

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

<u>DEMOGRAPHICS</u>	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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Greg Saltz - President 480.612.0510 - direct 480.231.3473 - cell gsaltz@gpsaz.com

Marty Olejarczyk - Partner 480.482.1940 - direct 602.762.0754 - cell martyo@gpsaz.com

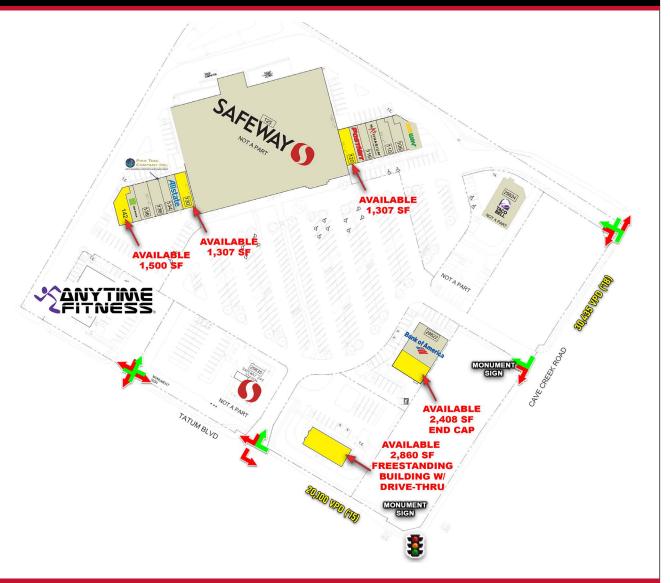
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC



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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
132 134-136	ALLSTATE PIEH TOOL COMPANY	980 2,356
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134-136	PIEH TOOL COMPANY	2,356
134-136 138	PIEH TOOL COMPANY TATUM RANCH DENTAL	2,356 1,645
134-136 138 140	PIEH TOOL COMPANY TATUM RANCH DENTAL H & R BLOCK	2,356 1,645 1,000
134-136 138 140 142	PIEH TOOL COMPANY TATUM RANCH DENTAL H & R BLOCK AVAILABLE	2,356 1,645 1,000 1,500
134-136 138 140 142 29815	PIEH TOOL COMPANY TATUM RANCH DENTAL H & R BLOCK AVAILABLE AVAILABLE	2,356 1,645 1,000 1,500 2,860



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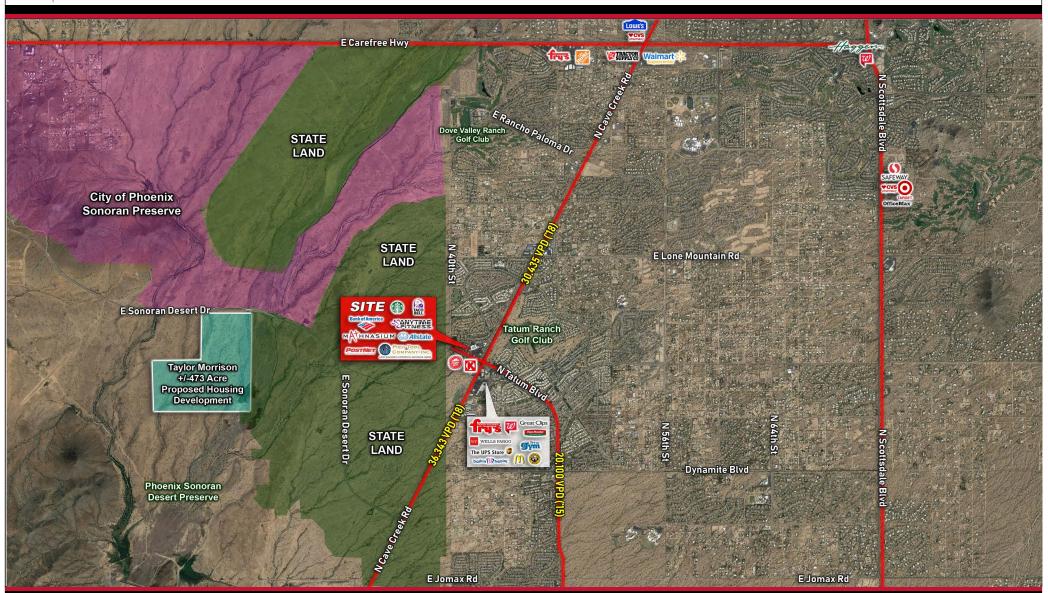
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DEMOGRAPHIC REPORT

