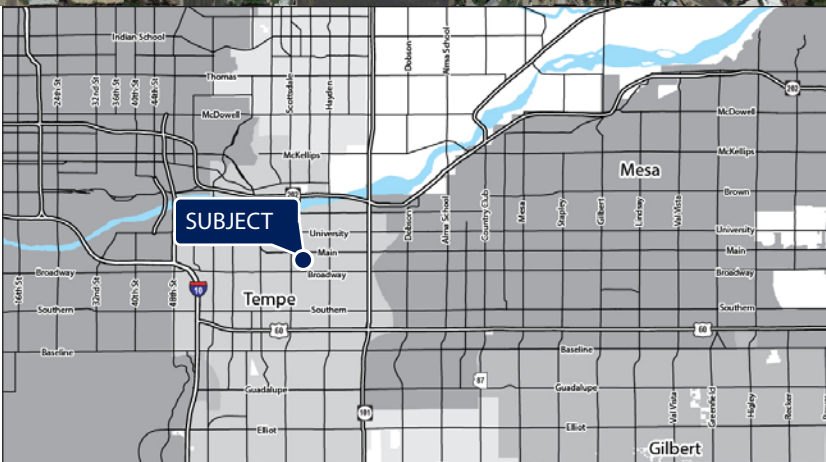


Price Reduced to \$300,000 (\$14.96/sf) for Quick Sale



**RARE INFILL TEMPE PAD AVAILABLE**

**AVAILABILITY**

- Land size: 0.49 acres (20,057 sf)
- For sale or for ground lease

**FEATURES**

- Zoning: PCC-2 City of Tempe
- Parcel number: 133-30-050A
- Traffic count: ±32,423 CPD on Broadway Road

**NOTABLE TENANTS IN TRADE AREA**



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	36,489	171,820	371,814
Avg. Household Income	\$42,597	\$60,440	\$69,577
Daytime Population	6,638	183,234	334,171

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Phoenix, AZ 85016  
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<b>S Dorsey Ln &amp; E Broadway Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Population</b>						
Estimated Population (2019)	36,489		171,820		371,814	
Projected Population (2024)	39,405		187,089		406,324	
Census Population (2010)	30,038		140,131		311,582	
Census Population (2000)	26,851		137,663		317,938	
Projected Annual Growth (2019 to 2024)	2,916	1.6%	15,269	1.8%	34,510	1.9%
Historical Annual Growth (2010 to 2019)	6,451	2.0%	31,689	2.0%	60,232	1.8%
Historical Annual Growth (2000 to 2010)	3,187	1.2%	2,468	0.2%	-6,356	-0.2%
Estimated Population Density (2019)	11,621 psm		6,080 psm		4,736 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2019)	14,052		72,875		153,969	
Projected Households (2024)	14,785		76,588		162,126	
Census Households (2010)	10,865		57,521		126,059	
Census Households (2000)	11,008		56,242		125,610	
Estimated Households with Children (2019)	2,055	14.6%	14,101	19.3%	37,037	24.1%
Estimated Average Household Size (2019)	2.16		2.22		2.34	
<b>Average Household Income</b>						
Estimated Average Household Income (2019)	\$42,597		\$60,440		\$69,577	
Projected Average Household Income (2024)	\$47,326		\$67,337		\$77,768	
Estimated Average Family Income (2019)	\$62,846		\$79,205		\$86,048	
<b>Median Household Income</b>						
Estimated Median Household Income (2019)	\$43,140		\$56,370		\$60,482	
Projected Median Household Income (2024)	\$51,508		\$66,035		\$70,541	
Estimated Median Family Income (2019)	\$69,397		\$73,009		\$75,271	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2019)	\$17,177		\$25,919		\$28,990	
Projected Per Capita Income (2024)	\$18,472		\$27,826		\$31,192	
Estimated Per Capita Income 5 Year Growth	\$1,295	7.5%	\$1,907	7.4%	\$2,203	7.6%
Estimated Average Household Net Worth (2019)	\$485,336		\$580,343		\$631,800	
<b>Daytime Demos (2019)</b>						
Total Businesses	912		7,886		17,351	
Total Employees	6,638		183,234		334,171	
Company Headquarter Businesses	5	0.5%	59	0.7%	181	1.0%
Company Headquarter Employees	274	4.1%	18,245	10.0%	31,525	9.4%
Employee Population per Business	7.3		23.2		19.3	
Residential Population per Business	40.0		21.8		21.4	

