

**THE WESTIN**  
KIERLAND  
VILLAS

# KIERLAND VILLAGE

SEC 64TH STREET & GREENWAY RD.  
PHOENIX, AZ

**Built Out Restaurant  
End Cap Space  
Coming Available**



## SHOP SPACES AVAILABLE

### AVAILABILITY

- 2,808 sf (Available with notice) End Cap and a Fully Built Out Restaurant Space - Do Not Disturb
- 1,412 SF
- 3,468 sf Endcap Coming Available Sept. 2019 (Former Credit Union)
- 2,427 sf Coming Available End of Nov. 2019 (Built Out Salon) - Do Not Disturb

### TRAFFIC COUNTS

- 27,700 cars per day on Greenway Road
- 13,300 cars per day on 64th Street

### NOTABLE TENANTS



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,430	74,331	227,395
Ave Household Income	\$146,569	\$122,648	\$125,334
Daytime Employment	9,639	85,231	171,882



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# SHOP SPACES AVAILABLE

## KIERLAND VILLAGE

SEC 64TH STREET & GREENWAY RD.

PHOENIX, AZ



#	TENANT	SQ. FT.
A101	Kierland Dental Arts	1,448 sf
A102	Baskin Robbins	1,119 sf
A103	UPS Store	2,239 sf
A104	East Valley Urgent Care	4,036 sf
A105	Subway	1,355 sf
A107	Desert Nail Spa	2,400 sf
A108	Pizza Hut/Wingstreet	1,200 sf
A109	9 Round	1,200 sf
A110	Delia's Cleaner	1,500 sf
B150	Peak Nutrition	1,240 sf
B151	Available	1,412 sf
B152	Wow Wow Lemonade	1,214 sf

#	TENANT	SQ. FT.
B153	Urban Wax	1,213 sf
B154	Einstein Brothers	2,214 sf
B156	Coming Available End Nov. 2019	2,427 sf
B159	Perk Eatery	3,661 sf
C130	Zipps Sports Grill	5,007 sf
C133	Coming Available Sept. 2019	3,468 sf
E120	Panda Express	2,162 sf
E121	Sports Clips	1,049 sf
E122	Kierland Cigar	912 sf
E123	Available with notice	2,808 sf
Pad	El Pollo Loco	2,660 sf

- Salon Space

- Former Credit Union

- Built Out Restaurant



### STRATEGIC

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# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.6259/-111.9429

RF5

## N 64th St & E Greenway Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	12,430	74,331	227,395
Projected Population (2023)	13,490	80,339	245,414
Census Population (2010)	11,716	67,817	202,266
Census Population (2000)	12,712	70,599	200,497
Projected Annual Growth (2018 to 2023)	1,060 1.7%	6,008 1.6%	18,019 1.6%
Historical Annual Growth (2010 to 2018)	714 0.8%	6,514 1.2%	25,129 1.6%
Historical Annual Growth (2000 to 2010)	-996 -0.8%	-2,782 -0.4%	1,769 0.1%
Estimated Population Density (2018)	3,957 <i>psm</i>	2,630 <i>psm</i>	2,896 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	5,427	32,093	98,679
Projected Households (2023)	5,685	33,593	103,299
Census Households (2010)	4,981	28,354	85,389
Census Households (2000)	4,847	26,792	78,668
Estimated Households with Children (2018)	1,300 24.0%	8,330 26.0%	25,652 26.0%
Estimated Average Household Size (2018)	2.26	2.29	2.29
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$146,569	\$122,648	\$125,334
Projected Average Household Income (2023)	\$172,328	\$141,569	\$145,390
Estimated Average Family Income (2018)	\$168,733	\$149,101	\$156,556
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$99,375	\$93,129	\$93,640
Projected Median Household Income (2023)	\$114,990	\$107,613	\$107,463
Estimated Median Family Income (2018)	\$122,979	\$117,371	\$120,264
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$64,106	\$53,087	\$54,463
Projected Per Capita Income (2023)	\$72,733	\$59,319	\$61,265
Estimated Per Capita Income 5 Year Growth	\$8,627 13.5%	\$6,232 11.7%	\$6,802 12.5%
Estimated Average Household Net Worth (2018)	\$1,485,528	\$1,323,004	\$1,303,603
<b>Daytime Demos (2018)</b>			
Total Businesses	971	8,121	18,071
Total Employees	9,639	85,231	171,882
Company Headquarter Businesses	16 1.7%	96 1.2%	159 0.9%
Company Headquarter Employees	641 6.6%	12,625 14.8%	22,835 13.3%
Employee Population per Business	9.9	10.5	9.5
Residential Population per Business	12.8	9.2	12.6

