

**SHOP SPACE AVAILABLE**

**AVAILABILITY**

- 1,230 sf - do not disturb
- 2,700 sf
- 12,568 sf - can be demised

**FEATURES**

- Within 1-mile of Loop 101 & US 60
- High visibility & easy access
- 50,000 cars per day at intersection

**NOTABLE TENANTS AT THE INTERSECTION**



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	16,744	147,083	442,036
Avg. Household Income	\$89,551	\$84,969	\$78,328
Daytime Employment	4,426	61,765	218,864

**James DeCremer**  
D 480 423 7958  
C 602 909 0957  
james.decremer@avisonyoung.com

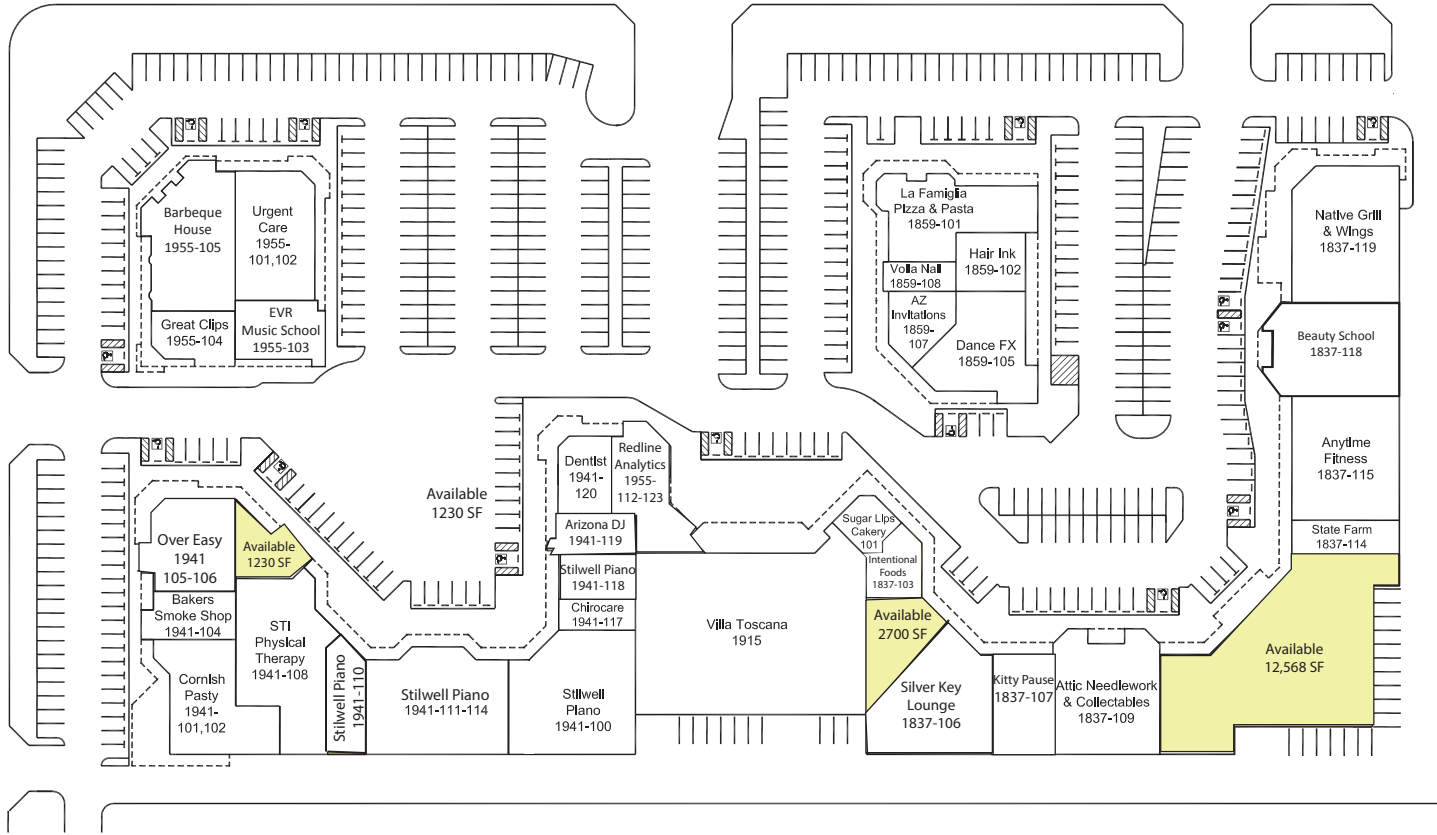
**Matt Milinovich**  
D 480 423 7959  
C 602 885 9393  
matt.milinovich@avisonyoung.com

