

AVISON
YOUNG

NW Corner of Camelback Road & 32nd Street
Biltmore Plaza Shopping Center



Exclusively represented by

Matt Milinovich

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

2720 E Camelback Road

Suite 150

Phoenix, AZ 85016

avisonyoung.com



AVAILABILITY

- 900 sf - former nail salon
- 1,209 sf - former dessert space available now
- 2,904 sf - former restaurant space

BENEFITS

- Grow your sales with cross traffic from long standing, stable tenant base with a variety of tenant use types including a daily needs Safeway grocery anchor.
- Widen your profit margins by locating in a strong consumer trade area with dense daytime customer base, strong residential incomes and expenditures.
- Reduce promotional expense by locating in a center with high visibility and the prominent location in the Camelback Corridor.

TRAFFIC COUNT

32nd Street: ±45,919 CPD

Camelback Road: ±97,297 CPD

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,698	133,375	330,274
Avg. Household Income	\$145,192	\$98,281	\$97,148
Daytime Employment	16,799	87,090	234,035

NOTABLE TENANTS









E Camelback Rd & N 32nd St

	1 mi radius	3 mi radius	5 mi radius
--	-------------	-------------	-------------

Population

Estimated Population (2020)	11,698	133,375	330,274
Projected Population (2025)	12,744	146,282	362,618
Census Population (2010)	9,771	112,806	274,046
Census Population (2000)	10,055	121,377	296,744
Projected Annual Growth (2020 to 2025)	1,046	12,907	32,344
Historical Annual Growth (2010 to 2020)	1,927	20,569	56,228
Historical Annual Growth (2000 to 2010)	-284	-8,571	-22,698
Estimated Population Density (2020)	3,725 psm	4,720 psm	4,207 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Estimated Households (2020)	6,006	59,429	143,901
Projected Households (2025)	6,277	62,466	151,509
Census Households (2010)	4,966	49,441	116,275
Census Households (2000)	5,096	51,846	119,682
Estimated Households with Children (2020)	1,019	14,871	36,853
Estimated Average Household Size (2020)	1.95	2.23	2.27

Average Household Income

Estimated Average Household Income (2020)	\$145,192	\$98,281	\$97,148
Projected Average Household Income (2025)	\$166,242	\$110,988	\$109,504
Estimated Average Family Income (2020)	\$216,614	\$131,085	\$128,428

Median Household Income

Estimated Median Household Income (2020)	\$91,241	\$71,968	\$70,320
Projected Median Household Income (2025)	\$104,329	\$82,525	\$80,853
Estimated Median Family Income (2020)	\$147,713	\$97,434	\$94,064

Per Capita Income

Estimated Per Capita Income (2020)	\$74,547	\$43,846	\$42,471
Projected Per Capita Income (2025)	\$81,885	\$47,444	\$45,883
Estimated Per Capita Income 5 Year Growth	\$7,338	\$3,598	\$3,412
Estimated Average Household Net Worth (2020)	\$1,536,092	\$958,241	\$916,888

Daytime Demos (2020)

Total Businesses	1,557	8,988	21,939
Total Employees	16,799	87,090	234,035
Company Headquarter Businesses	19	86	194
Company Headquarter Employees	1,835	7,673	25,686
Employee Population per Business	10.8	9.7	10.7
Residential Population per Business	7.5	14.8	15.1