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N 64th St & E Greenway Rd						
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<b>Race &amp; Ethnicity</b>						
White (2018)	10,716	86.2%	62,133	83.6%	187,263	82.4%
Black or African American (2018)	287	2.3%	2,442	3.3%	7,642	3.4%
American Indian or Alaska Native (2018)	49	0.4%	521	0.7%	1,671	0.7%
Asian (2018)	758	6.1%	4,749	6.4%	12,313	5.4%
Hawaiian or Pacific Islander (2018)	5	-	82	0.1%	283	0.1%
Other Race (2018)	236	1.9%	1,961	2.6%	10,687	4.7%
Two or More Races (2018)	380	3.1%	2,442	3.3%	7,536	3.3%
Not Hispanic or Latino Population (2018)	11,154	89.7%	65,782	88.5%	191,242	84.1%
Hispanic or Latino Population (2018)	1,276	10.3%	8,549	11.5%	36,153	15.9%
Not Hispanic or Latino Population (2023)	11,932	88.5%	70,088	87.2%	203,581	83.0%
Hispanic or Latino Population (2023)	1,558	11.5%	10,251	12.8%	41,833	17.0%
Not Hispanic or Latino Population (2010)	11,071	94.5%	63,124	93.1%	178,101	88.1%
Hispanic or Latino Population (2010)	645	5.5%	4,693	6.9%	24,165	11.9%
Not Hispanic or Latino Population (2000)	12,174	95.8%	67,296	95.3%	183,014	91.3%
Hispanic or Latino Population (2000)	538	4.2%	3,303	4.7%	17,483	8.7%
Projected Hispanic Annual Growth (2018 to 2023)	282	4.4%	1,702	4.0%	5,680	3.1%
Historic Hispanic Annual Growth (2000 to 2018)	738	7.6%	5,246	8.8%	18,670	5.9%
<b>Age Distribution (2018)</b>						
Age Under 5	550	4.4%	3,471	4.7%	11,550	5.1%
Age 5 to 9 Years	583	4.7%	3,804	5.1%	12,488	5.5%
Age 10 to 14 Years	695	5.6%	4,561	6.1%	13,809	6.1%
Age 15 to 19 Years	728	5.9%	4,410	5.9%	12,798	5.6%
Age 20 to 24 Years	521	4.2%	3,622	4.9%	11,282	5.0%
Age 25 to 29 Years	763	6.1%	4,945	6.7%	15,598	6.9%
Age 30 to 34 Years	717	5.8%	4,520	6.1%	14,800	6.5%
Age 35 to 39 Years	776	6.2%	4,600	6.2%	14,979	6.6%
Age 40 to 44 Years	787	6.3%	4,708	6.3%	14,611	6.4%
Age 45 to 49 Years	936	7.5%	5,562	7.5%	16,322	7.2%
Age 50 to 54 Years	1,034	8.3%	5,876	7.9%	16,465	7.2%
Age 55 to 59 Years	1,116	9.0%	5,928	8.0%	16,838	7.4%
Age 60 to 64 Years	1,005	8.1%	5,404	7.3%	15,558	6.8%
Age 65 to 74 Years	1,234	9.9%	7,396	9.9%	23,023	10.1%
Age 75 to 84 Years	668	5.4%	3,672	4.9%	11,839	5.2%
Age 85 Years or Over	318	2.6%	1,853	2.5%	5,434	2.4%
Median Age	44.4		42.7		41.6	
<b>Gender Age Distribution (2018)</b>						
Female Population	6,385	51.4%	37,912	51.0%	116,825	51.4%
Age 0 to 19 Years	1,230	19.3%	7,807	20.6%	24,625	21.1%
Age 20 to 64 Years	3,940	61.7%	22,997	60.7%	69,841	59.8%
Age 65 Years or Over	1,215	19.0%	7,107	18.7%	22,359	19.1%
Female Median Age	45.6		43.8		42.9	
Male Population	6,045	48.6%	36,419	49.0%	110,570	48.6%
Age 0 to 19 Years	1,326	21.9%	8,438	23.2%	26,021	23.5%
Age 20 to 64 Years	3,715	61.5%	22,167	60.9%	66,613	60.2%
Age 65 Years or Over	1,004	16.6%	5,814	16.0%	17,937	16.2%
Male Median Age	43.1		41.4		40.4	

