



TATUM RANCH CROSSING

NWC CAVE CREEK RD & TATUM BLVD | PHOENIX, AZ

HARD CORNER DRIVE-THRU BUILDING: 2,860 SF | 2 - 1,307 SF SHOP SPACES | 1,500 & 2,408 SF END CAPS



PROJECT HIGHLIGHTS:

- Hard Corner 2,860 SF Existing Drive-Thru Building Available
- 1,307 SF Spaces Available on Either Side of Safeway
- 1,500 SF End Cap Available
- 2,408 SF End Cap Available Adjacent to Bank of America
- Safeway Undergoing Complete Interior Remodel in 2020
- National Retailers at this Intersection Include Fry's, Safeway, Walgreens, McDonald's, Taco Bell, Anytime Fitness, Wells Fargo, Bank of America, & More

DEMOGRAPHICS	PRIMARY TRADE AREA	SECONDARY TRADE AREA
2019 Population	16,527	35,703
2024 Projected Population	17,489	38,773
2019 Avg. HH Income	\$128,338	\$139,545

TRAFFIC COUNTS:

N Cave Creek Rd: 36,343 VPD (ADOT 2018) | N Tatum Blvd: 20,100 VPD (MAG 2015)



FOR INFORMATION CONTACT:

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SUITE	TENANT	±SF
100	SUBWAY	1,261
106	BELLAZZA SALON	1,227
110	CHIROPRACTOR	1,234
112	MATHNASIUM	1,307
116	TRENDY NAILS	980
118	POSTNET	980
120	AVAILABLE	1,307
125	SAFEWAY	55,456
130	AVAILABLE	1,307
132	ALLSTATE	980
134-136	PIEH TOOL COMPANY	2,356
138	TATUM RANCH DENTAL	1,645
140	H & R BLOCK	1,000
142	AVAILABLE	1,500
29815	AVAILABLE	2,860
29822	BANK OF AMERICA	3,020
29822	AVAILABLE	2,408
29835	SAFEWAY GAS	4,500



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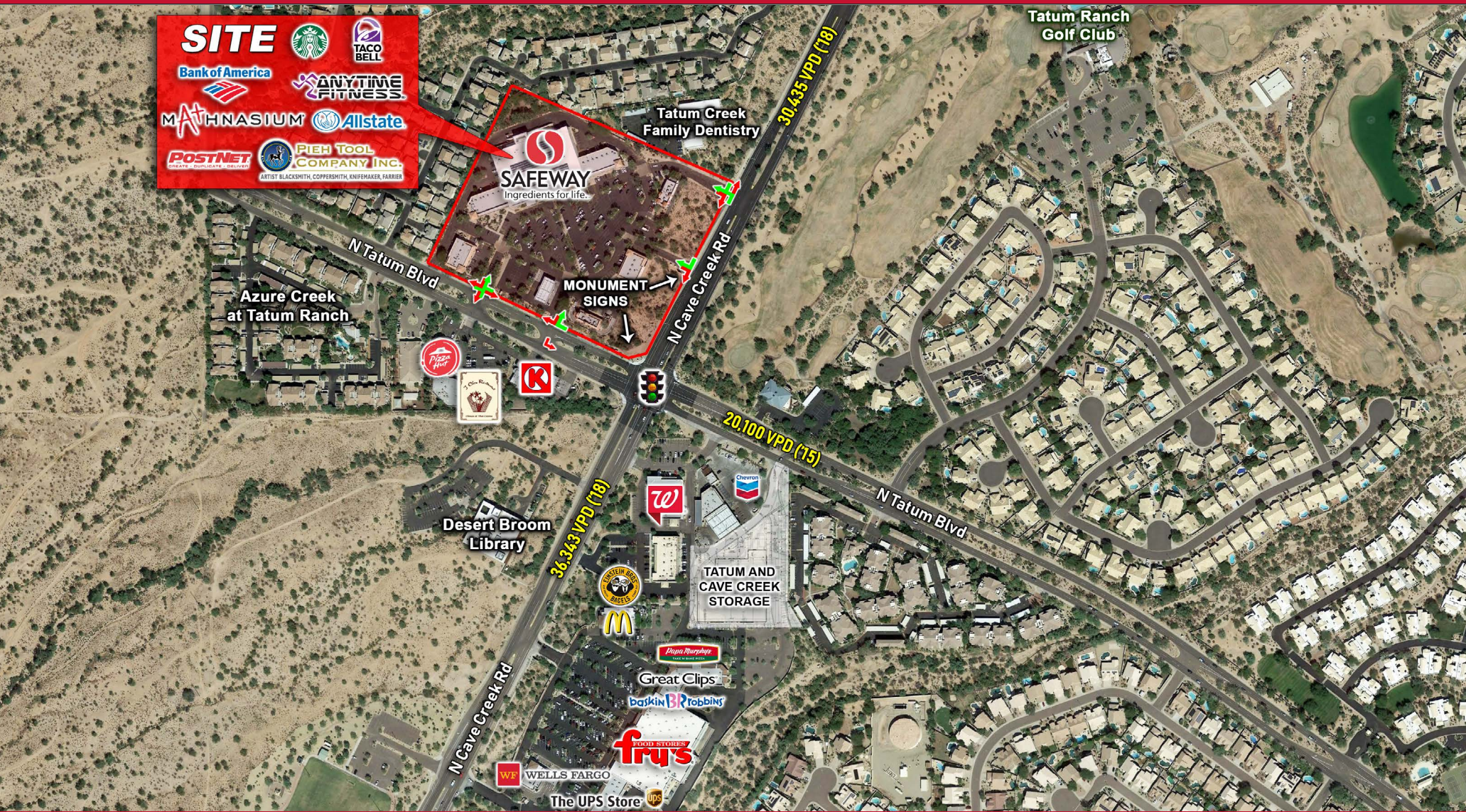


