SAGUARO PLAZA

SWC SAGUARO BLVD. & PALISADES BLVD.
FOUNTAIN HILLS, AZ

ENDCAP SPACE FOR LEASE

AVAILABLE

- 2,146 SF WITH DRIVE-THRU
- ASKING RENT $14 PSF

FEATURES

- 11,225 sf Building
- Year Built - 1997
- Adjacent to Fountain
- Located at Hard Corner of Major Intersection

NOTABLE TENANTS IN TRADE AREA

Bashas' · ACE The helpful place. · Great Clips · Goodwill · Chase · 360° Physical Therapy

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,658	24,215	30,634
Avg. Household Income	$89,138	$134,304	$157,659
Daytime Employment	4,230	7,424	14,913

STRATEGIC

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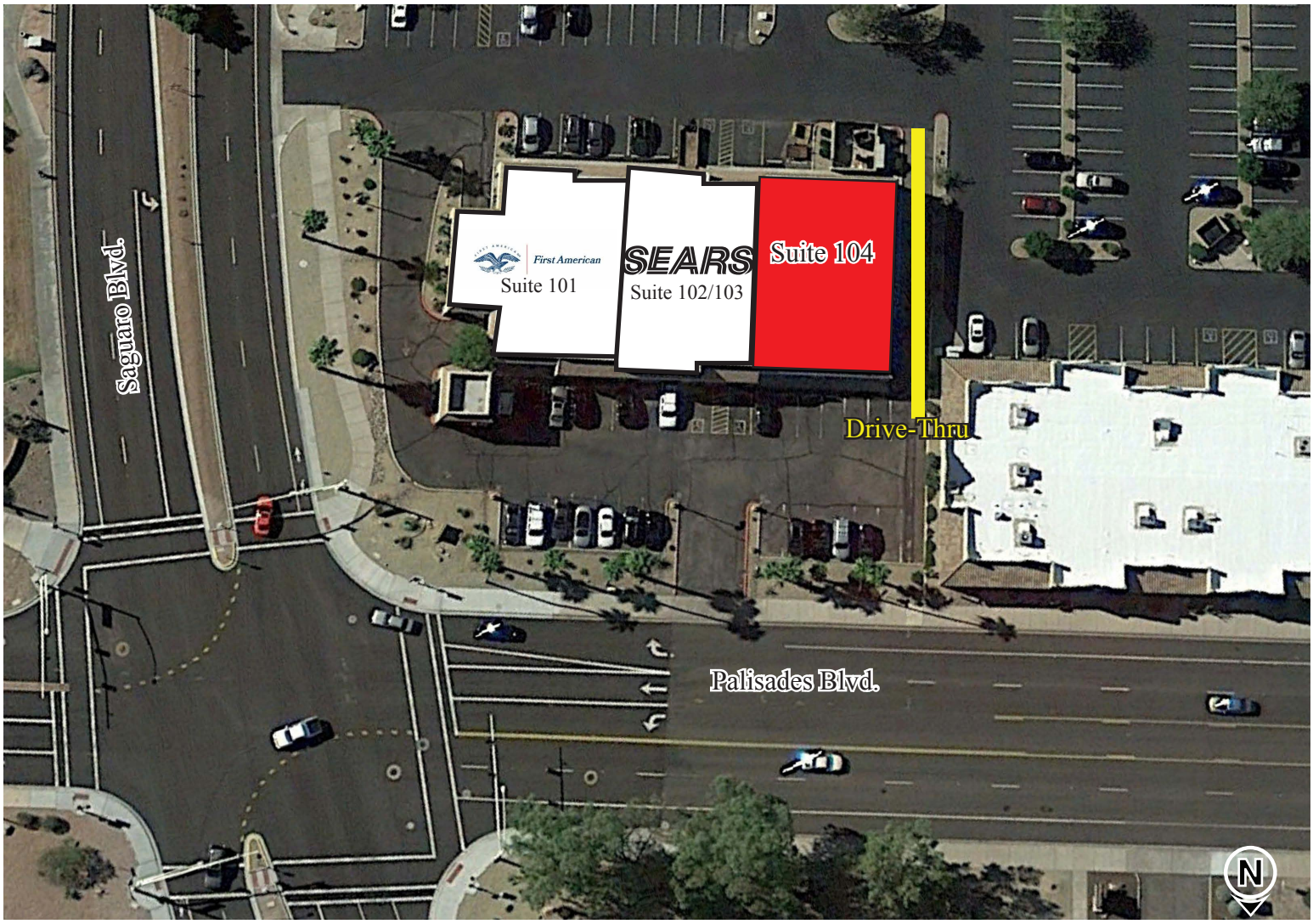