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## N 64th St & E Greenway Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2018)</b>						
HH Income \$200,000 or More	942	17.4%	4,717	14.7%	14,758	15.0%
HH Income \$150,000 to \$199,999	557	10.3%	3,172	9.9%	8,820	8.9%
HH Income \$100,000 to \$149,999	1,128	20.8%	6,058	18.9%	17,427	17.7%
HH Income \$75,000 to \$99,999	744	13.7%	4,492	14.0%	12,635	12.8%
HH Income \$50,000 to \$74,999	874	16.1%	5,496	17.1%	16,391	16.6%
HH Income \$35,000 to \$49,999	397	7.3%	3,443	10.7%	11,255	11.4%
HH Income \$25,000 to \$34,999	329	6.1%	1,996	6.2%	6,354	6.4%
HH Income \$15,000 to \$24,999	244	4.5%	1,402	4.4%	5,577	5.7%
HH Income Under \$15,000	211	3.9%	1,316	4.1%	5,461	5.5%
HH Income \$35,000 or More	4,643	85.6%	27,378	85.3%	81,286	82.4%
HH Income \$75,000 or More	3,372	62.1%	18,439	57.5%	53,640	54.4%
<b>Housing (2018)</b>						
Total Housing Units	5,713		33,790		105,565	
Housing Units Occupied	5,427	95.0%	32,093	95.0%	98,679	93.5%
Housing Units Owner-Occupied	3,721	68.6%	19,763	61.6%	62,148	63.0%
Housing Units, Renter-Occupied	1,705	31.4%	12,330	38.4%	36,531	37.0%
Housing Units, Vacant	286	5.0%	1,697	5.0%	6,886	6.5%
<b>Marital Status (2018)</b>						
Never Married	2,741	25.9%	18,032	28.9%	56,201	29.7%
Currently Married	5,708	53.8%	31,875	51.0%	91,773	48.4%
Separated	301	2.8%	1,993	3.2%	6,223	3.3%
Widowed	633	6.0%	3,547	5.7%	10,444	5.5%
Divorced	1,219	11.5%	7,049	11.3%	24,905	13.1%
<b>Household Type (2018)</b>						
Population Family	9,749	78.4%	58,062	78.1%	176,077	77.4%
Population Non-Family	2,510	20.2%	15,275	20.5%	49,459	21.8%
Population Group Quarters	171	1.4%	994	1.3%	1,858	0.8%
Family Households	3,390	62.5%	19,746	61.5%	58,753	59.5%
Non-Family Households	2,037	37.5%	12,347	38.5%	39,926	40.5%
Married Couple with Children	971	17.0%	5,988	18.8%	17,558	19.1%
Average Family Household Size	2.9		2.9		3.0	
<b>Household Size (2018)</b>						
1 Person Households	1,648	30.4%	9,946	31.0%	32,177	32.6%
2 Person Households	2,050	37.8%	11,569	36.1%	34,835	35.3%
3 Person Households	800	14.8%	4,771	14.9%	13,744	13.9%
4 Person Households	636	11.7%	3,807	11.9%	11,065	11.2%
5 Person Households	211	3.9%	1,401	4.4%	4,439	4.5%
6 or More Person Households	82	1.5%	598	1.9%	2,419	2.5%
<b>Household Vehicles (2018)</b>						
Households with 0 Vehicles Available	164	3.0%	1,133	3.5%	3,409	3.5%
Households with 1 Vehicles Available	1,847	34.0%	11,554	36.0%	37,321	37.8%
Households with 2 or More Vehicles Available	3,416	62.9%	19,406	60.5%	57,949	58.7%
Total Vehicles Available	10,216		59,510		177,155	
Average Vehicles Per Household	1.9		1.9		1.8	