E Camelback Rd & N 32nd St

	1 mi radius	3 mi radius	5 mi radius
Race & Ethnicity			
White (2020)	9,522	90,798	220,742
Black or African American (2020)	402	7,852	24,141
American Indian or Alaska Native (2020)	171	3,978	9,184
Asian (2020)	444	5,144	11,417
Hawaiian or Pacific Islander (2020)	4	178	460
Other Race (2020)	721	20,008	51,242
Two or More Races (2020)	434	5,417	13,088
Not Hispanic or Latino Population (2020)	9,286	85,485	209,186
Hispanic or Latino Population (2020)	2,412	47,889	121,088
Not Hispanic or Latino Population (2025)	9,978	92,599	226,843
Hispanic or Latino Population (2025)	2,766	53,682	135,774
Not Hispanic or Latino Population (2010)	8,370	73,942	175,689
Hispanic or Latino Population (2010)	1,401	38,864	98,357
Not Hispanic or Latino Population (2000)	9,058	83,382	194,076
Hispanic or Latino Population (2000)	997	37,995	102,668
Projected Hispanic Annual Growth (2020 to 2025)	354	5,793	14,687
Historic Hispanic Annual Growth (2000 to 2020)	1,415	9,895	18,420
Age Distribution (2020)			
Age Under 5	579	8,203	20,596
Age 5 to 9 Years	559	7,859	19,971
Age 10 to 14 Years	533	7,865	20,108
Age 15 to 19 Years	510	7,658	19,892
Age 20 to 24 Years	529	8,297	22,332
Age 25 to 29 Years	859	11,322	27,865
Age 30 to 34 Years	908	10,467	25,055
Age 35 to 39 Years	802	9,317	22,388
Age 40 to 44 Years	708	8,780	21,310
Age 45 to 49 Years	750	8,857	21,281
Age 50 to 54 Years	789	8,673	21,004
Age 55 to 59 Years	832	8,715	21,465
Age 60 to 64 Years	834	7,502	18,389
Age 65 to 74 Years	1,360	10,995	27,039
Age 75 to 84 Years	828	6,284	15,157
Age 85 Years or Over	320	2,581	6,423
Median Age	43.2	37.3	36.9
Gender Age Distribution (2020)			
Female Population	6,022	66,561	164,236
Age 0 to 19 Years	1,080	15,491	39,540
Age 20 to 64 Years	3,514	40,015	97,866
Age 65 Years or Over	1,429	11,056	26,830
Female Median Age	44.3	38.0	37.6
Male Population	5,676	66,813	166,038
Age 0 to 19 Years	1,101	16,094	41,027
Age 20 to 64 Years	3,496	41,916	103,222
Age 65 Years or Over	1,079	8,804	21,789
Male Median Age	42.2	36.7	36.3



