



**LAST SPACE AVAILABLE**

**AVAILABILITY**

- 2,484 sf - End cap

**FEATURES**

- Hard corner at signalized intersection
- Endcap with street visibility
- Ideal for medical or dental use
- Less than 2-miles from both Loop-101 and Loop-202 Freeways
- 1-mile from Mesa Riverview, and 2-miles from the Chicago Cubs Performance Center

**TRAFFIC COUNT**

- ±49,900 CPD on Alma School Road
- ±38,800 CPD on University Drive

**NOTABLE TENANTS AT THE INTERSECTION**

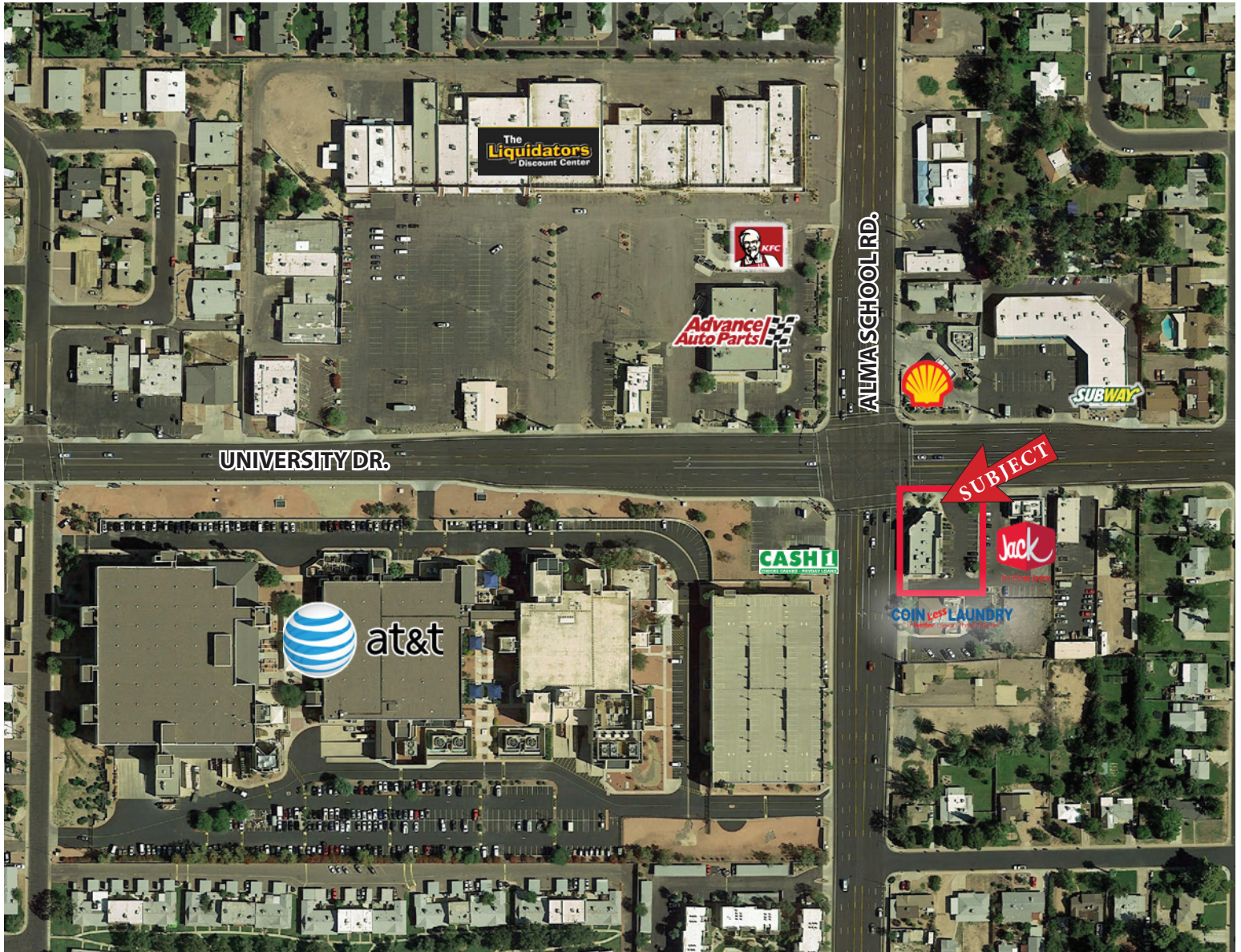


2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	19,806	164,553	387,668
Ave Household Income	\$58,190	\$52,466	\$67,835
Daytime Employment	5,163	77,578	181,006

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**N Alma School Rd & W University Dr**

	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2020)	19,806		164,553		387,668	
Projected Population (2025)	22,211		180,758		422,256	
Census Population (2010)	17,446		136,872		330,017	
Census Population (2000)	19,887		143,046		340,948	
Projected Annual Growth (2020 to 2025)	2,405	2.4%	16,205	2.0%	34,587	1.8%
Historical Annual Growth (2010 to 2020)	2,360	1.4%	27,681	2.0%	57,651	1.7%
Historical Annual Growth (2000 to 2010)	-2,441	-1.2%	-6,173	-0.4%	-10,931	-0.3%
Estimated Population Density (2020)	6,308 psm		5,823 psm		4,938 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2020)	6,941		64,085		149,631	
Projected Households (2025)	7,480		67,513		156,768	