Information contained herein is believed to be accurate but is not warranted as to accuracy and maychange or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6067/-111.7141

RF5

E Palisades Blvd & N Saguaro Blvd	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	8,658		24,215		30,634	
Projected Population (2023)	9,340		26,102		33,037	
Census Population (2010)	7,282		22,021		27,920	
Census Population (2000)	6,743		20,047		24,204	
Projected Annual Growth (2018 to 2023)	682	1.6%	1,887	1.6%	2,403	1.6%
Historical Annual Growth (2010 to 2018)	1,376	2.0%	2,194	1.1%	2,714	1.1%
Historical Annual Growth (2000 to 2010)	539	0.8%	1,974	1.0%	3,716	1.5%
Estimated Population Density (2018)	2,757	psm	857	psm	390	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2018)	4,420		11,220		13,905	
Projected Households (2023)	4,634		11,747		14,563	
Census Households (2010)	3,648		9,971		12,386	
Census Households (2000)	3,044		8,450		10,037	
Estimated Households with Children (2018)	729	16.5%	2,162	19.3%	2,876	20.7%
Estimated Average Household Size (2018)	1.92		2.14		2.19	
Average Household Income						
Estimated Average Household Income (2018)	$89,138		$134,304		$157,659	
Projected Average Household Income (2023)	$99,492		$160,000		$189,430	
Estimated Average Family Income (2018)	$103,966		$151,700		$177,852	
Median Household Income						
Estimated Median Household Income (2018)	$63,842		$87,313		$102,662	
Projected Median Household Income (2023)	$72,720		$100,857		$118,637	
Estimated Median Family Income (2018)	$86,189		$110,836		$124,746	
Per Capita Income						
Estimated Per Capita Income (2018)	$45,635		$62,286		$71,607	
Projected Per Capita Income (2023)	$49,479		$72,053		$83,545	
Estimated Per Capita Income 5 Year Growth	$3,844	8.4%	$9,767	15.7%	$11,938	16.7%
Estimated Average Household Net Worth (2018)	$773,559		$1,209,561		$1,506,210	
Daytime Demos (2018)						
Total Businesses	698		1,164		1,529	
Total Employees	4,230		7,424		14,913	
Company Headquarter Businesses	2	0.3%	4	0.4%	5	0.3%
Company Headquarter Employees	27	0.6%	36	0.5%	37	0.2%
Employee Population per Business	6.1		6.4		9.8	
Residential Population per Business	12.4		20.8		20.0	