**Kristina Remon**  
D 480 423 7954  
C 602 621 1529  
kristina.remon@avisonyoung.com

2777 E Camelback Road  
Suite 230  
Phoenix, AZ 85016  
avisonyoung.com

**Guadalupe Rd.-23,300 cpd**

**Dobson Rd.-26,700 cpd**



#	TENANT	SQ. FT.
<b>1837</b>		
103	Intentional Foods	1,350 sf
104	Sugarlips Cakery	1,373 sf
105	Available	2,700 sf
106	Silver Key Lounge	5,038 sf
107	Kitty Pause	2,592 sf
109	Attic Needleworks	4,531 sf
110-113	Available - Can Be Demised	12,568 sf
114	State Farm	1,470 sf
115-117	Anytime Fitness	5,211 sf
118	Beauty School	5,074 sf
119-122	Native Grill & Wings	7,716 sf

#	TENANT	SQ. FT.
<b>1859</b>		
101	La Famiglia	4,000 sf
102-103	Hair Ink	1,700 sf
105	Dance FX	4,381 sf
106-107	AZ Invitations	2,200 sf
108	Nail Salon	800 sf
<b>1915</b>		
102	Villa Tuscana Reception Hall	15,135 sf
<b>1941</b>		
101-102	Cornish Pasty Co.	5,270 sf
104	Bakers Smoke Shop	1,695 sf
105-106	Over Easy	3,665 sf

#	TENANT	SQ. FT.
107	Available - Do Not Disturb	1,230 sf
108-109	STI Physical Therapy	4,531 sf
110-114	Stilwell Piano	14,590 sf
117	Chiro	1,022 sf
118	Stilwell Piano	1,230 sf
119	Arizona DJ's Entertainment	1,281 sf
120	Dentist	1,700 sf
122-123	Redline Analytics	2,258 sf
<b>1955</b>		
102	Urgent Care Extra	4,500 sf
103	EVR Music School	2,046 sf
104	Great Clips	1,744 sf
105-107	BBQ House	5,000 sf



Lat/Lon: 33.3641/-111.8767

RF5

**W Guadalupe Rd & S Dobson Rd**

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

**Population**

Estimated Population (2019)	16,744	147,083	442,036
Projected Population (2024)	18,178	160,463	483,084
Census Population (2010)	16,086	133,280	393,234
Census Population (2000)	17,956	140,932	398,222
Projected Annual Growth (2019 to 2024)	1,434 1.7%	13,380 1.8%	41,048 1.9%
Historical Annual Growth (2010 to 2019)	658 0.4%	13,803 1.0%	48,802 1.2%
Historical Annual Growth (2000 to 2010)	-1,870 -1.0%	-7,652 -0.5%	-4,988 -0.1%
Estimated Population Density (2019)	5,332 psm	5,205 psm	5,630 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

**Households**

Estimated Households (2019)	6,807	61,318	172,772
Projected Households (2024)	7,116	64,364	181,723
Census Households (2010)	6,461	54,804	150,940
Census Households (2000)	6,627	54,425	147,773
Estimated Households with Children (2019)	1,899 27.9%	16,786 27.4%	50,673 29.3%
Estimated Average Household Size (2019)	2.45	2.39	2.51

**Average Household Income**

Estimated Average Household Income (2019)	\$89,551	\$84,969	\$78,328
Projected Average Household Income (2024)	\$100,646	\$95,231	\$87,594
Estimated Average Family Income (2019)	\$107,461	\$103,093	\$95,764

**Median Household Income**

Estimated Median Household Income (2019)	\$74,997	\$71,871	\$66,636
Projected Median Household Income (2024)	\$86,605	\$83,035	\$77,370
Estimated Median Family Income (2019)	\$88,348	\$86,947	\$81,547

**Per Capita Income**

Estimated Per Capita Income (2019)	\$36,463	\$35,475	\$30,749
Projected Per Capita Income (2024)	\$39,451	\$38,247	\$33,073
Estimated Per Capita Income 5 Year Growth	\$2,989 8.2%	\$2,771 7.8%	\$2,324 7.6%
Estimated Average Household Net Worth (2019)	\$775,657	\$747,840	\$712,926