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**S Dorsey Ln & E Broadway Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2019)	24,752	67.8%	117,835	68.6%	249,400	67.1%
Black or African American (2019)	2,440	6.7%	12,342	7.2%	27,325	7.3%
American Indian or Alaska Native (2019)	837	2.3%	4,941	2.9%	12,004	3.2%
Asian (2019)	3,577	9.8%	10,490	6.1%	19,767	5.3%
Hawaiian or Pacific Islander (2019)	169	0.5%	587	0.3%	1,313	0.4%
Other Race (2019)	3,151	8.6%	17,989	10.5%	45,698	12.3%
Two or More Races (2019)	1,563	4.3%	7,636	4.4%	16,307	4.4%
Not Hispanic or Latino Population (2019)	28,742	78.8%	129,950	75.6%	268,300	72.2%
Hispanic or Latino Population (2019)	7,747	21.2%	41,870	24.4%	103,514	27.8%
Not Hispanic or Latino Population (2024)	30,808	78.2%	140,091	74.9%	290,275	71.4%
Hispanic or Latino Population (2024)	8,597	21.8%	46,998	25.1%	116,050	28.6%
Not Hispanic or Latino Population (2010)	23,899	79.6%	106,085	75.7%	223,181	71.6%
Hispanic or Latino Population (2010)	6,139	20.4%	34,046	24.3%	88,401	28.4%
Not Hispanic or Latino Population (2000)	21,437	79.8%	109,105	79.3%	243,931	76.7%
Hispanic or Latino Population (2000)	5,415	20.2%	28,558	20.7%	74,007	23.3%
Projected Hispanic Annual Growth (2019 to 2024)	850	2.2%	5,128	2.4%	12,535	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	2,332	2.3%	13,311	2.5%	29,508	2.1%
<b>Age Distribution (2019)</b>						
Age Under 5	1,387	3.8%	8,380	4.9%	20,617	5.5%
Age 5 to 9 Years	1,408	3.9%	8,091	4.7%	19,978	5.4%
Age 10 to 14 Years	1,403	3.8%	8,325	4.8%	20,579	5.5%
Age 15 to 19 Years	5,182	14.2%	14,867	8.7%	27,472	7.4%
Age 20 to 24 Years	7,927	21.7%	24,686	14.4%	40,806	11.0%
Age 25 to 29 Years	3,734	10.2%	18,194	10.6%	37,042	10.0%
Age 30 to 34 Years	2,200	6.0%	12,482	7.3%	27,709	7.5%
Age 35 to 39 Years	1,763	4.8%	10,113	5.9%	23,285	6.3%
Age 40 to 44 Years	1,530	4.2%	8,739	5.1%	20,652	5.6%
Age 45 to 49 Years	1,539	4.2%	8,996	5.2%	21,548	5.8%
Age 50 to 54 Years	1,458	4.0%	8,850	5.2%	21,240	5.7%
Age 55 to 59 Years	1,477	4.0%	9,103	5.3%	21,994	5.9%
Age 60 to 64 Years	1,306	3.6%	8,101	4.7%	19,166	5.2%
Age 65 to 74 Years	2,232	6.1%	12,673	7.4%	28,421	7.6%
Age 75 to 84 Years	1,334	3.7%	7,075	4.1%	15,070	4.1%
Age 85 Years or Over	608	1.7%	3,145	1.8%	6,235	1.7%
Median Age	28.8		32.7		34.2	
<b>Gender Age Distribution (2019)</b>						
Female Population	17,048	46.7%	82,770	48.2%	182,727	49.1%
Age 0 to 19 Years	4,784	28.1%	19,700	23.8%	43,746	23.9%
Age 20 to 64 Years	9,966	58.5%	50,315	60.8%	111,256	60.9%
Age 65 Years or Over	2,298	13.5%	12,756	15.4%	27,725	15.2%
Female Median Age	29.7		34.3		35.6	
Male Population	19,441	53.3%	89,050	51.8%	189,087	50.9%
Age 0 to 19 Years	4,596	23.6%	19,963	22.4%	44,900	23.7%
Age 20 to 64 Years	12,969	66.7%	58,950	66.2%	122,187	64.6%
Age 65 Years or Over	1,876	9.6%	10,137	11.4%	22,000	11.6%
Male Median Age	28.1		31.4		33.0	

