

Merit Park Village



Recently Remodeled!



SHOP SPACE AVAILABLE

AVAILABILITY

COMBINED TOTAL OF 16,409 SF

- SUITE A3: 3,639 SF FORMER RESTAURANT
- SUITE A10: 1,013 SF FORMER DENTAL OFFICE

FEATURES

- Remodel Completion 2019
- Below Market Rate
- Less than 2 miles from both the US 60 and Loop 101
- Available sign space on both existing monuments

NOTABLE TENANTS AT THE INTERSECTION

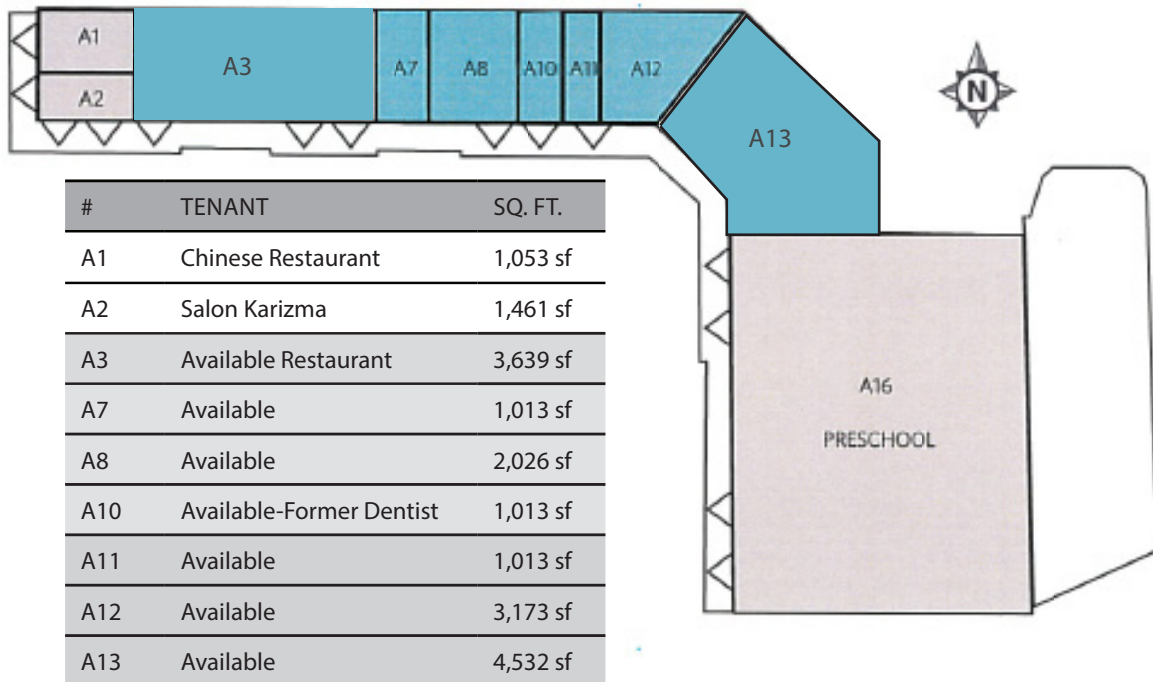


2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,487	146,142	440,039
Ave Household Income	\$91,165	\$79,879	\$78,673
Daytime Employment	3,773	63,602	194,565