Census Households (2010)	6,030		52,347		124,155	
Census Households (2000)	7,234		54,408		126,988	
Estimated Households with Children (2020)	2,564	36.9%	19,686	30.7%	41,924	28.0%
Estimated Average Household Size (2020)	2.84		2.54		2.51	
<b>Average Household Income</b>						
Estimated Average Household Income (2020)	\$58,190		\$52,466		\$67,835	
Projected Average Household Income (2025)	\$61,733		\$56,887		\$75,340	
Estimated Average Family Income (2020)	\$64,436		\$62,007		\$82,298	
<b>Median Household Income</b>						
Estimated Median Household Income (2020)	\$46,256		\$44,683		\$56,008	
Projected Median Household Income (2025)	\$54,500		\$52,635		\$65,747	
Estimated Median Family Income (2020)	\$54,818		\$53,632		\$69,157	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2020)	\$20,450		\$20,555		\$26,373	
Projected Per Capita Income (2025)	\$20,840		\$21,359		\$28,145	
Estimated Per Capita Income 5 Year Growth	\$390	1.9%	\$803	3.9%	\$1,773	6.7%
Estimated Average Household Net Worth (2020)	\$356,138		\$374,458		\$552,552	
<b>Daytime Demos (2020)</b>						
Total Businesses	686		6,181		14,904	
Total Employees	5,163		77,578		181,006	
Company Headquarter Businesses	5	0.7%	33	0.5%	83	0.6%
Company Headquarter Employees	40	0.8%	4,595	5.9%	19,346	10.7%
Employee Population per Business	7.5		12.6		12.1	
Residential Population per Business	28.9		26.6		26.0	

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**N Alma School Rd & W University Dr**