E Camelback Rd & N 32nd St

	1 mi radius	3 mi radius	5 mi radius
Household Income Distribution (2020)			
HH Income \$200,000 or More	1,164 19.4%	6,148 10.3%	13,984 9.7%
HH Income \$150,000 to \$199,999	584 9.7%	3,621 6.1%	8,458 5.9%
HH Income \$100,000 to \$149,999	859 14.3%	7,985 13.4%	19,019 13.2%
HH Income \$75,000 to \$99,999	696 11.6%	6,539 11.0%	15,265 10.6%
HH Income \$50,000 to \$74,999	1,032 17.2%	10,140 17.1%	25,108 17.4%
HH Income \$35,000 to \$49,999	656 10.9%	8,597 14.5%	20,669 14.4%
HH Income \$25,000 to \$34,999	286 4.8%	4,987 8.4%	11,978 8.3%
HH Income \$15,000 to \$24,999	364 6.1%	5,778 9.7%	14,605 10.1%
HH Income Under \$15,000	362 6.0%	5,634 9.5%	14,815 10.3%
HH Income \$35,000 or More	4,993 83.1%	43,031 72.4%	102,504 71.2%
HH Income \$75,000 or More	3,304 55.0%	24,293 40.9%	56,726 39.4%
Housing (2020)			
Total Housing Units	6,408	62,333	151,379
Housing Units Occupied	6,006 93.7%	59,429 95.3%	143,901 95.1%
Housing Units Owner-Occupied	3,603 60.0%	27,471 46.2%	63,207 43.9%
Housing Units, Renter-Occupied	2,403 40.0%	31,959 53.8%	80,694 56.1%
Housing Units, Vacant	402 6.7%	2,904 4.9%	7,478 5.2%
Marital Status (2020)			
Never Married	3,227 32.2%	46,373 42.4%	115,255 42.8%
Currently Married	4,466 44.5%	36,779 33.6%	90,463 33.6%
Separated	282 2.8%	5,385 4.9%	13,354 5.0%
Widowed	514 5.1%	4,808 4.4%	12,195 4.5%
Divorced	1,539 15.3%	16,103 14.7%	38,331 14.2%
Household Type (2020)			
Population Family	7,807 66.7%	94,745 71.0%	234,288 70.9%
Population Non-Family	3,885 33.2%	38,007 28.5%	91,906 27.8%
Population Group Quarters	6 -	623 0.5%	4,080 1.2%
Family Households	2,759 45.9%	29,022 48.8%	70,801 49.2%
Non-Family Households	3,246 54.1%	30,408 51.2%	73,101 50.8%
Married Couple with Children	615 13.8%	8,032 21.8%	19,555 21.6%
Average Family Household Size	2.8	3.3	3.3
Household Size (2020)			
1 Person Households	2,689 44.8%	24,247 40.8%	57,907 40.2%
2 Person Households	2,015 33.5%	17,576 29.6%	42,219 29.3%
3 Person Households	650 10.8%	7,190 12.1%	17,145 11.9%
4 Person Households	394 6.6%	5,125 8.6%	12,840 8.9%
5 Person Households	169 2.8%	2,769 4.7%	7,183 5.0%
6 or More Person Households	89 1.5%	2,521 4.2%	6,608 4.6%
Household Vehicles (2020)			
Households with 0 Vehicles Available	276 4.6%	5,583 9.4%	14,467 10.1%
Households with 1 Vehicles Available	2,519 41.9%	24,073 40.5%	59,072 41.1%
Households with 2 or More Vehicles Available	3,211 53.5%	29,773 50.1%	70,363 48.9%
Total Vehicles Available	10,312	96,397	228,399
Average Vehicles Per Household	1.7	1.6	1.6

E Camelback Rd & N 32nd St

1 mi radius 3 mi radius 5 mi radius

Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	9,925	108,007	265,818
Estimated Civilian Employed	6,531	73,135	177,754
Estimated Civilian Unemployed	83	2,567	6,602
Estimated in Armed Forces	-	83	254
Estimated Not in Labor Force	3,312	32,222	81,207
Unemployment Rate	0.8%	2.4%	2.5%

Occupation (2020)

Occupation: Population Age 16 Years or Over	6,531	73,135	177,754
Management, Business, Financial Operations	1,639	13,263	31,688
Professional, Related	1,802	17,249	42,024
Service	709	14,139	35,209
Sales, Office	1,712	17,435	41,013
Farming, Fishing, Forestry	4	178	492
Construct, Extraction, Maintenance	245	4,785	11,606
Production, Transport Material Moving	420	6,085	15,722
White Collar Workers	5,153	47,947	114,726
Blue Collar Workers	1,378	25,187	63,029

Consumer Expenditure (2020)

Total Household Expenditure	\$549.25 M	\$4.08 B	\$9.8 B
Total Non-Retail Expenditure	\$292.77 M	\$2.17 B	\$5.21 B
Total Retail Expenditure	\$256.48 M	\$1.91 B	\$4.59 B
Apparel	\$19.6 M	\$144.76 M	\$348.07 M
Contributions	\$19.48 M	\$138 M	\$330.53 M
Education	\$18.62 M	\$130 M	\$312.23 M
Entertainment	\$31.7 M	\$231.24 M	\$555.17 M
Food and Beverages	\$79.26 M	\$14.4%	\$595.92 M
Furnishings and Equipment	\$19.6 M	3.6%	\$143.24 M
Gifts	\$14.99 M	2.7%	\$105.97 M
Health Care	\$45.03 M	8.2%	\$338.51 M
Household Operations	\$22.13 M	4.0%	\$161.63 M
Miscellaneous Expenses	\$10.54 M	1.9%	\$77.55 M
Personal Care	\$7.35 M	1.3%	\$54.59 M
Personal Insurance	\$4.08 M	0.7%	\$28.99 M
Reading	\$1.23 M	0.2%	\$8.97 M
Shelter	\$116.07 M	21.1%	\$867.2 M
Tobacco	\$2.94 M	0.5%	\$23.95 M
Transportation	\$98.24 M	17.9%	\$732.93 M
Utilities	\$38.41 M	7.0%	\$294.91 M