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**AVAILABLE
1500 SF**

**AVAILABLE
1,307 SF**

**AVAILABLE
1,307 SF**



POSTNET
CREATE • DUPLICATE • DELIVER

MATHNASIUM

SUBWAY

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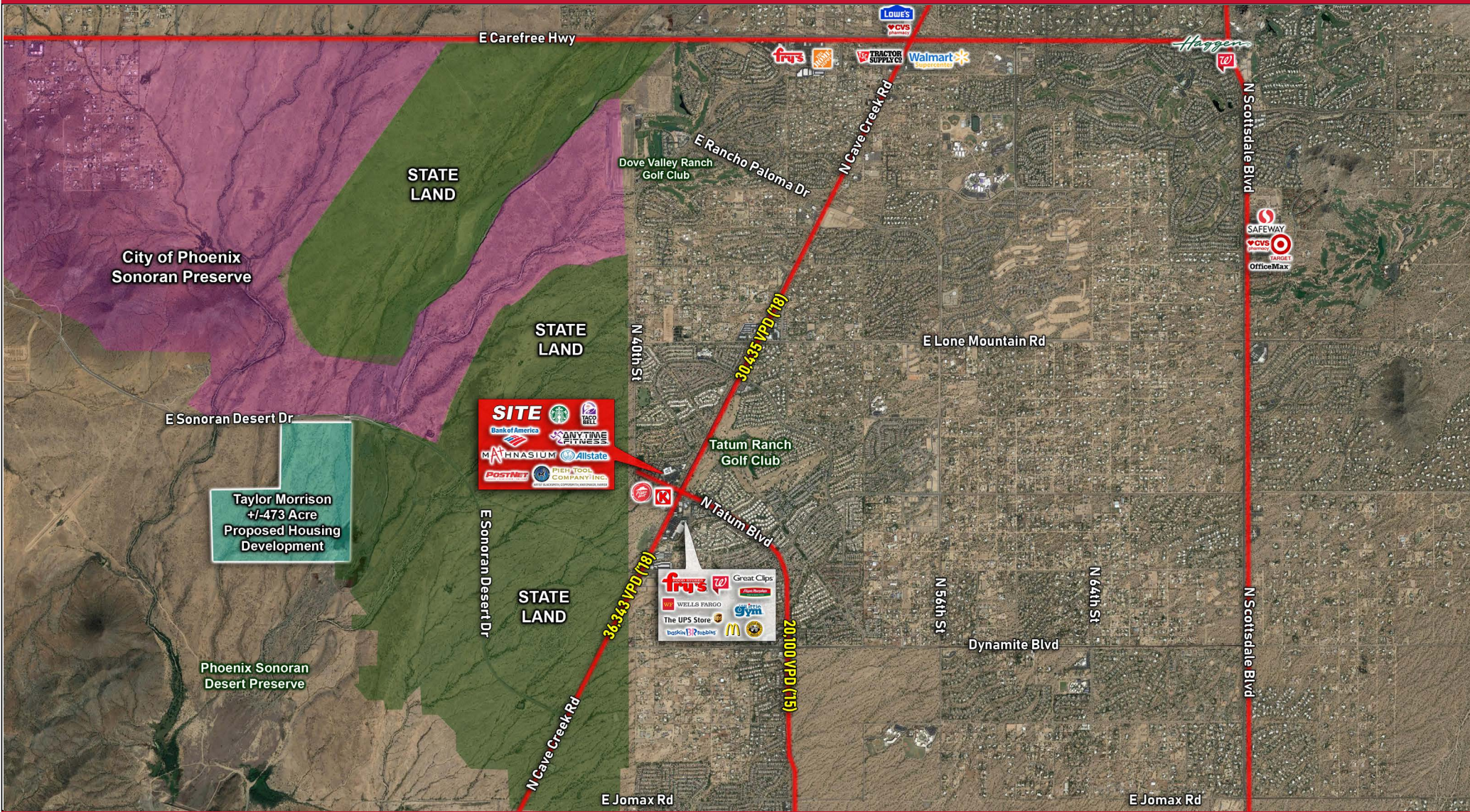