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RF5

E Palisades Blvd & N Saguaro Blvd	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	7,526	86.9%	20,673	85.4%	26,279	85.8%
Black or African American (2018)	246	2.8%	569	2.3%	740	2.4%
American Indian or Alaska Native (2018)	98	1.1%	614	2.5%	649	2.1%
Asian (2018)	284	3.3%	750	3.1%	1,114	3.6%
Hawaiian or Pacific Islander (2018)	18	0.2%	34	0.1%	37	0.1%
Other Race (2018)	220	2.5%	703	2.9%	790	2.6%
Two or More Races (2018)	266	3.1%	872	3.6%	1,025	3.3%
Not Hispanic or Latino Population (2018)	7,727	89.3%	21,747	89.8%	27,572	90.0%
Hispanic or Latino Population (2018)	931	10.7%	2,468	10.2%	3,062	10.0%
Not Hispanic or Latino Population (2023)	8,195	87.7%	23,066	88.4%	29,267	88.6%
Hispanic or Latino Population (2023)	1,145	12.3%	3,036	11.6%	3,770	11.4%
Not Hispanic or Latino Population (2010)	6,940	95.3%	20,985	95.3%	26,640	95.4%
Hispanic or Latino Population (2010)	342	4.7%	1,036	4.7%	1,280	4.6%
Not Hispanic or Latino Population (2000)	6,506	96.5%	19,369	96.6%	23,408	96.7%
Hispanic or Latino Population (2000)	236	3.5%	677	3.4%	796	3.3%
Projected Hispanic Annual Growth (2018 to 2023)	214	4.6%	569	4.6%	709	4.6%
Historic Hispanic Annual Growth (2000 to 2018)	694	16.3%	1,790	14.7%	2,266	15.8%
Age Distribution (2018)						
Age Under 5	315	3.6%	882	3.6%	1,107	3.6%
Age 5 to 9 Years	341	3.9%	1,024	4.2%	1,314	4.3%
Age 10 to 14 Years	354	4.1%	1,153	4.8%	1,556	5.1%
Age 15 to 19 Years	367	4.2%	1,122	4.6%	1,503	4.9%
Age 20 to 24 Years	345	4.0%	873	3.6%	1,056	3.4%
Age 25 to 29 Years	416	4.8%	986	4.1%	1,178	3.8%
Age 30 to 34 Years	412	4.8%	972	4.0%	1,162	3.8%
Age 35 to 39 Years	423	4.9%	1,117	4.6%	1,384	4.5%
Age 40 to 44 Years	413	4.8%	1,264	5.2%	1,642	5.4%
Age 45 to 49 Years	538	6.2%	1,662	6.9%	2,216	7.2%
Age 50 to 54 Years	570	6.6%	1,808	7.5%	2,425	7.9%
Age 55 to 59 Years	709	8.2%	2,158	8.9%	2,822	9.2%
Age 60 to 64 Years	769	8.9%	2,287	9.4%	2,962	9.7%
Age 65 to 74 Years	1,420	16.4%	4,106	17.0%	5,079	16.6%
Age 75 to 84 Years	866	10.0%	2,034	8.4%	2,366	7.7%
Age 85 Years or Over	401	4.6%	767	3.2%	865	2.8%
Median Age	51.8		51.4		51.2	
Gender Age Distribution (2018)						
Female Population	4,663	53.9%	12,693	52.4%	15,975	52.1%
Age 0 to 19 Years	656	14.1%	2,008	15.8%	2,675	16.7%
Age 20 to 64 Years	2,516	54.0%	7,092	55.9%	9,063	56.7%
Age 65 Years or Over	1,492	32.0%	3,593	28.3%	4,237	26.5%
Female Median Age	53.2		52.0		51.4	
Male Population	3,995	46.1%	11,522	47.6%	14,659	47.9%
Age 0 to 19 Years	722	18.1%	2,174	18.9%	2,804	19.1%
Age 20 to 64 Years	2,077	52.0%	6,035	52.4%	7,782	53.1%
Age 65 Years or Over	1,195	29.9%	3,314	28.8%	4,073	27.8%
Male Median Age	50.2		50.9		50.9	

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RF5

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Household Income Distribution (2018)						
HH Income $200,000 or More	327	7.4%	1,485	13.2%	2,573	18.5%
HH Income $150,000 to $199,999	194	4.4%	984	8.8%	1,339	9.6%
HH Income $100,000 to $149,999	661	15.0%	2,076	18.5%	2,517	18.1%
HH Income $75,000 to $99,999	641	14.5%	1,479	13.2%	1,689	12.1%
HH Income $50,000 to $74,999	887	20.1%	1,801	16.1%	2,027	14.6%
HH Income $35,000 to $49,999	679	15.4%	1,225	10.9%	1,362	9.8%
HH Income $25,000 to $34,999	332	7.5%	731	6.5%	827	5.9%
HH Income $15,000 to $24,999	441	10.0%	807	7.2%	850	6.1%
HH Income Under $15,000	258	5.8%	632	5.6%	721	5.2%
HH Income $35,000 or More	3,389	76.7%	9,050	80.7%	11,508	82.8%
HH Income $75,000 or More	1,823	41.3%	6,024	53.7%	8,119	58.4%
Housing (2018)						
Total Housing Units	5,306		12,984		16,073	
Housing Units Occupied	4,420	83.3%	11,220	86.4%	13,905	86.5%
Housing Units Owner-Occupied	2,787	63.1%	8,716	77.7%	11,184	80.4%
Housing Units, Renter-Occupied	1,633	36.9%	2,504	22.3%	2,721	19.6%
Housing Units, Vacant	886	20.0%	1,764	15.7%	2,168	15.6%
Marital Status (2018)						
Never Married	1,513	19.8%	3,880	18.3%	5,131	19.2%
Currently Married	3,715	48.6%	11,863	56.1%	15,409	57.8%
Separated	401	5.2%	838	4.0%	910	3.4%
Widowed	676	8.8%	1,606	7.6%	1,829	6.9%
Divorced	1,343	17.6%	2,969	14.0%	3,378	12.7%
Household Type (2018)						
Population Family	6,152	71.1%	19,564	80.8%	25,286	82.5%
Population Non-Family	2,342	27.1%	4,470	18.5%	5,166	16.9%
Population Group Quarters	164	1.9%	181	0.7%	183	0.6%
Family Households	2,388	54.0%	7,448	66.4%	9,560	68.8%
Non-Family Households	2,032	46.0%	3,773	33.6%	4,345	31.2%
Married Couple with Children	412	11.1%	1,438	12.1%	2,043	13.3%
Average Family Household Size	2.6		2.6		2.6	
Household Size (2018)						
1 Person Households	1,746	39.5%	3,141	28.0%	3,604	25.9%
2 Person Households	1,848	41.8%	5,433	48.4%	6,825	49.1%
3 Person Households	432	9.8%	1,222	10.9%	1,584	11.4%
4 Person Households	280	6.3%	959	8.5%	1,266	9.1%
5 Person Households	81	1.8%	313	2.8%	430	3.1%
6 or More Person Households	33	0.7%	152	1.4%	196	1.4%
Household Vehicles (2018)						
Households with 0 Vehicles Available	125	2.8%	291	2.6%	322	2.3%
Households with 1 Vehicles Available	2,341	53.0%	4,334	38.6%	4,866	35.0%
Households with 2 or More Vehicles Available	1,955	44.2%	6,596	58.8%	8,717	62.7%
Total Vehicles Available	6,803		20,226		26,326	
Average Vehicles Per Household	1.5		1.8		1.9	

