COLLEGE PLAZA

NORTHWEST CORNER OF 32ND ST. & UNION HILLS DR., PHOENIX, AZ

AVAILABILITY

• 6,000 sf - DIVISIBLE TO 2,000 SF

FEATURES

• 31,000 SF Center
• Rate: $10psf + NNN
• Built in 1987
• Monument Signage Available
• Across from Paradise Valley Community College
• Parking Ratio 4.5:1000

TRAFFIC COUNTS

• +/- 24,700 cpd on Union Hills Dr.
• +/- 19,300 cpd on 32nd St.

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,230	120,894	256,656
Ave Household Income	$72,516	$75,184	$81,735
Daytime Employment	2,738	32,519	84,514

EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM

STRATEGIC

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15169 N. Scottsdale Road   Suite 330   Scottsdale, AZ 85254   602.778.3838(p)   602.778.3839(f)

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6557/-112.0145

3150 E Union Hills Dr Phoenix, AZ 85050	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2017)	15,230		120,894		256,656	
Projected Population (2022)	16,541		131,231		278,870	
Census Population (2010)	14,791		111,015		237,925	
Census Population (2000)	15,180		105,870		234,216	
Projected Annual Growth (2017 to 2022)	1,311	1.7%	10,337	1.7%	22,214	1.7%
Historical Annual Growth (2010 to 2017)	439	0.4%	9,879	1.3%	18,731	1.1%
Historical Annual Growth (2000 to 2010)	-389	-0.3%	5,145	0.5%	3,709	0.2%
Estimated Population Density (2017)	4,848 *psm*		4,277 *psm*		3,269 *psm*	
Trade Area Size	3.14 *sq mi*		28.27 *sq mi*		78.51 *sq mi*	
Households						
Estimated Households (2017)	6,283		49,246		107,460	
Projected Households (2022)	6,621		51,893		113,162	
Census Households (2010)	6,032		44,820		98,038	
Census Households (2000)	5,864		40,616		91,277	
Estimated Households with Children (2017)	1,817	28.9%	15,015	30.5%	30,717	28.6%
Estimated Average Household Size (2017)	2.42		2.44		2.38	
Average Household Income						
Estimated Average Household Income (2017)	$72,516		$75,184		$81,735	
Projected Average Household Income (2022)	$87,386		$94,460		$102,503	
Estimated Average Family Income (2017)	$85,135		$88,946		$97,759	
Median Household Income						
Estimated Median Household Income (2017)	$66,203		$66,042		$70,806	
Projected Median Household Income (2022)	$78,097		$77,809		$83,235	
Estimated Median Family Income (2017)	$77,823		$79,505		$86,736	
Per Capita Income						
Estimated Per Capita Income (2017)	$29,929		$30,664		$34,261	
Projected Per Capita Income (2022)	$34,989		$37,388		$41,630	
Estimated Per Capita Income 5 Year Growth	$5,060	16.9%	$6,724	21.9%	$7,370	21.5%
Estimated Average Household Net Worth (2017)	$683,415		$760,756		$859,268	
Daytime Demos (2017)						
Total Businesses	340		4,192		9,433	
Total Employees	2,738		32,519		84,514	
Company Headquarter Businesses	-	-	8	0.2%	24	0.3%
Company Headquarter Employees	-	-	1,394	4.3%	4,490	5.3%
Employee Population per Business	8.0		7.8		9.0	
Residential Population per Business	44.7		28.8		27.2	