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	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2018)</b>			
Estimated Labor Population Age 16 Years or Over	10,452	61,598	186,910
Estimated Civilian Employed	7,261 69.5%	41,628 67.6%	124,375 66.5%
Estimated Civilian Unemployed	173 1.7%	1,196 1.9%	3,790 2.0%
Estimated in Armed Forces	14 0.1%	14 -	46 -
Estimated Not in Labor Force	3,004 28.7%	18,760 30.5%	58,699 31.4%
Unemployment Rate	1.7%	1.9%	2.0%
<b>Occupation (2015)</b>			
Occupation: Population Age 16 Years or Over	7,271	42,653	124,776
Management, Business, Financial Operations	1,617 22.2%	9,377 22.0%	27,735 22.2%
Professional, Related	2,111 29.0%	11,849 27.8%	32,377 25.9%
Service	905 12.5%	6,271 14.7%	20,006 16.0%
Sales, Office	2,011 27.7%	11,020 25.8%	31,412 25.2%
Farming, Fishing, Forestry	3 -	75 0.2%	275 0.2%
Construct, Extraction, Maintenance	243 3.3%	1,567 3.7%	5,573 4.5%
Production, Transport Material Moving	380 5.2%	2,492 5.8%	7,397 5.9%
White Collar Workers	5,739 78.9%	32,247 75.6%	91,524 73.4%
Blue Collar Workers	1,532 21.1%	10,406 24.4%	33,252 26.6%
<b>Consumer Expenditure (2018)</b>			
Total Household Expenditure	\$499 M	\$2.59 B	\$8.12 B
Total Non-Retail Expenditure	\$265 M 53.0%	\$1.37 B 52.9%	\$4.30 B 53.0%
Total Retail Expenditure	\$235 M 47.0%	\$1.22 B 47.1%	\$3.82 B 47.0%
Apparel	\$17.6 M 3.5%	\$91.4 M 3.5%	\$286 M 3.5%
Contributions	\$25.7 M 5.1%	\$131 M 5.1%	\$416 M 5.1%
Education	\$21.4 M 4.3%	\$110 M 4.2%	\$345 M 4.3%
Entertainment	\$28.4 M 5.7%	\$147 M 5.7%	\$461 M 5.7%
Food and Beverages	\$70.3 M 14.1%	\$366 M 14.1%	\$1.15 B 14.1%
Furnishings and Equipment	\$18.0 M 3.6%	\$93.1 M 3.6%	\$291 M 3.6%
Gifts	\$14.0 M 2.8%	\$71.6 M 2.8%	\$225 M 2.8%
Health Care	\$37.4 M 7.5%	\$195 M 7.5%	\$612 M 7.5%
Household Operations	\$15.7 M 3.2%	\$80.9 M 3.1%	\$254 M 3.1%
Miscellaneous Expenses	\$7.09 M 1.4%	\$37.0 M 1.4%	\$116 M 1.4%
Personal Care	\$6.42 M 1.3%	\$33.3 M 1.3%	\$104 M 1.3%
Personal Insurance	\$4.16 M 0.8%	\$21.4 M 0.8%	\$67.3 M 0.8%
Reading	\$1.13 M 0.2%	\$5.83 M 0.2%	\$18.3 M 0.2%
Shelter	\$104 M 20.7%	\$536 M 20.7%	\$1.68 B 20.7%
Tobacco	\$2.53 M 0.5%	\$13.4 M 0.5%	\$42.1 M 0.5%
Transportation	\$91.2 M 18.3%	\$475 M 18.3%	\$1.48 B 18.2%
Utilities	\$34.8 M 7.0%	\$182 M 7.0%	\$571 M 7.0%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	9,353	54,464	165,467
Elementary (Grade Level 0 to 8)	92 1.0%	785 1.4%	4,387 2.7%
Some High School (Grade Level 9 to 11)	172 1.8%	1,272 2.3%	5,535 3.3%
High School Graduate	1,375 14.7%	8,219 15.1%	25,846 15.6%
Some College	1,926 20.6%	11,330 20.8%	33,066 20.0%
Associate Degree Only	652 7.0%	4,449 8.2%	13,444 8.1%
Bachelor Degree Only	3,358 35.9%	18,035 33.1%	51,120 30.9%
Graduate Degree	1,778 19.0%	10,372 19.0%	32,068 19.4%