**1 mi radius                      3 mi radius                      5 mi radius**

**Race & Ethnicity**

White (2020)	12,587	63.6%	101,366	61.6%	258,453	66.7%
Black or African American (2020)	1,175	5.9%	11,038	6.7%	22,860	5.9%
American Indian or Alaska Native (2020)	761	3.8%	6,296	3.8%	11,924	3.1%
Asian (2020)	438	2.2%	5,094	3.1%	16,602	4.3%
Hawaiian or Pacific Islander (2020)	61	0.3%	658	0.4%	1,631	0.4%
Other Race (2020)	3,948	19.9%	32,857	20.0%	58,605	15.1%
Two or More Races (2020)	837	4.2%	7,245	4.4%	17,594	4.5%
Not Hispanic or Latino Population (2020)	11,095	56.0%	96,909	58.9%	258,948	66.8%
Hispanic or Latino Population (2020)	8,711	44.0%	67,644	41.1%	128,720	33.2%
Not Hispanic or Latino Population (2025)	12,359	55.6%	105,581	58.4%	279,076	66.1%
Hispanic or Latino Population (2025)	9,852	44.4%	75,177	41.6%	143,179	33.9%
Not Hispanic or Latino Population (2010)	9,790	56.1%	78,728	57.5%	224,190	67.9%
Hispanic or Latino Population (2010)	7,656	43.9%	58,144	42.5%	105,827	32.1%
Not Hispanic or Latino Population (2000)	12,991	65.3%	95,685	66.9%	258,805	75.9%
Hispanic or Latino Population (2000)	6,896	34.7%	47,361	33.1%	82,144	24.1%
Projected Hispanic Annual Growth (2020 to 2025)	1,141	2.6%	7,533	2.2%	14,459	2.2%
Historic Hispanic Annual Growth (2000 to 2020)	1,815	1.3%	20,283	2.1%	46,576	2.8%

**Age Distribution (2020)**

Age Under 5	1,529	7.7%	11,837	7.2%	24,056	6.2%
Age 5 to 9 Years	1,469	7.4%	10,967	6.7%	23,184	6.0%
Age 10 to 14 Years	1,425	7.2%	10,565	6.4%	23,431	6.0%
Age 15 to 19 Years	1,432	7.2%	11,071	6.7%	30,216	7.8%
Age 20 to 24 Years	1,545	7.8%	15,146	9.2%	40,050	10.3%
Age 25 to 29 Years	1,716	8.7%	16,146	9.8%	36,505	9.4%
Age 30 to 34 Years	1,590	8.0%	13,380	8.1%	29,351	7.6%
Age 35 to 39 Years	1,327	6.7%	11,031	6.7%	24,567	6.3%
Age 40 to 44 Years	1,170	5.9%	9,696	5.9%	21,933	5.7%
Age 45 to 49 Years	1,241	6.3%	9,638	5.9%	22,245	5.7%
Age 50 to 54 Years	1,144	5.8%	9,019	5.5%	21,604	5.6%
Age 55 to 59 Years	1,069	5.4%	8,724	5.3%	21,713	5.6%
Age 60 to 64 Years	898	4.5%	7,257	4.4%	18,635	4.8%
Age 65 to 74 Years	1,315	6.6%	10,906	6.6%	28,307	7.3%
Age 75 to 84 Years	693	3.5%	6,127	3.7%	15,348	4.0%
Age 85 Years or Over	244	1.2%	3,043	1.8%	6,522	1.7%
Median Age	31.7		32.4		33.3	

**Gender Age Distribution (2020)**

Female Population	9,744	49.2%	81,673	49.6%	190,706	49.2%
Age 0 to 19 Years	2,855	29.3%	21,768	26.7%	49,435	25.9%
Age 20 to 64 Years	5,684	58.3%	48,351	59.2%	112,985	59.2%
Age 65 Years or Over	1,205	12.4%	11,555	14.1%	28,286	14.8%
Female Median Age	32.2		33.6		34.6	
Male Population	10,062	50.8%	82,880	50.4%	196,962	50.8%
Age 0 to 19 Years	2,999	29.8%	22,672	27.4%	51,453	26.1%
Age 20 to 64 Years	6,016	59.8%	51,686	62.4%	123,619	62.8%
Age 65 Years or Over	1,047	10.4%	8,521	10.3%	21,890	11.1%
Male Median Age	31.3		31.5		32.2	

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**N Alma School Rd & W University Dr**

	1 mi radius		3 mi radius		5 mi radius	
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**Household Income Distribution (2020)**