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TATUM RANCH CROSSING



DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.75575
Longitude: -111.99072

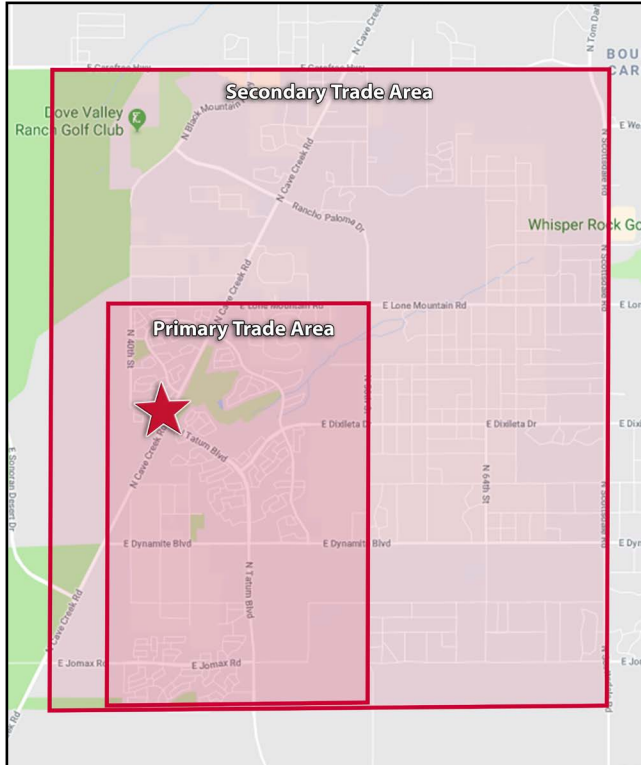
	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	7,028	19,096	34,386
2010 Total Population	6,881	23,742	49,441
2019 Total Population	7,415	28,352	59,350
2024 Total Population	7,805	30,681	64,848
2019-2024 Annual Rate	1.03%	1.59%	1.79%
2019 Total Daytime Population	5,381	19,088	42,333
Workers	1,609	4,776	11,999
Residents	3,772	14,312	30,334
HOUSEHOLD SUMMARY			
2000 Households	2,666	7,054	13,050
2010 Households	2,822	8,918	18,941
2019 Households	3,045	10,576	22,328
2024 Households	3,199	11,402	24,294
2019 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	81.5%	84.6%	81.2%
Renter Occupied Housing Units	13.1%	11.0%	10.8%
2019 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$121,553	\$133,330	\$147,657
Average Home Value	\$378,392	\$471,256	\$526,430
2019 POPULATION BY RACE/ETHNICITY			
Total	7,415	28,351	59,350
White Alone	91.2%	91.7%	90.1%
Black Alone	1.4%	1.0%	1.4%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	3.1%	2.7%	4.1%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	1.2%	1.4%	1.3%
Two or More Races	2.6%	2.7%	2.7%
Hispanic Origin	7.8%	7.2%	7.2%
Diversity Index	28.6	27.2	29.5
2019 POPULATION BY AGE			
Total	7,416	28,353	59,352
0 - 4	5.1%	5.1%	5.3%
5 - 9	6.2%	6.4%	6.5%
10 - 14	7.2%	7.7%	7.1%
15 - 24	9.7%	11.4%	10.0%
25 - 34	8.6%	8.5%	8.4%
35 - 44	13.4%	11.0%	12.1%
45 - 54	16.7%	17.3%	15.6%
55 - 64	15.7%	15.9%	15.6%
65 - 74	11.2%	11.0%	12.7%
75 - 84	4.7%	4.6%	5.4%
85 +	1.4%	1.2%	1.4%
18 +	77.7%	76.4%	77.2%
2019 Median Age	44.8	44.9	45.5
2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	5,322	19,677	42,253
Some College, No Degree	22.3%	23.3%	19.8%
Associate Degree	11.8%	9.6%	8.1%
Bachelor's Degree	31.2%	32.3%	35.4%
Graduate/Professional Degree	20.1%	19.8%	21.8%



