	1,703 16.6%	13,967 15.1%	39,776 16.3%
Service	1,970 19.2%	21,578 23.3%	55,340 22.7%
Sales, Office	2,909 28.4%	23,807 25.7%	60,734 24.9%
Farming, Fishing, Forestry	37 0.4%	223 0.2%	675 0.3%
Construct, Extraction, Maintenance	1,288 12.6%	11,312 12.2%	28,820 11.8%
Production, Transport Material Moving	1,227 12.0%	12,263 13.2%	31,252 12.8%
White Collar Workers	5,725 55.9%	47,288 51.0%	128,063 52.5%
Blue Collar Workers	4,522 44.1%	45,377 49.0%	116,087 47.5%
Consumer Expenditure (2018)			
Total Household Expenditure	\$349 M	\$3.22 B	\$8.94 B
Total Non-Retail Expenditure	\$179 M 51.4%	\$1.66 B 51.6%	\$4.63 B 51.7%
Total Retail Expenditure	\$170 M 48.6%	\$1.56 B 48.4%	\$4.32 B 48.3%
Apparel	\$12.3 M 3.5%	\$113 M 3.5%	\$314 M 3.5%
Contributions	\$13.5 M 3.9%	\$127 M 3.9%	\$363 M 4.1%
Education	\$11.9 M 3.4%	\$111 M 3.4%	\$315 M 3.5%
Entertainment	\$19.3 M 5.5%	\$178 M 5.5%	\$496 M 5.5%
Food and Beverages	\$52.8 M 15.1%	\$486 M 15.1%	\$1.34 B 15.0%
Furnishings and Equipment	\$11.5 M 3.3%	\$106 M 3.3%	\$297 M 3.3%
Gifts	\$7.92 M 2.3%	\$73.8 M 2.3%	\$209 M 2.3%
Health Care	\$28.8 M 8.2%	\$266 M 8.3%	\$733 M 8.2%
Household Operations	\$9.35 M 2.7%	\$86.7 M 2.7%	\$245 M 2.7%
Miscellaneous Expenses	\$5.22 M 1.5%	\$48.2 M 1.5%	\$133 M 1.5%
Personal Care	\$4.56 M 1.3%	\$42.0 M 1.3%	\$117 M 1.3%
Personal Insurance	\$2.39 M 0.7%	\$22.2 M 0.7%	\$63.0 M 0.7%
Reading	\$759 K 0.2%	\$7.04 M 0.2%	\$19.6 M 0.2%
Shelter	\$71.9 M 20.6%	\$662 M 20.6%	\$1.84 B 20.6%
Tobacco	\$2.37 M 0.7%	\$21.9 M 0.7%	\$59.4 M 0.7%
Transportation	\$67.2 M 19.2%	\$614 M 19.1%	\$1.70 B 19.0%
Utilities	\$27.4 M 7.9%	\$254 M 7.9%	\$698 M 7.8%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	14,752	130,712	344,041
Elementary (Grade Level 0 to 8)	1,534 10.4%	14,651 11.2%	39,751 11.6%
Some High School (Grade Level 9 to 11)	1,567 10.6%	15,801 12.1%	38,819 11.3%
High School Graduate	4,659 31.6%	37,613 28.8%	95,962 27.9%
Some College	3,445 23.4%	29,481 22.6%	76,468 22.2%
Associate Degree Only	1,176 8.0%	11,053 8.5%	26,042 7.6%
Bachelor Degree Only	1,684 11.4%	14,367 11.0%	42,848 12.5%
Graduate Degree	688 4.7%	7,747 5.9%	24,150 7.0%

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5385/-112.1343

RF5

W Glendale Ave & N 35th Ave

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	5,556	81.2%	38,644	61.1%	107,363	64.7%
1 Attached Unit	413	6.0%	4,096	6.5%	10,010	6.0%
2 to 4 Units	219	3.2%	5,085	8.0%	13,705	8.3%
5 to 9 Units	322	4.7%	5,828	9.2%	13,854	8.3%
10 to 19 Units	330	4.8%	7,195	11.4%	16,816	10.1%
20 to 49 Units	193	2.8%	3,607	5.7%	8,508	5.1%
50 or More Units	310	4.5%	5,472	8.6%	13,956	8.4%
Mobile Home or Trailer	271	4.0%	3,199	5.1%	7,068	4.3%
Other Structure	-	-	105	0.2%	231	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	98	1.4%	922	1.5%	2,415	1.5%
Homes Built 2000 to 2009	301	4.4%	5,407	8.5%	15,793	9.5%
Homes Built 1990 to 1999	662	9.7%	7,584	12.0%	20,789	12.5%
Homes Built 1980 to 1989	859	12.6%	11,310	17.9%	31,136	18.8%
Homes Built 1970 to 1979	1,404	20.5%	19,379	30.6%	48,700	29.3%
Homes Built 1960 to 1969	2,245	32.8%	13,232	20.9%	30,393	18.3%
Homes Built 1950 to 1959	1,778	26.0%	11,466	18.1%	30,932	18.6%
Homes Built Before 1949	189	2.8%	2,862	4.5%	8,463	5.1%
Home Values (2015)						
Home Values \$1,000,000 or More	28	0.6%	243	0.8%	738	0.9%
Home Values \$500,000 to \$999,999	250	5.4%	1,742	5.6%	5,718	6.8%
Home Values \$400,000 to \$499,999	223	4.8%	1,782	5.7%	5,132	6.1%
Home Values \$300,000 to \$399,999	434	9.4%	3,046	9.8%	9,023	10.7%
Home Values \$200,000 to \$299,999	877	18.9%	7,030	22.6%	19,450	23.2%
Home Values \$150,000 to \$199,999	1,160	25.0%	6,244	20.0%	17,380	20.7%
Home Values \$100,000 to \$149,999	958	20.7%	5,261	16.9%	14,184	16.9%
Home Values \$70,000 to \$99,999	440	9.5%	3,214	10.3%	7,387	8.8%
Home Values \$50,000 to \$69,999	334	7.2%	1,881	6.0%	4,199	5.0%
Home Values \$25,000 to \$49,999	100	2.2%	1,220	3.9%	3,068	3.7%
Home Values Under \$25,000	100	2.1%	1,909	6.1%	4,058	4.8%
Owner-Occupied Median Home Value	\$170,191		\$170,907		\$189,073	
Renter-Occupied Median Rent	\$747		\$730		\$747	
Transportation To Work (2015)						
Drive to Work Alone	8,088	74.8%	73,024	73.3%	193,517	74.3%
Drive to Work in Carpool	1,582	14.6%	13,863	13.9%	35,129	13.5%
Travel to Work by Public Transportation	215	2.0%	4,345	4.4%	10,035	3.9%
Drive to Work on Motorcycle	68	0.6%	335	0.3%	756	0.3%
Walk or Bicycle to Work	218	2.0%	2,525	2.5%	6,222	2.4%
Other Means	84	0.8%	1,245	1.2%	3,599	1.4%
Work at Home	552	5.1%	4,345	4.4%	11,343	4.4%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,723	16.8%	15,618	16.4%	43,086	17.3%
Travel to Work in 15 to 29 Minutes	4,027	39.3%	34,854	36.6%	90,986	36.5%
Travel to Work in 30 to 59 Minutes	3,459	33.7%	30,972	32.5%	78,610	31.5%
Travel to Work in 60 Minutes or More	539	5.3%	7,105	7.5%	20,356	8.2%
Average Minutes Travel to Work	24.0		25.3		25.3	

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