Educational Attainment (2020)

Adult Population Age 25 Years or Over	8,988	93,494	227,375
Elementary (Grade Level 0 to 8)	102	5,768	15,122
Some High School (Grade Level 9 to 11)	137	5,926	15,442
High School Graduate	1,045	17,221	41,504
Some College	1,550	19,593	47,374
Associate Degree Only	739	6,669	15,734
Bachelor Degree Only	3,354	23,926	56,308
Graduate Degree	2,062	14,390	35,892



E Camelback Rd & N 32nd St

	1 mi radius	3 mi radius	5 mi radius
Units In Structure (2020)			
1 Detached Unit	3,227	31,068	70,262
1 Attached Unit	480	3,976	8,649
2 to 4 Units	380	4,029	12,207
5 to 9 Units	299	3,626	9,874
10 to 19 Units	161	4,076	10,036
20 to 49 Units	509	3,870	9,474
50 or More Units	862	7,526	20,048
Mobile Home or Trailer	82	1,213	2,967
Other Structure	5	45	383
			0.3%
Homes Built By Year (2020)			
Homes Built 2010 or later	498	3,284	8,405
Homes Built 2000 to 2009	458	5,284	14,818
Homes Built 1990 to 1999	513	6,404	16,672
Homes Built 1980 to 1989	945	6,942	17,320
Homes Built 1970 to 1979	952	9,894	23,037
Homes Built 1960 to 1969	1,062	11,615	25,675
Homes Built 1950 to 1959	1,400	12,068	25,431
Homes Built Before 1949	178	3,939	12,545
			10.8%
Home Values (2020)			
Home Values \$1,000,000 or More	222	1,856	3,554
Home Values \$500,000 to \$999,999	1,156	5,422	11,642
Home Values \$400,000 to \$499,999	671	3,064	7,034
Home Values \$300,000 to \$399,999	387	4,548	10,752
Home Values \$200,000 to \$299,999	577	6,151	14,552
Home Values \$150,000 to \$199,999	258	2,474	5,594
Home Values \$100,000 to \$149,999	93	1,326	3,135
Home Values \$70,000 to \$99,999	20	411	1,207
Home Values \$50,000 to \$69,999	8	268	626
Home Values \$25,000 to \$49,999	7	198	524
Home Values Under \$25,000	54	527	1,334
Owner-Occupied Median Home Value	\$500,793	\$457,105	\$455,848
Renter-Occupied Median Rent	\$1,021	\$911	\$913
Transportation To Work (2020)			
Drive to Work Alone	4,763	49,763	121,282
Drive to Work in Carpool	304	6,363	16,301
Travel to Work by Public Transportation	56	2,520	7,110
Drive to Work on Motorcycle	-	132	350
Walk or Bicycle to Work	105	1,942	5,908
Other Means	83	1,309	3,081
Work at Home	455	4,783	11,844
			7.1%
Travel Time (2020)			
Travel to Work in 14 Minutes or Less	1,663	18,415	43,626
Travel to Work in 15 to 29 Minutes	2,944	32,498	77,762
Travel to Work in 30 to 59 Minutes	1,183	13,875	35,487
Travel to Work in 60 Minutes or More	216	2,874	7,680
Average Minutes Travel to Work	19.3	19.8	20.1