**Daytime Demos (2019)**

Total Businesses	645	6,680	19,057
Total Employees	4,426	61,765	218,864
Company Headquarter Businesses	2 0.3%	35 0.5%	101 0.5%
Company Headquarter Employees	9 0.2%	4,934 8.0%	13,877 6.3%
Employee Population per Business	6.9	9.2	11.5
Residential Population per Business	26.0	22.0	23.2

Lat/Lon: 33.3641/-111.8767

RF5

**W Guadalupe Rd & S Dobson Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2019)	12,389	74.0%	103,292	70.2%	295,602	66.9%
Black or African American (2019)	1,017	6.1%	9,866	6.7%	29,207	6.6%
American Indian or Alaska Native (2019)	332	2.0%	3,764	2.6%	11,517	2.6%
Asian (2019)	837	5.0%	7,978	5.4%	27,616	6.2%
Hawaiian or Pacific Islander (2019)	113	0.7%	594	0.4%	1,590	0.4%
Other Race (2019)	1,310	7.8%	14,771	10.0%	56,700	12.8%
Two or More Races (2019)	746	4.5%	6,817	4.6%	19,804	4.5%
Not Hispanic or Latino Population (2019)	12,950	77.3%	109,861	74.7%	309,410	70.0%
Hispanic or Latino Population (2019)	3,794	22.7%	37,222	25.3%	132,626	30.0%
Not Hispanic or Latino Population (2024)	13,898	76.5%	118,559	73.9%	334,941	69.3%
Hispanic or Latino Population (2024)	4,280	23.5%	41,904	26.1%	148,144	30.7%
Not Hispanic or Latino Population (2010)	13,162	81.8%	104,409	78.3%	279,113	71.0%
Hispanic or Latino Population (2010)	2,924	18.2%	28,871	21.7%	114,121	29.0%
Not Hispanic or Latino Population (2000)	15,639	87.1%	119,269	84.6%	306,212	76.9%
Hispanic or Latino Population (2000)	2,317	12.9%	21,663	15.4%	92,010	23.1%
Projected Hispanic Annual Growth (2019 to 2024)	486	2.6%	4,683	2.5%	15,518	2.3%
Historic Hispanic Annual Growth (2000 to 2019)	1,477	3.4%	15,559	3.8%	40,616	2.3%
<b>Age Distribution (2019)</b>						
Age Under 5	951	5.7%	8,470	5.8%	26,679	6.0%
Age 5 to 9 Years	894	5.3%	8,108	5.5%	26,074	5.9%
Age 10 to 14 Years	1,006	6.0%	8,633	5.9%	27,268	6.2%
Age 15 to 19 Years	1,026	6.1%	9,221	6.3%	32,334	7.3%
Age 20 to 24 Years	1,276	7.6%	12,051	8.2%	43,479	9.8%
Age 25 to 29 Years	1,559	9.3%	13,670	9.3%	42,529	9.6%
Age 30 to 34 Years	1,322	7.9%	11,492	7.8%	33,940	7.7%
Age 35 to 39 Years	1,106	6.6%	9,842	6.7%	29,073	6.6%
Age 40 to 44 Years	1,014	6.1%	8,749	5.9%	26,195	5.9%
Age 45 to 49 Years	1,092	6.5%	9,479	6.4%	27,501	6.2%
Age 50 to 54 Years	1,086	6.5%	9,416	6.4%	26,486	6.0%
Age 55 to 59 Years	1,286	7.7%	9,970	6.8%	26,242	5.9%
Age 60 to 64 Years	1,092	6.5%	8,585	5.8%	22,063	5.0%
Age 65 to 74 Years	1,309	7.8%	11,495	7.8%	30,652	6.9%
Age 75 to 84 Years	543	3.2%	5,475	3.7%	15,235	3.4%
Age 85 Years or Over	181	1.1%	2,429	1.7%	6,287	1.4%
Median Age	36.2		36.1		33.6	
<b>Gender Age Distribution (2019)</b>						
Female Population	8,363	49.9%	74,109	50.4%	219,668	49.7%
Age 0 to 19 Years	1,847	22.1%	16,875	22.8%	55,272	25.2%
Age 20 to 64 Years	5,392	64.5%	46,350	62.5%	135,481	61.7%
Age 65 Years or Over	1,124	13.4%	10,884	14.7%	28,914	13.2%
Female Median Age	37.6		37.7		34.8	
Male Population	8,381	50.1%	72,974	49.6%	222,368	50.3%
Age 0 to 19 Years	2,030	24.2%	17,556	24.1%	57,084	25.7%
Age 20 to 64 Years	5,442	64.9%	46,903	64.3%	142,026	63.9%
Age 65 Years or Over	909	10.9%	8,514	11.7%	23,259	10.5%
Male Median Age	34.7		34.6		32.6	