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PRIMARY TRADE AREA DEMOGRAPHICS



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Population Summary

2000 Total Population	23,672
2010 Total Population	30,056
2019 Total Population	35,703
2019 Group Quarters	18
2024 Total Population	38,773
2019-2024 Annual Rate	1.66%
2019 Total Daytime Population	26,151
Workers	7,619
Residents	18,532

Household Summary

2000 Households	9,001
2024 Average Household Size	2.64
2019-2024 Annual Rate	1.59%
2010 Families	9,017
2010 Average Family Size	2.95
2019 Families	10,556
2019 Average Family Size	2.98
2024 Families	11,401
2024 Average Family Size	3.00
2019-2024 Annual Rate	1.55%

Housing Unit Summary

2010 Housing Units	12,943
Owner Occupied Housing Units	79.0%
Renter Occupied Housing Units	10.1%
Vacant Housing Units	10.9%
2019 Housing Units	14,695
Owner Occupied Housing Units	82.6%
Renter Occupied Housing Units	9.8%
Vacant Housing Units	7.6%
2024 Housing Units	15,841
Owner Occupied Housing Units	83.6%

Median Household Income

2017 Median Household Income	\$96,770
2022 Median Household Income	\$101,683
2017-2022 Annual Rate	1.00%

Average Household Income

2017 Average Household Income	\$117,388
2022 Average Household Income	\$129,955
2017-2022 Annual Rate	2.05%

Per Capita Income

2017 Per Capita Income	\$44,630
2022 Per Capita Income	\$49,270
2017-2022 Annual Rate	2.00%

Housing

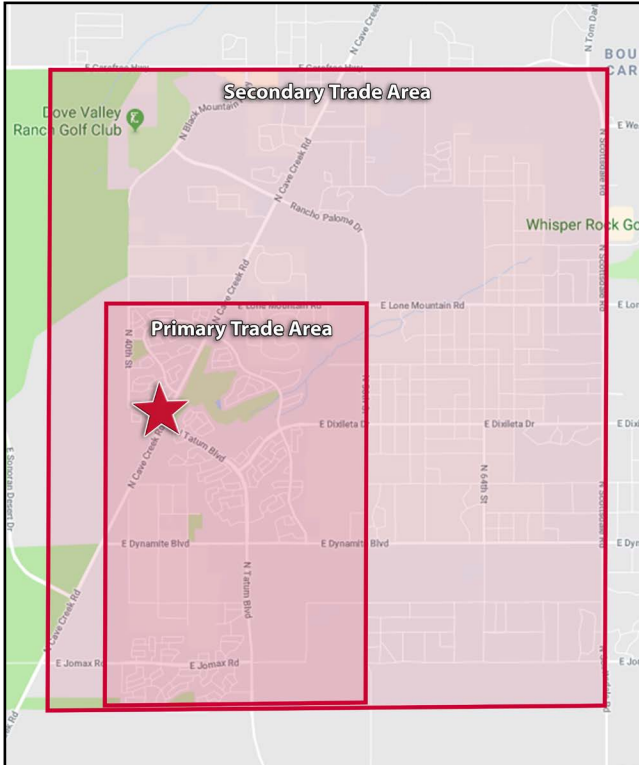
2000 Total Housing Units	5,630
2000 Owner Occupied Housing Units	4,988
2000 Renter Occupied Housing Units	350
2000 Vacant Housing Units	292
2010 Total Housing Units	6,065
2010 Owner Occupied Housing Units	4,894
2010 Renter Occupied Housing Units	764
2010 Vacant Housing Units	407
2017 Total Housing Units	6,521
2017 Owner Occupied Housing Units	5,156
2017 Renter Occupied Housing Units	988
2017 Vacant Housing Units	377
2022 Total Housing Units	6,875
2022 Owner Occupied Housing Units	5,444
2022 Renter Occupied Housing Units	1,049
2022 Vacant Housing Units	382



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SECONDARY TRADE AREA DEMOGRAPHICS



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Owner Occupied Housing Units	82.6%
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Vacant Housing Units	7.6%
2024 Housing Units	15,841
Owner Occupied Housing Units	83.6%

Median Household Income

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Average Household Income

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Per Capita Income

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