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Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	7,574		20,933		26,346	
Estimated Civilian Employed	4,091	54.0%	11,158	53.3%	14,337	54.4%
Estimated Civilian Unemployed	157	2.1%	336	1.6%	412	1.6%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	3,325	43.9%	9,439	45.1%	11,597	44.0%
Unemployment Rate	2.1%		1.6%		1.6%	
Occupation (2018)						
Occupation: Population Age 16 Years or Over	4,091		11,158		14,337	
Management, Business, Financial Operations	679	16.6%	2,399	21.5%	3,260	22.7%
Professional, Related	957	23.4%	2,438	21.8%	3,329	23.2%
Service	713	17.4%	1,782	16.0%	2,175	15.2%
Sales, Office	1,227	30.0%	3,323	29.8%	4,198	29.3%
Farming, Fishing, Forestry	2	-	6	-	7	-
Construct, Extraction, Maintenance	263	6.4%	619	5.5%	676	4.7%
Production, Transport Material Moving	251	6.1%	591	5.3%	693	4.8%
White Collar Workers	2,863	70.0%	8,160	73.1%	10,786	75.2%
Blue Collar Workers	1,228	30.0%	2,998	26.9%	3,551	24.8%
Consumer Expenditure (2018)						
Total Household Expenditure	$288.01 M		$982.58 M		$1.38 B	
Total Non-Retail Expenditure	$149.95 M	52.1%	$519.85 M	52.9%	$736.94 M	53.3%
Total Retail Expenditure	$138.06 M	47.9%	$462.73 M	47.1%	$645.12 M	46.7%
Apparel	$9.99 M	3.5%	$34.41 M	3.5%	$48.66 M	3.5%
Contributions	$12.87 M	4.5%	$50.11 M	5.1%	$74.54 M	5.4%
Education	$10.6 M	3.7%	$40.85 M	4.2%	$60.34 M	4.4%
Entertainment	$16.16 M	5.6%	$55.82 M	5.7%	$78.85 M	5.7%
Food and Beverages	$41.96 M	14.6%	$138.82 M	14.1%	$192.69 M	13.9%
Furnishings and Equipment	$10.01 M	3.5%	$35.2 M	3.6%	$50 M	3.6%
Gifts	$7.3 M	2.5%	$27.23 M	2.8%	$39.73 M	2.9%
Health Care	$23.25 M	8.1%	$75.22 M	7.7%	$103.42 M	7.5%
Household Operations	$8.21 M	2.9%	$30.4 M	3.1%	$44.17 M	3.2%
Miscellaneous Expenses	$4.28 M	1.5%	$14.05 M	1.4%	$19.46 M	1.4%
Personal Care	$3.73 M	1.3%	$12.61 M	1.3%	$17.66 M	1.3%
Personal Insurance	$2.15 M	0.7%	$8.09 M	0.8%	$11.83 M	0.9%
Reading	$649.6 K	0.2%	$2.22 M	0.2%	$3.12 M	0.2%
Shelter	$59.28 M	20.6%	$203.82 M	20.7%	$287.49 M	20.8%
Tobacco	$1.73 M	0.6%	$5.14 M	0.5%	$6.81 M	0.5%
Transportation	$54.38 M	18.9%	$179.63 M	18.3%	$248.53 M	18.0%
Utilities	$21.45 M	7.4%	$68.96 M	7.0%	$94.76 M	6.9%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	6,936		19,160		24,099	
Elementary (Grade Level 0 to 8)	72	1.0%	175	0.9%	202	0.8%
Some High School (Grade Level 9 to 11)	268	3.9%	618	3.2%	700	2.9%
High School Graduate	1,437	20.7%	3,509	18.3%	3,988	16.5%
Some College	1,732	25.0%	4,307	22.5%	5,046	20.9%
Associate Degree Only	542	7.8%	1,647	8.6%	2,077	8.6%
Bachelor Degree Only	1,930	27.8%	5,524	28.8%	7,215	29.9%
Graduate Degree	955	13.8%	3,380	17.6%	4,870	20.2%