Lat/Lon: 33.3641/-111.8767

RF5

**W Guadalupe Rd & S Dobson Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2019)</b>						
HH Income \$200,000 or More	311	4.6%	3,091	5.0%	8,801	5.1%
HH Income \$150,000 to \$199,999	601	8.8%	4,582	7.5%	11,368	6.6%
HH Income \$100,000 to \$149,999	1,207	17.7%	10,069	16.4%	25,346	14.7%
HH Income \$75,000 to \$99,999	1,324	19.5%	10,210	16.7%	25,992	15.0%
HH Income \$50,000 to \$74,999	1,427	21.0%	12,182	19.9%	34,079	19.7%
HH Income \$35,000 to \$49,999	884	13.0%	8,248	13.5%	23,420	13.6%
HH Income \$25,000 to \$34,999	437	6.4%	4,811	7.8%	14,747	8.5%
HH Income \$15,000 to \$24,999	381	5.6%	4,099	6.7%	14,195	8.2%
HH Income Under \$15,000	234	3.4%	4,026	6.6%	14,824	8.6%
HH Income \$35,000 or More	5,754	84.5%	48,382	78.9%	129,006	74.7%
HH Income \$75,000 or More	3,443	50.6%	27,952	45.6%	71,507	41.4%
<b>Housing (2019)</b>						
Total Housing Units	6,993		63,110		177,862	
Housing Units Occupied	6,807	97.3%	61,318	97.2%	172,772	97.1%
Housing Units Owner-Occupied	4,539	66.7%	34,975	57.0%	82,889	48.0%
Housing Units, Renter-Occupied	2,267	33.3%	26,343	43.0%	89,883	52.0%
Housing Units, Vacant	187	2.7%	1,792	2.9%	5,090	2.9%
<b>Marital Status (2019)</b>						
Never Married	5,008	36.0%	47,882	39.3%	161,817	44.7%
Currently Married	6,325	45.5%	48,365	39.7%	128,259	35.4%
Separated	321	2.3%	4,721	3.9%	16,088	4.4%
Widowed	463	3.3%	4,737	3.9%	12,853	3.6%
Divorced	1,776	12.8%	16,167	13.3%	42,997	11.9%
<b>Household Type (2019)</b>						
Population Family	13,145	78.5%	112,024	76.2%	328,592	74.3%
Population Non-Family	3,532	21.1%	34,428	23.4%	104,328	23.6%
Population Group Quarters	67	0.4%	631	0.4%	9,117	2.1%
Family Households	4,266	62.7%	36,064	58.8%	99,686	57.7%
Non-Family Households	2,540	37.3%	25,254	41.2%	73,086	42.3%
Married Couple with Children	1,124	17.8%	9,615	19.9%	29,278	22.8%
Average Family Household Size	3.1		3.1		3.3	
<b>Household Size (2019)</b>						
1 Person Households	1,802	26.5%	18,414	30.0%	50,636	29.3%
2 Person Households	2,424	35.6%	21,105	34.4%	55,666	32.2%
3 Person Households	1,229	18.1%	9,852	16.1%	27,239	15.8%
4 Person Households	790	11.6%	6,813	11.1%	20,760	12.0%
5 Person Households	326	4.8%	3,111	5.1%	10,332	6.0%
6 or More Person Households	235	3.4%	2,023	3.3%	8,139	4.7%
<b>Household Vehicles (2019)</b>						
Households with 0 Vehicles Available	204	3.0%	2,788	4.5%	12,254	7.1%
Households with 1 Vehicles Available	2,184	32.1%	22,627	36.9%	64,097	37.1%
Households with 2 or More Vehicles Available	4,418	64.9%	35,903	58.6%	96,420	55.8%
Total Vehicles Available	12,932		111,912		303,277	
Average Vehicles Per Household	1.9		1.8		1.8	