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<b>Units In Structure (2015)</b>						
1 Detached Unit	3,957	79.4%	21,737	76.7%	63,135	73.9%
1 Attached Unit	172	3.4%	1,102	3.9%	5,834	6.8%
2 to 4 Units	123	2.5%	1,336	4.7%	5,274	6.2%
5 to 9 Units	295	5.9%	2,305	8.1%	5,867	6.9%
10 to 19 Units	244	4.9%	1,919	6.8%	5,925	6.9%
20 to 49 Units	105	2.1%	1,198	4.2%	3,140	3.7%
50 or More Units	461	9.2%	3,011	10.6%	7,527	8.8%
Mobile Home or Trailer	76	1.5%	335	1.2%	2,189	2.6%
Other Structure	4	0.1%	39	0.1%	69	0.1%
<b>Homes Built By Year (2015)</b>						
Homes Built 2010 or later	80	1.6%	586	2.1%	1,616	1.9%
Homes Built 2000 to 2009	752	15.1%	4,207	14.8%	15,475	18.1%
Homes Built 1990 to 1999	1,682	33.8%	8,307	29.3%	27,503	32.2%
Homes Built 1980 to 1989	2,032	40.8%	10,039	35.4%	25,800	30.2%
Homes Built 1970 to 1979	688	13.8%	7,091	25.0%	19,585	22.9%
Homes Built 1960 to 1969	82	1.6%	1,314	4.6%	4,341	5.1%
Homes Built 1950 to 1959	46	0.9%	531	1.9%	1,620	1.9%
Homes Built Before 1949	32	0.6%	326	1.1%	751	0.9%
<b>Home Values (2015)</b>						
Home Values \$1,000,000 or More	33	0.9%	241	1.3%	1,425	2.5%
Home Values \$500,000 to \$999,999	620	17.7%	3,398	18.4%	10,959	19.4%
Home Values \$400,000 to \$499,999	750	21.5%	3,425	18.5%	7,924	14.0%
Home Values \$300,000 to \$399,999	999	28.6%	4,842	26.2%	12,074	21.3%
Home Values \$200,000 to \$299,999	840	24.1%	4,713	25.5%	15,437	27.3%
Home Values \$150,000 to \$199,999	258	7.4%	1,664	9.0%	7,002	12.4%
Home Values \$100,000 to \$149,999	101	2.9%	648	3.5%	3,311	5.9%
Home Values \$70,000 to \$99,999	13	0.4%	155	0.8%	934	1.7%
Home Values \$50,000 to \$69,999	18	0.5%	78	0.4%	495	0.9%
Home Values \$25,000 to \$49,999	12	0.3%	69	0.4%	342	0.6%
Home Values Under \$25,000	57	1.6%	286	1.5%	1,205	2.1%
Owner-Occupied Median Home Value	\$358,328		\$361,867		\$355,731	
Renter-Occupied Median Rent	\$1,239		\$1,158		\$1,074	
<b>Transportation To Work (2015)</b>						
Drive to Work Alone	4,663	75.8%	28,046	75.0%	84,110	74.6%
Drive to Work in Carpool	557	9.1%	3,577	9.6%	10,934	9.7%
Travel to Work by Public Transportation	90	1.5%	697	1.9%	2,112	1.9%
Drive to Work on Motorcycle	16	0.3%	120	0.3%	384	0.3%
Walk or Bicycle to Work	136	2.2%	773	2.1%	2,437	2.2%
Other Means	78	1.3%	440	1.2%	1,413	1.3%
Work at Home	612	10.0%	3,751	10.0%	11,319	10.0%
<b>Travel Time (2015)</b>						
Travel to Work in 14 Minutes or Less	2,510	45.3%	12,256	36.4%	31,412	31.0%
Travel to Work in 15 to 29 Minutes	2,306	41.6%	15,376	45.7%	46,883	46.2%
Travel to Work in 30 to 59 Minutes	1,535	27.7%	9,460	28.1%	30,091	29.7%
Travel to Work in 60 Minutes or More	166	3.0%	1,197	3.6%	3,747	3.7%
Average Minutes Travel to Work	17.9		19.3		20.4	

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