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6557/-112.0145

3150 E Union Hills Dr Phoenix, AZ 85050	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2017)	12,503	82.1%	93,267	77.1%	204,720	79.8%
Black or African American (2017)	448	2.9%	4,666	3.9%	9,405	3.7%
American Indian or Alaska Native (2017)	124	0.8%	1,304	1.1%	2,738	1.1%
Asian (2017)	559	3.7%	5,856	4.8%	11,703	4.6%
Hawaiian or Pacific Islander (2017)	19	0.1%	197	0.2%	345	0.1%
Other Race (2017)	1,109	7.3%	11,499	9.5%	19,185	7.5%
Two or More Races (2017)	468	3.1%	4,105	3.4%	8,561	3.3%
Not Hispanic or Latino Population (2017)	12,322	80.9%	91,682	75.8%	205,890	80.2%
Hispanic or Latino Population (2017)	2,908	19.1%	29,212	24.2%	50,766	19.8%
Not Hispanic or Latino Population (2022)	13,058	78.9%	97,184	74.1%	218,481	78.3%
Hispanic or Latino Population (2022)	3,483	21.1%	34,048	25.9%	60,389	21.7%
Not Hispanic or Latino Population (2010)	12,384	83.7%	86,913	78.3%	197,418	83.0%
Hispanic or Latino Population (2010)	2,407	16.3%	24,102	21.7%	40,507	17.0%
Not Hispanic or Latino Population (2000)	13,620	89.7%	89,260	84.3%	207,155	88.4%
Hispanic or Latino Population (2000)	1,560	10.3%	16,610	15.7%	27,060	11.6%
Projected Hispanic Annual Growth (2017 to 2022)	575	4.0%	4,836	3.3%	9,623	3.8%
Historic Hispanic Annual Growth (2000 to 2017)	1,348	5.1%	12,601	4.5%	23,705	5.2%
Age Distribution (2017)						
Age Under 5	856	5.6%	7,795	6.4%	15,032	5.9%
Age 5 to 9 Years	884	5.8%	7,615	6.3%	15,159	5.9%
Age 10 to 14 Years	906	5.9%	7,630	6.3%	15,773	6.1%
Age 15 to 19 Years	928	6.1%	7,423	6.1%	15,729	6.1%
Age 20 to 24 Years	819	5.4%	7,693	6.4%	15,726	6.1%
Age 25 to 29 Years	1,078	7.1%	9,548	7.9%	19,178	7.5%
Age 30 to 34 Years	1,091	7.2%	9,286	7.7%	18,625	7.3%
Age 35 to 39 Years	995	6.5%	8,438	7.0%	17,218	6.7%
Age 40 to 44 Years	1,045	6.9%	8,311	6.9%	17,533	6.8%
Age 45 to 49 Years	1,085	7.1%	8,402	7.0%	18,103	7.1%
Age 50 to 54 Years	1,171	7.7%	8,336	6.9%	18,760	7.3%
Age 55 to 59 Years	1,065	7.0%	7,689	6.4%	17,806	6.9%
Age 60 to 64 Years	907	6.0%	6,552	5.4%	15,299	6.0%
Age 65 to 74 Years	1,386	9.1%	9,325	7.7%	21,451	8.4%
Age 75 to 84 Years	732	4.8%	4,810	4.0%	10,511	4.1%
Age 85 Years or Over	283	1.9%	2,041	1.7%	4,754	1.9%
Median Age	39.6		36.8		38.5	
Gender Age Distribution (2017)						
Female Population	7,862	51.6%	61,714	51.0%	131,303	51.2%
Age 0 to 19 Years	1,784	22.7%	14,892	24.1%	30,187	23.0%
Age 20 to 64 Years	4,688	59.6%	37,490	60.7%	80,194	61.1%
Age 65 Years or Over	1,390	17.7%	9,332	15.1%	20,922	15.9%
Female Median Age	41.4		38.2		39.8	
Male Population	7,368	48.4%	59,180	49.0%	125,353	48.8%
Age 0 to 19 Years	1,790	24.3%	15,570	26.3%	31,506	25.1%
Age 20 to 64 Years	4,569	62.0%	36,765	62.1%	78,053	62.3%
Age 65 Years or Over	1,010	13.7%	6,845	11.6%	15,794	12.6%
Male Median Age	37.7		35.5		37.2	