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3642/-111.8591

RF5

W Guadalupe Rd & S Alma School Rd

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	17,487		146,142		440,039	
Projected Population (2024)	19,044		159,557		481,570	
Census Population (2010)	16,746		132,652		394,109	
Census Population (2000)	18,996		137,232		409,661	
Projected Annual Growth (2019 to 2024)	1,556	1.8%	13,415	1.8%	41,531	1.9%
Historical Annual Growth (2010 to 2019)	741	0.5%	13,490	1.0%	45,930	1.2%
Historical Annual Growth (2000 to 2010)	-2,250	-1.2%	-4,580	-0.3%	-15,552	-0.4%
Estimated Population Density (2019)	5,569 psm		5,171 psm		5,605 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2019)	6,995		58,582		170,080	
Projected Households (2024)	7,324		61,571		178,959	
Census Households (2010)	6,584		52,491		149,888	
Census Households (2000)	6,814		51,780		148,296	
Estimated Households with Children (2019)	2,023	28.9%	17,565	30.0%	53,426	31.4%
Estimated Average Household Size (2019)	2.49		2.48		2.57	
Average Household Income						
Estimated Average Household Income (2019)	\$91,165		\$79,879		\$78,673	
Projected Average Household Income (2024)	\$101,820		\$88,975		\$87,845	
Estimated Average Family Income (2019)	\$107,278		\$95,968		\$93,758	
Median Household Income						
Estimated Median Household Income (2019)	\$76,985		\$67,620		\$66,951	
Projected Median Household Income (2024)	\$89,664		\$78,321		\$77,699	
Estimated Median Family Income (2019)	\$89,494		\$81,934		\$80,614	
Per Capita Income						
Estimated Per Capita Income (2019)	\$36,527		\$32,121		\$30,478	
Projected Per Capita Income (2024)	\$39,211		\$34,426		\$32,709	
Estimated Per Capita Income 5 Year Growth	\$2,684	7.3%	\$2,306	7.2%	\$2,230	7.3%
Estimated Average Household Net Worth (2019)	\$718,589		\$685,998		\$713,611	
Daytime Demos (2019)						
Total Businesses	457		6,670		19,004	
Total Employees	3,773		63,602		194,565	
Company Headquarter Businesses	-	-	36	0.5%	88	0.5%
Company Headquarter Employees	-	-	5,134	8.1%	10,162	5.2%
Employee Population per Business	8.3		9.5		10.2	
Residential Population per Business	38.3		21.9		23.2	

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Race & Ethnicity						
White (2019)	12,913	73.8%	98,694	67.5%	298,827	67.9%
Black or African American (2019)	1,013	5.8%	9,493	6.5%	26,764	6.1%
American Indian or Alaska Native (2019)	367	2.1%	3,841	2.6%	10,087	2.3%
Asian (2019)	836	4.8%	7,715	5.3%	24,048	5.5%
Hawaiian or Pacific Islander (2019)	104	0.6%	630	0.4%	1,611	0.4%
Other Race (2019)	1,461	8.4%	18,918	12.9%	59,512	13.5%
Two or More Races (2019)	793	4.5%	6,851	4.7%	19,190	4.4%
Not Hispanic or Latino Population (2019)	13,470	77.0%	102,479	70.1%	301,353	68.5%
Hispanic or Latino Population (2019)	4,017	23.0%	43,663	29.9%	138,686	31.5%
Not Hispanic or Latino Population (2024)	14,500	76.1%	110,745	69.4%	326,549	67.8%
Hispanic or Latino Population (2024)	4,544	23.9%	48,812	30.6%	155,021	32.2%
Not Hispanic or Latino Population (2010)	13,701	81.8%	96,805	73.0%	272,734	69.2%
Hispanic or Latino Population (2010)	3,045	18.2%	35,847	27.0%	121,375	30.8%
Not Hispanic or Latino Population (2000)	16,445	86.6%	110,050	80.2%	310,070	75.7%
Hispanic or Latino Population (2000)	2,552	13.4%	27,181	19.8%	99,591	24.3%
Projected Hispanic Annual Growth (2019 to 2024)	527	2.6%	5,148	2.4%	16,335	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	1,466	3.0%	16,482	3.2%	39,094	2.1%
Age Distribution (2019)						
Age Under 5	939	5.4%	9,142	6.3%	27,776	6.3%
Age 5 to 9 Years	972	5.6%	8,690	5.9%	27,383	6.2%
Age 10 to 14 Years	1,114	6.4%	9,171	6.3%	28,641	6.5%
Age 15 to 19 Years	1,128	6.5%	9,555	6.5%	29,413	6.7%
Age 20 to 24 Years	1,205	6.9%	11,827	8.1%	37,508	8.5%
Age 25 to 29 Years	1,487	8.5%	13,777	9.4%	40,733	9.3%
Age 30 to 34 Years	1,321	7.6%	11,689	8.0%	33,857	7.7%
Age 35 to 39 Years	1,212	6.9%	10,019	6.9%	29,712	6.8%
Age 40 to 44 Years	1,111	6.4%	9,105	6.2%	26,916	6.1%
Age 45 to 49 Years	1,219	7.0%	9,464	6.5%	28,277	6.4%
Age 50 to 54 Years	1,174	6.7%	9,115	6.2%	27,072	6.2%
Age 55 to 59 Years	1,374	7.9%	9,308	6.4%	26,842	6.1%
Age 60 to 64 Years	1,140	6.5%	7,842	5.4%	22,566	5.1%
Age 65 to 74 Years	1,353	7.7%	10,333	7.1%	31,428	7.1%
Age 75 to 84 Years	549	3.1%	4,916	3.4%	15,553	3.5%
Age 85 Years or Over	188	1.1%	2,188	1.5%	6,361	1.4%
Median Age	36.7		34.7		34.1	
Gender Age Distribution (2019)						
Female Population	8,868	50.7%	73,439	50.3%	220,040	50.0%
Age 0 to 19 Years	2,067	23.3%	17,942	24.4%	55,404	25.2%
Age 20 to 64 Years	5,664	63.9%	45,715	62.2%	135,033	61.4%
Age 65 Years or Over	1,137	12.8%	9,782	13.3%	29,603	13.5%
Female Median Age	37.5		35.9		35.3	
Male Population	8,619	49.3%	72,703	49.7%	219,999	50.0%
Age 0 to 19 Years	2,087	24.2%	18,617	25.6%	57,809	26.3%
Age 20 to 64 Years	5,579	64.7%	46,431	63.9%	138,451	62.9%
Age 65 Years or Over	954	11.1%	7,655	10.5%	23,739	10.8%
Male Median Age	36.0		33.5		33.1	