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Units In Structure (2018)						
1 Detached Unit	1,921	52.6%	7,734	77.6%	10,070	81.3%
1 Attached Unit	842	23.1%	1,163	11.7%	1,384	11.2%
2 to 4 Units	777	21.3%	1,000	10.0%	1,016	8.2%
5 to 9 Units	356	9.8%	480	4.8%	503	4.1%
10 to 19 Units	269	7.4%	363	3.6%	372	3.0%
20 to 49 Units	90	2.5%	118	1.2%	122	1.0%
50 or More Units	128	3.5%	235	2.4%	268	2.2%
Mobile Home or Trailer	37	1.0%	125	1.3%	170	1.4%
Other Structure	-	-	1	-	1	-
Homes Built By Year (2018)						
Homes Built 2010 or later	91	2.5%	242	2.4%	310	2.5%
Homes Built 2000 to 2009	789	21.6%	2,017	20.2%	2,945	23.8%
Homes Built 1990 to 1999	1,265	34.7%	3,931	39.4%	5,169	41.7%
Homes Built 1980 to 1989	1,250	34.3%	2,886	28.9%	3,181	25.7%
Homes Built 1970 to 1979	685	18.8%	1,585	15.9%	1,687	13.6%
Homes Built 1960 to 1969	100	2.7%	184	1.8%	214	1.7%
Homes Built 1950 to 1959	68	1.9%	152	1.5%	160	1.3%
Homes Built Before 1949	174	4.8%	223	2.2%	238	1.9%
Home Values (2018)						
Home Values $1,000,000 or More	10	0.4%	125	1.6%	292	2.9%
Home Values $500,000 to $999,999	192	7.6%	1,539	19.2%	2,492	24.4%
Home Values $400,000 to $499,999	241	9.6%	1,267	15.8%	1,689	16.5%
Home Values $300,000 to $399,999	557	22.2%	1,741	21.7%	1,944	19.0%
Home Values $200,000 to $299,999	887	35.4%	2,010	25.1%	2,318	22.7%
Home Values $150,000 to $199,999	478	19.0%	974	12.2%	1,113	10.9%
Home Values $100,000 to $149,999	240	9.5%	515	6.4%	559	5.5%
Home Values $70,000 to $99,999	47	1.9%	105	1.3%	115	1.1%
Home Values $50,000 to $69,999	14	0.6%	74	0.9%	94	0.9%
Home Values $25,000 to $49,999	15	0.6%	62	0.8%	73	0.7%
Home Values Under $25,000	81	3.2%	179	2.2%	226	2.2%
Owner-Occupied Median Home Value	$261,221		$340,448		$380,428	
Renter-Occupied Median Rent	$965		$1,091		$1,151	
Transportation To Work (2018)						
Drive to Work Alone	3,253	76.4%	8,829	73.9%	11,171	73.8%
Drive to Work in Carpool	335	7.9%	1,056	8.8%	1,347	8.9%
Travel to Work by Public Transportation	54	1.3%	168	1.4%	207	1.4%
Drive to Work on Motorcycle	10	0.2%	28	0.2%	36	0.2%
Walk or Bicycle to Work	77	1.8%	233	1.9%	270	1.8%
Other Means	27	0.6%	165	1.4%	215	1.4%
Work at Home	501	11.8%	1,476	12.3%	1,883	12.4%
Travel Time (2018)						
Travel to Work in 14 Minutes or Less	1,097	25.8%	2,796	23.4%	3,312	21.9%
Travel to Work in 15 to 29 Minutes	809	19.0%	2,587	21.6%	3,477	23.0%
Travel to Work in 30 to 59 Minutes	1,548	36.4%	3,960	33.1%	5,202	34.4%
Travel to Work in 60 Minutes or More	144	3.4%	415	3.5%	518	3.4%
Average Minutes Travel to Work	25.6		25.1		25.6	

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