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6557/-112.0145

3150 E Union Hills Dr
Phoenix, AZ 85050

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2017)						
HH Income $200,000 or More	119	1.9%	2,586	5.3%	7,099	6.6%
HH Income $150,000 to $199,999	411	6.5%	2,909	5.9%	7,257	6.8%
HH Income $100,000 to $149,999	1,088	17.3%	7,097	14.4%	17,015	15.8%
HH Income $75,000 to $99,999	932	14.8%	6,162	12.5%	13,666	12.7%
HH Income $50,000 to $74,999	1,412	22.5%	9,422	19.1%	19,871	18.5%
HH Income $35,000 to $49,999	882	14.0%	7,128	14.5%	15,006	14.0%
HH Income $25,000 to $34,999	502	8.0%	4,882	9.9%	9,617	8.9%
HH Income $15,000 to $24,999	534	8.5%	4,870	9.9%	9,084	8.5%
HH Income Under $15,000	404	6.4%	4,188	8.5%	8,846	8.2%
HH Income $35,000 or More	4,843	77.1%	35,305	71.7%	79,913	74.4%
HH Income $75,000 or More	2,549	40.6%	18,754	38.1%	45,036	41.9%
Housing (2017)						
Total Housing Units	6,516		51,042		111,798	
Housing Units Occupied	6,283	96.4%	49,246	96.5%	107,460	96.1%
Housing Units Owner-Occupied	4,955	78.9%	30,390	61.7%	67,068	62.4%
Housing Units, Renter-Occupied	1,328	21.1%	18,856	38.3%	40,392	37.6%
Housing Units, Vacant	233	3.6%	1,796	3.5%	4,338	3.9%
Marital Status (2017)						
Never Married	3,693	29.3%	34,821	35.6%	71,982	34.2%
Currently Married	5,551	44.1%	39,442	40.3%	88,538	42.0%
Separated	451	3.6%	4,004	4.1%	8,124	3.9%
Widowed	669	5.3%	4,773	4.9%	10,324	4.9%
Divorced	2,220	17.6%	14,814	15.1%	31,723	15.1%
Household Type (2017)						
Population Family	12,147	79.8%	94,815	78.4%	200,252	78.0%
Population Non-Family	3,054	20.1%	25,417	21.0%	54,971	21.4%
Population Group Quarters	29	0.2%	662	0.5%	1,432	0.6%
Family Households	3,908	62.2%	29,859	60.6%	64,707	60.2%
Non-Family Households	2,375	37.8%	19,386	39.4%	42,753	39.8%
Married Couple with Children	1,178	21.2%	9,160	23.2%	19,187	21.7%
Average Family Household Size	3.1		3.2		3.1	
Household Size (2017)						
1 Person Households	1,834	29.2%	14,768	30.0%	33,146	30.8%
2 Person Households	2,155	34.3%	16,269	33.0%	36,566	34.0%
3 Person Households	997	15.9%	7,564	15.4%	16,318	15.2%
4 Person Households	763	12.1%	6,030	12.2%	12,688	11.8%
5 Person Households	315	5.0%	2,736	5.6%	5,420	5.0%
6 or More Person Households	219	3.5%	1,878	3.8%	3,322	3.1%
Household Vehicles (2017)						
Households with 0 Vehicles Available	176	2.8%	2,767	5.6%	5,481	5.1%
Households with 1 Vehicles Available	2,041	32.5%	19,133	38.9%	40,078	37.3%
Households with 2 or More Vehicles Available	4,066	64.7%	27,345	55.5%	61,901	57.6%
Total Vehicles Available	11,653		83,072		186,300	
Average Vehicles Per Household	1.9		1.7		1.7	