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RF5

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Household Income Distribution (2019)							
HH Income \$200,000 or More	295	4.2%	2,659	4.5%	8,651	5.1%	
HH Income \$150,000 to \$199,999	480	6.9%	3,762	6.4%	11,183	6.6%	
HH Income \$100,000 to \$149,999	1,323	18.9%	8,793	15.0%	25,243	14.8%	
HH Income \$75,000 to \$99,999	1,522	21.8%	9,492	16.2%	25,677	15.1%	
HH Income \$50,000 to \$74,999	1,342	19.2%	12,164	20.8%	33,327	19.6%	
HH Income \$35,000 to \$49,999	857	12.3%	8,483	14.5%	23,195	13.6%	
HH Income \$25,000 to \$34,999	496	7.1%	4,958	8.5%	14,768	8.7%	
HH Income \$15,000 to \$24,999	309	4.4%	4,390	7.5%	14,192	8.3%	
HH Income Under \$15,000	372	5.3%	3,882	6.6%	13,845	8.1%	
HH Income \$35,000 or More	5,818	83.2%	45,352	77.4%	127,276	74.8%	
HH Income \$75,000 or More	3,619	51.7%	24,706	42.2%	70,754	41.6%	
Housing (2019)							
Total Housing Units	7,170		60,408		175,353		
Housing Units Occupied	6,995	97.6%	58,582	97.0%	170,080	97.0%	
Housing Units Owner-Occupied	4,843	69.2%	31,662	54.0%	86,297	50.7%	
Housing Units, Renter-Occupied	2,152	30.8%	26,920	46.0%	83,784	49.3%	
Housing Units, Vacant	175	2.5%	1,826	3.1%	5,272	3.1%	
Marital Status (2019)							
Never Married	5,020	34.7%	47,648	40.0%	148,101	41.6%	
Currently Married	6,620	45.8%	46,347	38.9%	134,418	37.7%	
Separated	513	3.5%	4,900	4.1%	16,815	4.7%	
Widowed	397	2.7%	4,374	3.7%	13,373	3.8%	
Divorced	1,912	13.2%	15,870	13.3%	43,533	12.2%	
Household Type (2019)							
Population Family	14,001	80.1%	113,303	77.5%	343,686	78.1%	
Population Non-Family	3,410	19.5%	31,745	21.7%	93,830	21.3%	
Population Group Quarters	75	0.4%	1,094	0.7%	2,524	0.6%	
Family Households	4,513	64.5%	35,054	59.8%	102,896	60.5%	
Non-Family Households	2,483	35.5%	23,528	40.2%	67,185	39.5%	
Married Couple with Children	1,229	18.6%	9,984	21.5%	31,431	23.4%	
Average Family Household Size	3.1		3.2		3.3		
Household Size (2019)							
1 Person Households	1,789	25.6%	17,294	29.5%	47,733	28.1%	
2 Person Households	2,506	35.8%	19,076	32.6%	53,900	31.7%	
3 Person Households	1,216	17.4%	9,406	16.1%	27,157	16.0%	
4 Person Households	855	12.2%	6,840	11.7%	21,101	12.4%	
5 Person Households	365	5.2%	3,451	5.9%	11,118	6.5%	
6 or More Person Households	265	3.8%	2,515	4.3%	9,071	5.3%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	223	3.2%	2,794	4.8%	11,363	6.7%	
Households with 1 Vehicles Available	2,406	34.4%	21,717	37.1%	61,937	36.4%	
Households with 2 or More Vehicles Available	4,366	62.4%	34,072	58.2%	96,781	56.9%	
Total Vehicles Available	13,253		105,866		303,057		
Average Vehicles Per Household	1.9		1.8		1.8		