Lat/Lon: 33.3641/-111.8767

RF5

**W Guadalupe Rd & S Dobson Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	13,692		120,160		356,971	
Estimated Civilian Employed	9,705	70.9%	83,650	69.6%	244,425	68.5%
Estimated Civilian Unemployed	379	2.8%	3,459	2.9%	10,232	2.9%
Estimated in Armed Forces	5	-	112	-	236	-
Estimated Not in Labor Force	3,602	26.3%	32,939	27.4%	102,078	28.6%
Unemployment Rate	2.8%		2.9%		2.9%	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	9,705		83,650		244,425	
Management, Business, Financial Operations	1,677	17.3%	13,227	15.8%	37,100	15.2%
Professional, Related	2,396	24.7%	20,568	24.6%	56,062	22.9%
Service	1,554	16.0%	14,175	16.9%	45,558	18.6%
Sales, Office	2,673	27.5%	22,895	27.4%	65,762	26.9%
Farming, Fishing, Forestry	-	-	131	0.2%	446	0.2%
Construct, Extraction, Maintenance	693	7.1%	5,959	7.1%	18,369	7.5%
Production, Transport Material Moving	711	7.3%	6,696	8.0%	21,130	8.6%
White Collar Workers	6,746	69.5%	56,690	67.8%	158,923	65.0%
Blue Collar Workers	2,960	30.5%	26,960	32.2%	85,502	35.0%
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$445.18 M		\$3.84 B		\$10.15 B	
Total Non-Retail Expenditure	\$233.99 M	52.6%	\$2.02 B	52.7%	\$5.36 B	52.8%
Total Retail Expenditure	\$211.19 M	47.4%	\$1.82 B	47.3%	\$4.8 B	47.2%
Apparel	\$15.68 M	3.5%	\$135.35 M	3.5%	\$358.85 M	3.5%
Contributions	\$14.29 M	3.2%	\$123.35 M	3.2%	\$323.6 M	3.2%
Education	\$12.88 M	2.9%	\$112.29 M	2.9%	\$298.62 M	2.9%
Entertainment	\$25.24 M	5.7%	\$216.77 M	5.6%	\$570.36 M	5.6%
Food and Beverages	\$65.75 M	14.8%	\$567.65 M	14.8%	\$1.5 B	14.8%
Furnishings and Equipment	\$15.73 M	3.5%	\$134.95 M	3.5%	\$354.75 M	3.5%
Gifts	\$10.67 M	2.4%	\$92.75 M	2.4%	\$244.84 M	2.4%
Health Care	\$37.82 M	8.5%	\$325.19 M	8.5%	\$855.45 M	8.4%
Household Operations	\$17.35 M	3.9%	\$149.76 M	3.9%	\$394.84 M	3.9%
Miscellaneous Expenses	\$8.41 M	1.9%	\$72.51 M	1.9%	\$191.07 M	1.9%
Personal Care	\$5.99 M	1.3%	\$51.62 M	1.3%	\$136.28 M	1.3%
Personal Insurance	\$3.13 M	0.7%	\$26.73 M	0.7%	\$69.78 M	0.7%
Reading	\$965.82 K	0.2%	\$8.34 M	0.2%	\$21.92 M	0.2%
Shelter	\$93.49 M	21.0%	\$810.69 M	21.1%	\$2.15 B	21.2%
Tobacco	\$2.7 M	0.6%	\$23.61 M	0.6%	\$63.4 M	0.6%
Transportation	\$82.17 M	18.5%	\$704.92 M	18.4%	\$1.86 B	18.3%
Utilities	\$32.92 M	7.4%	\$284.56 M	7.4%	\$754.7 M	7.4%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	11,591		100,601		286,202	
Elementary (Grade Level 0 to 8)	230	2.0%	3,472	3.5%	14,082	4.9%
Some High School (Grade Level 9 to 11)	456	3.9%	4,890	4.9%	17,460	6.1%
High School Graduate	2,096	18.1%	20,104	20.0%	56,917	19.9%
Some College	3,033	26.2%	25,654	25.5%	69,096	24.1%
Associate Degree Only	1,186	10.2%	9,639	9.6%	25,481	8.9%
Bachelor Degree Only	2,840	24.5%	22,990	22.9%	64,513	22.5%
Graduate Degree	1,751	15.1%	13,852	13.8%	38,653	13.5%