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<b>S Dorsey Ln &amp; E Broadway Rd</b>		<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Household Income Distribution (2019)</b>							
HH Income \$200,000 or More	469	3.3%	2,614	3.6%	6,462	4.2%	
HH Income \$150,000 to \$199,999	476	3.4%	3,770	5.2%	8,773	5.7%	
HH Income \$100,000 to \$149,999	1,301	9.3%	9,118	12.5%	19,969	13.0%	
HH Income \$75,000 to \$99,999	1,507	10.7%	9,980	13.7%	21,823	14.2%	
HH Income \$50,000 to \$74,999	1,990	14.2%	13,947	19.1%	30,606	19.9%	
HH Income \$35,000 to \$49,999	2,069	14.7%	10,192	14.0%	22,146	14.4%	
HH Income \$25,000 to \$34,999	1,561	11.1%	6,553	9.0%	13,809	9.0%	
HH Income \$15,000 to \$24,999	1,744	12.4%	7,337	10.1%	14,504	9.4%	
HH Income Under \$15,000	2,937	20.9%	9,364	12.8%	15,877	10.3%	
HH Income \$35,000 or More	7,811	55.6%	49,621	68.1%	109,779	71.3%	
HH Income \$75,000 or More	3,752	26.7%	25,482	35.0%	57,027	37.0%	
<b>Housing (2019)</b>							
Total Housing Units	14,379		74,973		159,653		
Housing Units Occupied	14,052	97.7%	72,875	97.2%	153,969	96.4%	
Housing Units Owner-Occupied	2,783	19.8%	24,647	33.8%	64,216	41.7%	
Housing Units, Renter-Occupied	11,270	80.2%	48,228	66.2%	89,753	58.3%	
Housing Units, Vacant	326	2.3%	2,098	2.9%	5,684	3.7%	
<b>Marital Status (2019)</b>							
Never Married	23,240	72.0%	86,021	58.5%	157,724	50.8%	
Currently Married	5,337	16.5%	35,217	24.0%	91,249	29.4%	
Separated	1,280	4.0%	6,004	4.1%	13,898	4.5%	
Widowed	476	1.5%	4,635	3.2%	11,515	3.7%	
Divorced	1,958	6.1%	15,147	10.3%	36,255	11.7%	
<b>Household Type (2019)</b>							
Population Family	15,449	42.3%	99,728	58.0%	250,914	67.5%	
Population Non-Family	14,950	41.0%	62,101	36.1%	109,385	29.4%	
Population Group Quarters	6,091	16.7%	9,991	5.8%	11,515	3.1%	
Family Households	5,022	35.7%	31,854	43.7%	77,523	50.3%	
Non-Family Households	9,031	64.3%	41,021	56.3%	76,446	49.7%	
Married Couple with Children	1,082	20.3%	7,324	20.8%	20,006	21.9%	
Average Family Household Size	3.1		3.1		3.2		
<b>Household Size (2019)</b>							
1 Person Households	5,282	37.6%	26,552	36.4%	52,838	34.3%	
2 Person Households	4,707	33.5%	24,427	33.5%	49,802	32.3%	
3 Person Households	1,879	13.4%	10,358	14.2%	22,252	14.5%	
4 Person Households	1,409	10.0%	6,644	9.1%	15,545	10.1%	
5 Person Households	494	3.5%	2,870	3.9%	7,408	4.8%	
6 or More Person Households	282	2.0%	2,024	2.8%	6,124	4.0%	
<b>Household Vehicles (2019)</b>							
Households with 0 Vehicles Available	2,384	17.0%	7,606	10.4%	12,998	8.4%	
Households with 1 Vehicles Available	5,871	41.8%	30,254	41.5%	62,666	40.7%	
Households with 2 or More Vehicles Available	5,797	41.3%	35,016	48.0%	78,305	50.9%	
Total Vehicles Available	20,017		115,736		254,965		
Average Vehicles Per Household	1.4		1.6		1.7		