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	14,236		117,350		350,879	
Estimated Civilian Employed	10,035	70.5%	81,159	69.2%	240,843	68.6%
Estimated Civilian Unemployed	446	3.1%	3,487	3.0%	9,801	2.8%
Estimated in Armed Forces	10	-	100	-	220	-
Estimated Not in Labor Force	3,746	26.3%	32,604	27.8%	100,015	28.5%
Unemployment Rate	3.1%		3.0%		2.8%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	10,035		81,159		240,843	
Management, Business, Financial Operations	1,653	16.5%	12,350	15.2%	36,697	15.2%
Professional, Related	2,561	25.5%	17,737	21.9%	53,010	22.0%
Service	1,483	14.8%	14,993	18.5%	45,657	19.0%
Sales, Office	2,820	28.1%	22,312	27.5%	64,960	27.0%
Farming, Fishing, Forestry	30	0.3%	159	0.2%	397	0.2%
Construct, Extraction, Maintenance	703	7.0%	6,541	8.1%	19,169	8.0%
Production, Transport Material Moving	784	7.8%	7,066	8.7%	20,952	8.7%
White Collar Workers	7,035	70.1%	52,400	64.6%	154,667	64.2%
Blue Collar Workers	3,000	29.9%	28,759	35.4%	86,176	35.8%
Consumer Expenditure (2019)						
Total Household Expenditure	\$463.73 M		\$3.51 B		\$10.05 B	
Total Non-Retail Expenditure	\$243.48 M	52.5%	\$1.85 B	52.7%	\$5.3 B	52.7%
Total Retail Expenditure	\$220.25 M	47.5%	\$1.66 B	47.3%	\$4.75 B	47.3%
Apparel	\$16.31 M	3.5%	\$123.74 M	3.5%	\$354.99 M	3.5%
Contributions	\$14.79 M	3.2%	\$111.57 M	3.2%	\$320.16 M	3.2%
Education	\$13.28 M	2.9%	\$101 M	2.9%	\$294.47 M	2.9%
Entertainment	\$26.24 M	5.7%	\$197.32 M	5.6%	\$564.58 M	5.6%
Food and Beverages	\$68.67 M	14.8%	\$520.91 M	14.8%	\$1.49 B	14.8%
Furnishings and Equipment	\$16.36 M	3.5%	\$122.83 M	3.5%	\$351.11 M	3.5%
Gifts	\$11.08 M	2.4%	\$83.96 M	2.4%	\$241.64 M	2.4%
Health Care	\$39.51 M	8.5%	\$298.01 M	8.5%	\$847.52 M	8.4%
Household Operations	\$18.04 M	3.9%	\$136.47 M	3.9%	\$390.8 M	3.9%
Miscellaneous Expenses	\$8.75 M	1.9%	\$66.17 M	1.9%	\$189.01 M	1.9%
Personal Care	\$6.24 M	1.3%	\$47.18 M	1.3%	\$134.83 M	1.3%
Personal Insurance	\$3.24 M	0.7%	\$24.11 M	0.7%	\$69.18 M	0.7%
Reading	\$1 M	0.2%	\$7.59 M	0.2%	\$21.69 M	0.2%
Shelter	\$97.21 M	21.0%	\$743.35 M	21.2%	\$2.13 B	21.2%
Tobacco	\$2.85 M	0.6%	\$22.09 M	0.6%	\$62.66 M	0.6%
Transportation	\$85.67 M	18.5%	\$645.55 M	18.4%	\$1.84 B	18.3%
Utilities	\$34.48 M	7.4%	\$262.57 M	7.5%	\$747.52 M	7.4%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	12,128		97,757		289,318	
Elementary (Grade Level 0 to 8)	448	3.7%	4,599	4.7%	15,192	5.3%
Some High School (Grade Level 9 to 11)	606	5.0%	5,889	6.0%	18,155	6.3%
High School Graduate	2,285	18.8%	20,649	21.1%	59,973	20.7%
Some College	3,224	26.6%	24,883	25.5%	70,799	24.5%
Associate Degree Only	1,247	10.3%	9,501	9.7%	26,752	9.2%
Bachelor Degree Only	2,821	23.3%	21,084	21.6%	62,746	21.7%
Graduate Degree	1,497	12.3%	11,152	11.4%	35,700	12.3%