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Labor Force (2017)						
Estimated Labor Population Age 16 Years or Over	12,415		96,420		207,593	
Estimated Civilian Employed	8,617	69.4%	64,175	66.6%	137,269	66.1%
Estimated Civilian Unemployed	347	2.8%	3,017	3.1%	6,323	3.0%
Estimated in Armed Forces	7	0.1%	40	-	101	-
Estimated Not in Labor Force	3,444	27.7%	29,188	30.3%	63,900	30.8%
Unemployment Rate	2.8%		3.1%		3.0%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	8,622		64,164		137,243	
Management, Business, Financial Operations	1,563	18.1%	10,407	16.2%	24,023	17.5%
Professional, Related	1,850	21.5%	13,046	20.3%	30,269	22.1%
Service	1,535	17.8%	13,953	21.7%	26,284	19.2%
Sales, Office	2,390	27.7%	17,265	26.9%	37,487	27.3%
Farming, Fishing, Forestry	10	0.1%	179	0.3%	304	0.2%
Construct, Extraction, Maintenance	730	8.5%	4,558	7.1%	8,672	6.3%
Production, Transport Material Moving	544	6.3%	4,755	7.4%	10,204	7.4%
White Collar Workers	5,803	67.3%	40,719	63.5%	91,779	66.9%
Blue Collar Workers	2,819	32.7%	23,446	36.5%	45,464	33.1%
Consumer Expenditure (2017)						
Total Household Expenditure	$355 M		$2.82 B		$6.53 B	
Total Non-Retail Expenditure	$193 M	54.3%	$1.53 B	54.3%	$3.55 B	54.4%
Total Retail Expenditure	$162 M	45.7%	$1.29 B	45.7%	$2.98 B	45.6%
Apparel	$12.3 M	3.5%	$98.5 M	3.5%	$228 M	3.5%
Contributions	$15.0 M	4.2%	$125 M	4.4%	$297 M	4.5%
Education	$12.6 M	3.5%	$105 M	3.7%	$251 M	3.8%
Entertainment	$19.9 M	5.6%	$159 M	5.6%	$368 M	5.6%
Food and Beverages	$52.2 M	14.7%	$412 M	14.6%	$948 M	14.5%
Furnishings and Equipment	$12.2 M	3.5%	$97.4 M	3.5%	$227 M	3.5%
Gifts	$8.66 M	2.4%	$70.9 M	2.5%	$167 M	2.6%
Health Care	$28.5 M	8.0%	$225 M	8.0%	$514 M	7.9%
Household Operations	$10.0 M	2.8%	$81.3 M	2.9%	$191 M	2.9%
Miscellaneous Expenses	$5.25 M	1.5%	$41.6 M	1.5%	$95.7 M	1.5%
Personal Care	$4.61 M	1.3%	$36.6 M	1.3%	$84.5 M	1.3%
Personal Insurance	$2.59 M	0.7%	$21.2 M	0.7%	$49.9 M	0.8%
Reading	$790 K	0.2%	$6.28 M	0.2%	$14.6 M	0.2%
Shelter	$73.0 M	20.6%	$581 M	20.6%	$1.35 B	20.6%
Tobacco	$2.19 M	0.6%	$17.0 M	0.6%	$38.2 M	0.6%
Transportation	$68.2 M	19.2%	$533 M	18.9%	$1.23 B	18.8%
Utilities	$26.7 M	7.5%	$211 M	7.5%	$482 M	7.4%
Educational Attainment (2017)						
Adult Population Age 25 Years or Over	10,838		82,739		179,237	
Elementary (Grade Level 0 to 8)	487	4.5%	4,316	5.2%	6,993	3.9%
Some High School (Grade Level 9 to 11)	624	5.8%	6,090	7.4%	10,425	5.8%
High School Graduate	2,253	20.8%	18,251	22.1%	37,083	20.7%
Some College	3,111	28.7%	19,765	23.9%	43,643	24.3%
Associate Degree Only	948	8.7%	6,764	8.2%	15,434	8.6%
Bachelor Degree Only	2,271	21.0%	18,253	22.1%	42,626	23.8%
Graduate Degree	1,145	10.6%	9,301	11.2%	23,033	12.9%