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**S Dorsey Ln & E Broadway Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	32,079		145,607		306,915	
Estimated Civilian Employed	18,431	57.5%	97,634	67.1%	207,543	67.6%
Estimated Civilian Unemployed	1,014	3.2%	3,957	2.7%	8,956	2.9%
Estimated in Armed Forces	-	-	86	-	277	-
Estimated Not in Labor Force	12,634	39.4%	43,930	30.2%	90,139	29.4%
Unemployment Rate	3.2%		2.7%		2.9%	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	18,431		97,634		207,543	
Management, Business, Financial Operations	2,350	12.8%	13,447	13.8%	30,779	14.8%
Professional, Related	4,918	26.7%	23,794	24.4%	46,902	22.6%
Service	3,966	21.5%	19,480	20.0%	41,030	19.8%
Sales, Office	5,394	29.3%	26,982	27.6%	55,258	26.6%
Farming, Fishing, Forestry	12	-	118	0.1%	366	0.2%
Construct, Extraction, Maintenance	689	3.7%	5,906	6.0%	15,068	7.3%
Production, Transport Material Moving	1,102	6.0%	7,908	8.1%	18,140	8.7%
White Collar Workers	12,662	68.7%	64,223	65.8%	132,939	64.1%
Blue Collar Workers	5,768	31.3%	33,411	34.2%	74,604	35.9%
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$549.92 M		\$3.59 B		\$8.34 B	
Total Non-Retail Expenditure	\$292.18 M	53.1%	\$1.9 B	52.9%	\$4.41 B	52.8%
Total Retail Expenditure	\$257.74 M	46.9%	\$1.69 B	47.1%	\$3.93 B	47.2%
Apparel	\$19.3 M	3.5%	\$125.8 M	3.5%	\$293.21 M	3.5%
Contributions	\$16.86 M	3.1%	\$112.04 M	3.1%	\$263.33 M	3.2%
Education	\$15.98 M	2.9%	\$103.04 M	2.9%	\$240.79 M	2.9%
Entertainment	\$29.98 M	5.5%	\$198.44 M	5.5%	\$464.38 M	5.6%
Food and Beverages	\$82.25 M	15.0%	\$533.44 M	14.9%	\$1.24 B	14.8%
Furnishings and Equipment	\$18.65 M	3.4%	\$123.63 M	3.4%	\$289.11 M	3.5%
Gifts	\$12.94 M	2.4%	\$85.39 M	2.4%	\$199.65 M	2.4%
Health Care	\$46.4 M	8.4%	\$303.74 M	8.5%	\$706.46 M	8.5%
Household Operations	\$21.06 M	3.8%	\$138.3 M	3.9%	\$323.13 M	3.9%
Miscellaneous Expenses	\$10.26 M	1.9%	\$67.31 M	1.9%	\$156.88 M	1.9%
Personal Care	\$7.36 M	1.3%	\$48.11 M	1.3%	\$111.91 M	1.3%
Personal Insurance	\$3.51 M	0.6%	\$23.73 M	0.7%	\$56.13 M	0.7%
Reading	\$1.18 M	0.2%	\$7.74 M	0.2%	\$18.03 M	0.2%
Shelter	\$119.65 M	21.8%	\$769.09 M	21.4%	\$1.78 B	21.3%
Tobacco	\$3.83 M	0.7%	\$23.66 M	0.7%	\$53.84 M	0.6%
Transportation	\$98.64 M	17.9%	\$651.48 M	18.2%	\$1.52 B	18.2%
Utilities	\$42.07 M	7.6%	\$270.68 M	7.5%	\$626.67 M	7.5%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	19,182		107,471		242,362	
Elementary (Grade Level 0 to 8)	575	3.0%	3,836	3.6%	11,060	4.6%
Some High School (Grade Level 9 to 11)	858	4.5%	6,294	5.9%	15,653	6.5%
High School Graduate	2,790	14.5%	19,522	18.2%	48,303	19.9%
Some College	4,202	21.9%	26,475	24.6%	59,485	24.5%
Associate Degree Only	1,605	8.4%	8,944	8.3%	20,811	8.6%
Bachelor Degree Only	5,194	27.1%	25,746	24.0%	54,774	22.6%
Graduate Degree	3,957	20.6%	16,654	15.5%	32,275	13.3%

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**S Dorsey Ln & E Broadway Rd**