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Units In Structure (2019)						
1 Detached Unit	5,105	77.5%	33,641	64.1%	95,910	64.0%
1 Attached Unit	246	3.7%	3,399	6.5%	10,392	6.9%
2 to 4 Units	368	5.6%	4,293	8.2%	12,935	8.6%
5 to 9 Units	352	5.3%	4,346	8.3%	12,415	8.3%
10 to 19 Units	493	7.5%	5,322	10.1%	15,267	10.2%
20 to 49 Units	129	2.0%	2,009	3.8%	6,944	4.6%
50 or More Units	265	4.0%	4,104	7.8%	12,325	8.2%
Mobile Home or Trailer	34	0.5%	1,398	2.7%	3,724	2.5%
Other Structure	3	-	70	0.1%	169	0.1%
Homes Built By Year (2019)						
Homes Built 2010 or later	190	2.9%	2,017	3.8%	7,291	4.9%
Homes Built 2000 to 2009	370	5.6%	5,335	10.2%	16,525	11.0%
Homes Built 1990 to 1999	723	11.0%	9,233	17.6%	34,047	22.7%
Homes Built 1980 to 1989	2,510	38.1%	17,806	33.9%	42,797	28.6%
Homes Built 1970 to 1979	2,939	44.6%	19,152	36.5%	43,119	28.8%
Homes Built 1960 to 1969	135	2.1%	3,314	6.3%	15,883	10.6%
Homes Built 1950 to 1959	91	1.4%	1,072	2.0%	7,094	4.7%
Homes Built Before 1949	38	0.6%	653	1.2%	3,325	2.2%
Home Values (2019)						
Home Values \$1,000,000 or More	19	0.4%	99	0.3%	455	0.6%
Home Values \$500,000 to \$999,999	132	2.9%	1,285	4.3%	4,953	6.2%
Home Values \$400,000 to \$499,999	169	3.7%	1,517	5.1%	5,009	6.2%
Home Values \$300,000 to \$399,999	516	11.3%	4,394	14.7%	14,448	17.9%
Home Values \$200,000 to \$299,999	2,272	49.6%	12,560	42.0%	31,429	39.0%
Home Values \$150,000 to \$199,999	986	21.6%	5,998	20.1%	15,655	19.4%
Home Values \$100,000 to \$149,999	414	9.0%	2,954	9.9%	7,345	9.1%
Home Values \$70,000 to \$99,999	151	3.3%	920	3.1%	2,373	2.9%
Home Values \$50,000 to \$69,999	57	1.3%	318	1.1%	855	1.1%
Home Values \$25,000 to \$49,999	39	0.8%	360	1.2%	818	1.0%
Home Values Under \$25,000	73	1.6%	1,102	3.7%	2,562	3.2%
Owner-Occupied Median Home Value	\$226,476		\$231,611		\$247,561	
Renter-Occupied Median Rent	\$946		\$905		\$905	
Transportation To Work (2019)						
Drive to Work Alone	6,803	79.6%	55,197	76.9%	164,764	76.2%
Drive to Work in Carpool	845	9.9%	8,036	11.2%	24,891	11.5%
Travel to Work by Public Transportation	166	1.9%	1,961	2.7%	6,412	3.0%
Drive to Work on Motorcycle	82	1.0%	365	0.5%	1,098	0.5%
Walk or Bicycle to Work	222	2.6%	2,061	2.9%	7,187	3.3%
Other Means	55	0.6%	745	1.0%	2,105	1.0%
Work at Home	372	4.3%	3,377	4.7%	9,741	4.5%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	2,012	23.6%	18,250	25.4%	56,057	25.9%
Travel to Work in 15 to 29 Minutes	4,653	54.5%	36,024	50.2%	104,272	48.2%
Travel to Work in 30 to 59 Minutes	2,500	29.3%	19,235	26.8%	58,570	27.1%
Travel to Work in 60 Minutes or More	411	4.8%	3,659	5.1%	10,588	4.9%
Average Minutes Travel to Work	21.5		20.8		21.2	

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