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Units In Structure (2010)						
1 Detached Unit	4,857	80.5%	30,216	67.4%	69,397	70.8%
1 Attached Unit	286	4.7%	2,323	5.2%	4,378	4.5%
2 to 4 Units	105	1.7%	2,469	5.5%	4,967	5.1%
5 to 9 Units	58	1.0%	2,486	5.5%	5,235	5.3%
10 to 19 Units	26	0.4%	3,446	7.7%	7,084	7.2%
20 to 49 Units	13	0.2%	1,680	3.7%	3,930	4.0%
50 or More Units	48	0.8%	2,318	5.2%	6,474	6.6%
Mobile Home or Trailer	874	14.5%	4,237	9.5%	5,867	6.0%
Other Structure	19	0.3%	62	0.1%	103	0.1%
Homes Built By Year (2010)						
Homes Built 2005 or later	32	0.5%	287	0.6%	700	0.7%
Homes Built 2000 to 2004	763	12.6%	8,147	18.2%	15,576	15.9%
Homes Built 1990 to 1999	2,117	35.1%	13,538	30.2%	26,193	26.7%
Homes Built 1980 to 1989	2,024	33.6%	14,195	31.7%	30,246	30.9%
Homes Built 1970 to 1979	817	13.5%	7,922	17.7%	23,180	23.6%
Homes Built 1960 to 1969	218	3.6%	2,379	5.3%	5,607	5.7%
Homes Built 1950 to 1959	145	2.4%	1,121	2.5%	2,510	2.6%
Homes Built Before 1949	55	0.9%	310	0.7%	729	0.7%
Home Values (2010)						
Home Values $1,000,000 or More	31	0.7%	253	0.9%	531	0.8%
Home Values $500,000 to $999,999	189	3.9%	2,197	7.7%	5,157	8.1%
Home Values $400,000 to $499,999	174	3.6%	1,927	6.8%	5,241	8.2%
Home Values $300,000 to $399,999	566	11.8%	4,211	14.8%	11,827	18.6%
Home Values $200,000 to $299,999	1,457	30.3%	8,141	28.6%	18,242	28.6%
Home Values $150,000 to $199,999	1,075	22.4%	5,644	19.9%	11,252	17.7%
Home Values $100,000 to $149,999	635	13.2%	3,673	12.9%	7,368	11.6%
Home Values $70,000 to $99,999	278	5.8%	1,369	4.8%	2,651	4.2%
Home Values $50,000 to $69,999	124	2.6%	651	2.3%	1,204	1.9%
Home Values $25,000 to $49,999	86	1.8%	509	1.8%	860	1.4%
Home Values Under $25,000	324	6.7%	1,687	5.9%	2,411	3.8%
Owner-Occupied Median Home Value	$199,683		$223,906		$246,256	
Renter-Occupied Median Rent	$1,010		$851		$888	
Transportation To Work (2010)						
Drive to Work Alone	5,609	78.4%	43,739	76.6%	94,625	78.1%
Drive to Work in Carpool	735	10.3%	5,750	10.1%	10,559	8.7%
Travel to Work by Public Transportation	123	1.7%	1,456	2.5%	2,878	2.4%
Drive to Work on Motorcycle	29	0.4%	231	0.4%	464	0.4%
Walk or Bicycle to Work	157	2.2%	1,574	2.8%	2,799	2.3%
Other Means	62	0.9%	966	1.7%	1,700	1.4%
Work at Home	439	6.1%	3,395	5.9%	8,101	6.7%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,219	18.2%	12,023	22.4%	28,053	24.8%
Travel to Work in 15 to 29 Minutes	3,962	59.0%	27,559	51.3%	57,954	51.3%
Travel to Work in 30 to 59 Minutes	2,641	39.3%	18,428	34.3%	37,561	33.2%
Travel to Work in 60 Minutes or More	257	3.8%	2,232	4.2%	4,274	3.8%
Average Minutes Travel to Work	23.8		22.6		22.2	