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 Workers	5,381 1,609	19,088 4,776	42,333 11,999
Residents	3,772	14,312	30,334
HOUSEHOLD SUMMARY	5,772	11,512	30,331
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/ETHNI	CITY		
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%
2010 Redian Age	44.8	44.9 -	45.5
2019 POPULATION AGE 25+ BY EDU			
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 2019-2024 Annual Rate	38,773
2019 Total Daytime Population	1.66% 26,151
Workers	7,619
Residents	18,532
Household Summary	·
2000 Households	9,001
2024 Average Household Size 2019-2024 Annual Rate	2.64 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 2019-2024 Annual Rate	3.00 1.55%
Housing Unit Summary	1.55%
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 Renter Occupied Housing Units	82.6% 9.8%
Vacant Housing Units	7.6%
2024 Housing Units	15,841
Owner Occupied Housing Units	83.6%
	03.070
Median Household Income	03.070
Median Household Income 2017 Median Household Income	\$96,770
Median Household Income 2017 Median Household Income 2022 Median Household Income	\$96,770 \$101,683
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate	\$96,770
Median Household Income 2017 Median Household Income 2022 Median Household Income	\$96,770 \$101,683
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income	\$96,770 \$101,683 1.00% \$117,388
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income	\$96,770 \$101,683 1.00% \$117,388 \$129,955
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate	\$96,770 \$101,683 1.00% \$117,388
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05%
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05%
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2022 Per Capita Income	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2022 Per Capita Income 2017-2022 Annual Rate	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05%
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2022 Per Capita Income 2017-2022 Annual Rate Housing	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270 2.00%
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Median Household Income 2017 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2017 Per Capita Income 2017-2022 Annual Rate Housing 2000 Total Housing Units 2000 Renter Occupied Housing Units	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270 2.00% 5,630 4,988 350
Median Household Income 2017 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2017 Per Capita Income 2017-2022 Annual Rate Housing 2000 Total Housing Units 2000 Renter Occupied Housing Units 2000 Vacant Housing Units	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270 2.00% 5,630 4,988 350 292
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Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2022 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2017 Per Capita Income 2017-2022 Annual Rate Housing 2000 Total Housing Units 2000 Owner Occupied Housing Units 2000 Vacant Housing Units 2010 Total Housing Units 2010 Total Housing Units 2010 Total Housing Units 2010 Renter Occupied Housing Units 2010 Owner Occupied Housing Units	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270 2.00% 5,630 4,988 350 292 6,065 4,894 764
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2012 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2017 Per Capita Income 2017-2022 Annual Rate Housing 2000 Total Housing Units 2000 Owner Occupied Housing Units 2000 Vacant Housing Units 2010 Total Housing Units 2010 Total Housing Units 2010 Total Housing Units 2010 Total Housing Units 2010 Owner Occupied Housing Units 2010 Renter Occupied Housing Units 2010 Renter Occupied Housing Units 2010 Renter Occupied Housing Units 2010 Vacant Housing Units	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270 2.00% 5,630 4,988 350 292 6,065 4,894 764 407
Median Household Income 2017 Median Household Income 2022 Median Household Income 2017-2022 Annual Rate Average Household Income 2017 Average Household Income 2012 Average Household Income 2017-2022 Annual Rate Per Capita Income 2017 Per Capita Income 2017 Per Capita Income 2017-2022 Annual Rate Housing 2000 Total Housing Units 2000 Owner Occupied Housing Units 2000 Renter Occupied Housing Units 2000 Vacant Housing Units 2010 Total Housing Units 2010 Owner Occupied Housing Units 2010 Renter Occupied Housing Units 2010 Acant Housing Units 2010 Vacant Housing Units 2010 Vacant Housing Units	\$96,770 \$101,683 1.00% \$117,388 \$129,955 2.05% \$44,630 \$49,270 2.00% 5,630 4,988 350 292 6,065 4,894 764 407 6,521 5,156 988
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SECONDARY TRADE AREA DEMOGRAPHICS





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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 Owner Occupied Housing Units	14,695 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	F 620
2000 Total Housing Units	5,630
2000 Owner Occupied Housing Units	4,988
2000 Renter Occupied Housing Units	350 292
2000 Vacant Housing Units	6,065
2010 Total Housing Units	4,894
2010 Owner Occupied Housing Units 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 Owner Occupied Housing Units	988
2017 Native Occupied 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