Lat/Lon: 33.3641/-111.8767

RF5

**W Guadalupe Rd & S Dobson Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2019)</b>						
1 Detached Unit	5,015	77.6%	36,092	65.9%	92,192	61.1%
1 Attached Unit	300	4.7%	4,438	8.1%	10,652	7.1%
2 to 4 Units	383	5.9%	4,088	7.5%	12,865	8.5%
5 to 9 Units	484	7.5%	4,307	7.9%	13,028	8.6%
10 to 19 Units	296	4.6%	4,985	9.1%	17,650	11.7%
20 to 49 Units	130	2.0%	1,972	3.6%	8,401	5.6%
50 or More Units	163	2.5%	4,259	7.8%	13,721	9.1%
Mobile Home or Trailer	32	0.5%	1,119	2.0%	4,080	2.7%
Other Structure	2	-	58	0.1%	184	0.1%
<b>Homes Built By Year (2019)</b>						
Homes Built 2010 or later	214	3.3%	2,112	3.9%	7,630	5.1%
Homes Built 2000 to 2009	327	5.1%	4,634	8.5%	17,712	11.7%
Homes Built 1990 to 1999	458	7.1%	8,063	14.7%	34,637	22.9%
Homes Built 1980 to 1989	1,953	30.2%	18,895	34.5%	44,393	29.4%
Homes Built 1970 to 1979	3,505	54.3%	22,144	40.4%	42,700	28.3%
Homes Built 1960 to 1969	217	3.4%	3,840	7.0%	15,667	10.4%
Homes Built 1950 to 1959	97	1.5%	1,032	1.9%	6,811	4.5%
Homes Built Before 1949	35	0.5%	599	1.1%	3,223	2.1%
<b>Home Values (2019)</b>						
Home Values \$1,000,000 or More	13	0.3%	172	0.5%	436	0.6%
Home Values \$500,000 to \$999,999	137	3.2%	1,732	5.3%	4,881	6.3%
Home Values \$400,000 to \$499,999	173	4.0%	1,905	5.9%	5,354	6.9%
Home Values \$300,000 to \$399,999	644	14.9%	5,848	18.0%	13,811	17.9%
Home Values \$200,000 to \$299,999	1,986	45.8%	13,510	41.5%	29,530	38.3%
Home Values \$150,000 to \$199,999	975	22.5%	6,207	19.1%	14,802	19.2%
Home Values \$100,000 to \$149,999	380	8.8%	2,901	8.9%	7,153	9.3%
Home Values \$70,000 to \$99,999	88	2.0%	927	2.8%	2,224	2.9%
Home Values \$50,000 to \$69,999	20	0.5%	319	1.0%	819	1.1%
Home Values \$25,000 to \$49,999	19	0.4%	337	1.0%	886	1.1%
Home Values Under \$25,000	90	2.1%	956	2.9%	2,608	3.4%
Owner-Occupied Median Home Value	\$236,520		\$244,869		\$249,646	
Renter-Occupied Median Rent	\$965		\$918		\$921	
<b>Transportation To Work (2019)</b>						
Drive to Work Alone	6,445	78.7%	55,973	77.5%	164,502	75.4%
Drive to Work in Carpool	868	10.6%	7,794	10.8%	24,591	11.3%
Travel to Work by Public Transportation	208	2.5%	1,964	2.7%	7,070	3.2%
Drive to Work on Motorcycle	68	0.8%	364	0.5%	1,082	0.5%
Walk or Bicycle to Work	180	2.2%	2,135	3.0%	8,805	4.0%
Other Means	63	0.8%	719	1.0%	2,204	1.0%
Work at Home	360	4.4%	3,295	4.6%	9,812	4.5%
<b>Travel Time (2019)</b>						
Travel to Work in 14 Minutes or Less	2,251	27.5%	19,590	27.1%	60,812	27.9%
Travel to Work in 15 to 29 Minutes	4,171	50.9%	38,030	52.6%	105,232	48.3%
Travel to Work in 30 to 59 Minutes	2,314	28.2%	18,609	25.8%	56,582	25.9%
Travel to Work in 60 Minutes or More	525	6.4%	3,395	4.7%	10,392	4.8%
Average Minutes Travel to Work	20.7		20.5		20.7	