	1 mi radius		3 mi radius		5 mi radius	
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**Units In Structure (2019)**

1 Detached Unit	4,108	37.8%	27,427	47.7%	68,355	54.2%
1 Attached Unit	480	4.4%	5,123	8.9%	11,101	8.8%
2 to 4 Units	1,240	11.4%	6,580	11.4%	12,615	10.0%
5 to 9 Units	1,342	12.3%	6,121	10.6%	11,926	9.5%
10 to 19 Units	2,470	22.7%	9,819	17.1%	18,230	14.5%
20 to 49 Units	2,145	19.7%	6,137	10.7%	9,804	7.8%
50 or More Units	2,078	19.1%	9,308	16.2%	16,081	12.8%
Mobile Home or Trailer	180	1.7%	2,295	4.0%	5,681	4.5%
Other Structure	9	-	65	0.1%	177	0.1%

**Homes Built By Year (2019)**

Homes Built 2010 or later	1,044	9.6%	4,796	8.3%	8,441	6.7%
Homes Built 2000 to 2009	1,760	16.2%	8,155	14.2%	15,479	12.3%
Homes Built 1990 to 1999	2,625	24.2%	9,033	15.7%	19,935	15.8%
Homes Built 1980 to 1989	2,415	22.2%	13,906	24.2%	34,059	27.0%
Homes Built 1970 to 1979	2,136	19.7%	21,337	37.1%	44,253	35.1%
Homes Built 1960 to 1969	2,979	27.4%	10,654	18.5%	19,864	15.8%
Homes Built 1950 to 1959	786	7.2%	3,620	6.3%	9,033	7.2%
Homes Built Before 1949	307	2.8%	1,374	2.4%	2,905	2.3%

**Home Values (2019)**

Home Values \$1,000,000 or More	8	0.4%	80	0.4%	269	0.5%
Home Values \$500,000 to \$999,999	257	10.9%	1,274	6.0%	3,767	6.6%
Home Values \$400,000 to \$499,999	166	7.0%	1,163	5.4%	3,410	6.0%
Home Values \$300,000 to \$399,999	402	17.0%	3,590	16.8%	9,335	16.4%
Home Values \$200,000 to \$299,999	1,058	44.6%	8,920	41.8%	22,116	38.8%
Home Values \$150,000 to \$199,999	547	23.1%	4,656	21.8%	11,505	20.2%
Home Values \$100,000 to \$149,999	168	7.1%	2,353	11.0%	5,944	10.4%
Home Values \$70,000 to \$99,999	51	2.2%	787	3.7%	2,379	4.2%
Home Values \$50,000 to \$69,999	31	1.3%	253	1.2%	1,030	1.8%
Home Values \$25,000 to \$49,999	37	1.6%	401	1.9%	1,370	2.4%
Home Values Under \$25,000	49	2.1%	1,066	5.0%	2,822	4.9%
Owner-Occupied Median Home Value	\$259,565		\$229,036		\$231,051	
Renter-Occupied Median Rent	\$937		\$948		\$923	

**Transportation To Work (2019)**

Drive to Work Alone	12,258	66.1%	62,504	72.5%	136,973	74.2%
Drive to Work in Carpool	1,809	9.8%	8,860	10.3%	20,394	11.0%
Travel to Work by Public Transportation	1,001	5.4%	4,297	5.0%	7,468	4.0%
Drive to Work on Motorcycle	48	0.3%	363	0.4%	794	0.4%
Walk or Bicycle to Work	2,261	12.2%	5,754	6.7%	9,307	5.0%
Other Means	247	1.3%	926	1.1%	1,846	1.0%
Work at Home	919	5.0%	3,542	4.1%	7,939	4.3%

**Travel Time (2019)**

Travel to Work in 14 Minutes or Less	6,572	35.4%	26,383	30.6%	54,105	29.3%
Travel to Work in 15 to 29 Minutes	7,284	39.3%	44,372	51.4%	91,794	49.7%
Travel to Work in 30 to 59 Minutes	2,949	15.9%	19,261	22.3%	44,367	24.0%
Travel to Work in 60 Minutes or More	715	3.9%	3,609	4.2%	8,196	4.4%
Average Minutes Travel to Work	17.6		19.9		20.4	

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