HH Income \$200,000 or More	98	1.4%	1,127	1.8%	5,208	3.5%
HH Income \$150,000 to \$199,999	128	1.8%	1,399	2.2%	6,754	4.5%
HH Income \$100,000 to \$149,999	594	8.6%	5,344	8.3%	18,951	12.7%
HH Income \$75,000 to \$99,999	754	10.9%	6,845	10.7%	17,877	11.9%
HH Income \$50,000 to \$74,999	1,608	23.2%	12,383	19.3%	29,397	19.6%
HH Income \$35,000 to \$49,999	1,371	19.8%	11,789	18.4%	23,611	15.8%
HH Income \$25,000 to \$34,999	880	12.7%	8,081	12.6%	15,099	10.1%
HH Income \$15,000 to \$24,999	752	10.8%	8,638	13.5%	15,961	10.7%
HH Income Under \$15,000	756	10.9%	8,479	13.2%	16,774	11.2%
HH Income \$35,000 or More	4,553	65.6%	38,888	60.7%	101,797	68.0%
HH Income \$75,000 or More	1,573	22.7%	14,715	23.0%	48,789	32.6%

**Housing (2020)**

Total Housing Units	7,346		66,862		155,530	
Housing Units Occupied	6,941	94.5%	64,085	95.8%	149,631	96.2%
Housing Units Owner-Occupied	3,330	48.0%	22,895	35.7%	67,058	44.8%
Housing Units, Renter-Occupied	3,612	52.0%	41,189	64.3%	82,573	55.2%
Housing Units, Vacant	404	5.8%	2,778	4.3%	5,900	3.9%

**Marital Status (2020)**

Never Married	6,845	44.5%	61,539	46.9%	151,449	47.8%
Currently Married	5,144	33.4%	39,322	30.0%	100,862	31.8%
Separated	928	6.0%	8,115	6.2%	15,470	4.9%
Widowed	801	5.2%	5,889	4.5%	12,896	4.1%
Divorced	1,665	10.8%	16,319	12.4%	36,319	11.5%

**Household Type (2020)**

Population Family	16,203	81.8%	122,365	74.4%	277,425	71.6%
Population Non-Family	3,517	17.8%	40,572	24.7%	98,450	25.4%
Population Group Quarters	86	0.4%	1,616	1.0%	11,793	3.0%
Family Households	4,361	62.8%	34,399	53.7%	81,251	54.3%
Non-Family Households	2,580	37.2%	29,686	46.3%	68,380	45.7%
Married Couple with Children	1,374	26.7%	9,988	25.4%	22,824	22.6%
Average Family Household Size	3.7		3.6		3.4	

**Household Size (2020)**

1 Person Households	1,926	27.7%	21,761	34.0%	47,219	31.6%
2 Person Households	1,787	25.7%	18,133	28.3%	46,375	31.0%
3 Person Households	1,084	15.6%	8,847	13.8%	22,045	14.7%
4 Person Households	897	12.9%	6,728	10.5%	16,241	10.9%
5 Person Households	600	8.6%	4,363	6.8%	9,094	6.1%
6 or More Person Households	648	9.3%	4,253	6.6%	8,657	5.8%

**Household Vehicles (2020)**

Households with 0 Vehicles Available	765	11.0%	7,223	11.3%	13,403	9.0%
Households with 1 Vehicles Available	2,745	39.5%	26,573	41.5%	57,271	38.3%
Households with 2 or More Vehicles Available	3,431	49.4%	30,289	47.3%	78,956	52.8%
Total Vehicles Available	11,287		100,406		252,675	
Average Vehicles Per Household	1.6		1.6		1.7	

**N Alma School Rd & W University Dr**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	15,104		129,238		312,776	
Estimated Civilian Employed	9,857	65.3%	85,902	66.5%	207,027	66.2%
Estimated Civilian Unemployed	565	3.7%	3,955	3.1%	8,537	2.7%
Estimated in Armed Forces	16	0.1%	111	-	251	-
Estimated Not in Labor Force	4,666	30.9%	39,271	30.4%	96,960	31.0%
Unemployment Rate	3.7%		3.1%		2.7%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	9,857		85,902		207,027	
Management, Business, Financial Operations	982	10.0%	9,248	10.8%	27,982	13.5%
Professional, Related	1,692	17.2%	15,275	17.8%	43,497	21.0%
Service	2,206	22.4%	20,967	24.4%	45,353	21.9%
Sales, Office	2,206	22.4%	19,778	23.0%	48,731	23.5%
Farming, Fishing, Forestry	6	-	98	0.1%	342	0.2%
Construct, Extraction, Maintenance	1,370	13.9%	9,060	10.5%	17,541	8.5%
Production, Transport Material Moving	1,394	14.1%	11,476	13.4%	23,581	11.4%
White Collar Workers	4,881	49.5%	44,301	51.6%	120,210	58.1%
Blue Collar Workers	4,976	50.5%	41,601	48.4%	86,817	41.9%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$334.86 M		\$2.88 B		\$7.98 B	
Total Non-Retail Expenditure	\$176.33 M	52.7%	\$1.52 B	52.8%	\$4.21 B	52.8%
Total Retail Expenditure	\$158.53 M	47.3%	\$1.36 B	47.2%	\$3.77 B	47.2%
Apparel	\$11.69 M	3.5%	\$100.39 M	3.5%	\$279.88 M	3.5%
Contributions	\$10.07 M	3.0%	\$86.82 M	3.0%	\$248.93 M	3.1%
Education	\$8.87 M	2.6%	\$77.41 M	2.7%	\$225.66 M	2.8%
Entertainment	\$18.27 M	5.5%	\$156.29 M	5.4%	\$442.2 M	5.5%
Food and Beverages	\$50.34 M	15.0%	\$432.05 M	15.0%	\$1.19 B	14.9%
Furnishings and Equipment	\$11.38 M	3.4%	\$97.23 M	3.4%	\$275.12 M	3.4%
Gifts	\$7.58 M	2.3%	\$65.5 M	2.3%	\$187.62 M	2.4%
Health Care	\$28.9 M	8.6%	\$246.99 M	8.6%	\$679.18 M	8.5%
Household Operations	\$12.8 M	3.8%	\$109.93 M	3.8%	\$308.13 M	3.9%
Miscellaneous Expenses	\$6.26 M	1.9%	\$53.66 M	1.9%	\$149.76 M	1.9%
Personal Care	\$4.47 M	1.3%	\$38.45 M	1.3%	\$106.88 M	1.3%
Personal Insurance	\$2.14 M	0.6%	\$18.2 M	0.6%	\$53.09 M	0.7%
Reading	\$713.43 K	0.2%	\$6.14 M	0.2%	\$17.18 M	0.2%
Shelter	\$71.46 M	21.3%	\$619.51 M	21.5%	\$1.7 B	21.3%
Tobacco	\$2.36 M	0.7%	\$20.46 M	0.7%	\$52.63 M	0.7%
Transportation	\$61.3 M	18.3%	\$522.49 M	18.2%	\$1.46 B	18.2%
Utilities	\$26.26 M	7.8%	\$224.88 M	7.8%	\$606.1 M	7.6%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	12,406		104,967		246,731	
Elementary (Grade Level 0 to 8)	998	8.0%	8,697	8.3%	14,238	5.8%
Some High School (Grade Level 9 to 11)	1,347	10.9%	10,656	10.2%	18,544	7.5%
High School Graduate	3,194	25.7%	26,549	25.3%	55,131	22.3%
Some College	3,524	28.4%	26,801	25.5%	63,024	25.5%
Associate Degree Only	854	6.9%	8,834	8.4%	21,085	8.5%
Bachelor Degree Only	1,785	14.4%	16,002	15.2%	48,393	19.6%
Graduate Degree	705	5.7%	7,428	7.1%	26,315	10.7%

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**N Alma School Rd & W University Dr**

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2020)</b>						
1 Detached Unit	3,478	57.7%	22,956	43.9%	70,813	57.0%
1 Attached Unit	654	10.8%	4,286	8.2%	8,504	6.8%
2 to 4 Units	814	13.5%	7,683	14.7%	12,758	10.3%
5 to 9 Units	460	7.6%	5,635	10.8%	11,619	9.4%
10 to 19 Units	528	8.7%	8,006	15.3%	14,480	11.7%
20 to 49 Units	305	5.1%	3,901	7.5%	7,987	6.4%
50 or More Units	419	7.0%	8,064	15.4%	16,513	13.3%
Mobile Home or Trailer	261	4.3%	3,378	6.5%	6,694	5.4%
Other Structure	21	0.4%	175	0.3%	262	0.2%
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	228	3.8%	2,927	5.6%	8,097	6.5%
Homes Built 2000 to 2009	524	8.7%	5,480	10.5%	12,043	9.7%
Homes Built 1990 to 1999	413	6.8%	8,411	16.1%	20,729	16.7%
Homes Built 1980 to 1989	1,649	27.4%	16,020	30.6%	34,514	27.8%
Homes Built 1970 to 1979	1,542	25.6%	17,458	33.4%	42,419	34.2%
Homes Built 1960 to 1969	1,094	18.1%	7,640	14.6%	20,506	16.5%
Homes Built 1950 to 1959	1,189	19.7%	4,128	7.9%	8,119	6.5%
Homes Built Before 1949	302	5.0%	2,020	3.9%	3,203	2.6%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	19	0.6%	130	0.6%	281	0.5%
Home Values \$500,000 to \$999,999	227	7.5%	1,159	5.7%	3,372	5.5%
Home Values \$400,000 to \$499,999	159	5.3%	1,070	5.2%	4,210	6.9%
Home Values \$300,000 to \$399,999	338	11.2%	2,657	13.0%	11,264	18.5%
Home Values \$200,000 to \$299,999	1,071	35.5%	7,186	35.1%	25,086	41.1%
Home Values \$150,000 to \$199,999	688	22.8%	4,374	21.4%	10,196	16.7%
Home Values \$100,000 to \$149,999	341	11.3%	2,387	11.7%	4,829	7.9%
Home Values \$70,000 to \$99,999	235	7.8%	1,073	5.2%	1,955	3.2%
Home Values \$50,000 to \$69,999	64	2.1%	427	2.1%	852	1.4%
Home Values \$25,000 to \$49,999	38	1.2%	419	2.0%	1,099	1.8%
Home Values Under \$25,000	137	4.5%	1,846	9.0%	3,590	5.9%
Owner-Occupied Median Home Value	\$213,671		\$204,862		\$237,210	
Renter-Occupied Median Rent	\$831		\$858		\$939	
<b>Transportation To Work (2020)</b>						
Drive to Work Alone	7,051	72.5%	59,501	72.9%	141,933	73.5%
Drive to Work in Carpool	1,515	15.6%	11,040	13.5%	22,134	11.5%
Travel to Work by Public Transportation	333	3.4%	3,422	4.2%	7,217	3.7%
Drive to Work on Motorcycle	14	0.1%	208	0.3%	720	0.4%
Walk or Bicycle to Work	326	3.4%	2,700	3.3%	9,067	4.7%
Other Means	150	1.5%	1,292	1.6%	2,599	1.3%
Work at Home	333	3.4%	3,426	4.2%	9,373	4.9%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	2,149	22.1%	17,882	21.9%	47,782	24.8%
Travel to Work in 15 to 29 Minutes	4,220	43.4%	39,156	48.0%	92,792	48.1%
Travel to Work in 30 to 59 Minutes	2,785	28.7%	21,207	26.0%	47,569	24.6%
Travel to Work in 60 Minutes or More	361	3.7%	3,932	4.8%	8,620	4.5%
Average Minutes Travel to Work	22.7		21.5		20.8	

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