ARROWHEAD CROSSINGS
SWC 77TH AVE. & BELL RD.
PEORIA, AZ

Bell Rd.-45,740 cpd

SUBJECT

Paradise Lane

ANCHOR SPACE AVAILABLE

AVAILABLE
- 25,003 ANCHOR SPACE

FEATURES
- Directly across from Arrowhead Regional Mall
- Just over 1/2 Mile to Loop 101 Freeway
- Limited Big Box opportunity in Arrowhead trade area
- Just North of the Peoria Sports Complex

NOTABLE TENANTS IN TRADE AREA

TARGET • ROSS DRESS FOR LESS • JO-ANN fabric and craft stores • HomeGoods

Pier 1 imports • STAPLES • DSW

OfficeMax • BARNES&NOBLE www.bn.com • HOBBY LOBBY

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,142	108,214	290,073
Avg. Household Income	$92,371	$89,122	$81,983
Daytime Employment	13,984	52,432	101,429

STRATEGIC

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ANCHOR SPACE AVAILABLE

SUBJECT

PARADISE LN

DSW | OLD NAVY | HOBBY LOBBY | T·J·maxx | BARNES & NOBLE BOOKSELLERS

DAVIDS — 25,003 SF

GOLF GALAXY | HomeGoods

NOT A PART

NOT A PART

N 77TH AVE

N 75TH AVE

Peter Piper pizza

NORDSTROM rack

ULTA

CHASE

ATM

chili's

Pier 1 Imports

CENTURYLINK

STAPLES
that was easy.

ON THE BORDER

McDonald's

Panera

Sweet Tomatoes

DAVID'S BRIDAL
Savers
POSH HAIR & SPA
GOLF GALAXY
STAPLES
Pier 1 Imports

DAVID'S BRIDAL
Savers
HomeGoods
GOLF GALAXY
STAPLES
Pier 1 Imports

W BELL RD

45,740 VPD

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change 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.

STRATEGIC

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ANCHOR SPACE AVAILABLE

LOOP 101

AMC THEATRES
macy's
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
SEARS
Dillard's
jcpenney
BED BATH & BEYOND

COSTCO WHOLESALE

ASHLEY Furniture Industries, Inc.
THE HOME DEPOT

WinCo FOODS
Stein Mart
Fashion and Quality. Always at discount prices.

BIG 5 SPORTING GOODS
KOHL'S

PETsMART

Union Hills Dr.

Bell Rd.

OfficeMax
BEST BUY

SUBJECT

T.J.MAXX
HomeGoods
Pier 1 imports
HOBBY LOBBY
DSW
NORDSTROM rack

LIVING SPACES

Fry's FOOD & DRUG STORES

OfficeMax
Walmart
Michaels

SPROUTS FARMERS MARKET

PEORIA SPORTS COMPLEX

TARGET
ROSS DRESS FOR LESS
JO-ANN

Greenway Rd.

75th Ave.

67th Ave.

59th Ave.

LOOP 101

Thunderbird Rd.

STRATEGIC

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

STRATEGIC

Lat/Lon: 33.6381/-112.2246

N 77th Ave & W Bell Rd Glendale, AZ 85383	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	9,142		108,214		290,073	
Projected Population (2023)	10,067		117,871		316,591	
Census Population (2010)	8,725		104,380		276,525	
Census Population (2000)	6,569		97,026		260,141	
Projected Annual Growth (2018 to 2023)	925	2.0%	9,657	1.8%	26,517	1.8%
Historical Annual Growth (2010 to 2018)	417	0.6%	3,834	0.5%	13,548	0.6%
Historical Annual Growth (2000 to 2010)	2,156	3.3%	7,354	0.8%	16,384	0.6%
Estimated Population Density (2018)	2,911 *psm*		3,829 *psm*		3,695 *psm*	
Trade Area Size	3.14 *sq mi*		28.26 *sq mi*		78.51 *sq mi*	
Households						
Estimated Households (2018)	3,889		44,645		118,330	
Projected Households (2023)	4,118		47,116		125,367	
Census Households (2010)	3,655		42,467		111,651	
Census Households (2000)	2,522		36,658		100,194	
Estimated Households with Children (2018)	1,144	29.4%	11,854	26.6%	31,897	27.0%
Estimated Average Household Size (2018)	2.33		2.40		2.42	
Average Household Income						
Estimated Average Household Income (2018)	$92,371		$89,122		$81,983	
Projected Average Household Income (2023)	$103,290		$101,276		$92,922	
Estimated Average Family Income (2018)	$118,017		$108,047		$98,864	
Median Household Income						
Estimated Median Household Income (2018)	$81,590		$74,360		$67,452	
Projected Median Household Income (2023)	$95,111		$85,680		$77,474	
Estimated Median Family Income (2018)	$100,687		$90,476		$82,119	
Per Capita Income						
Estimated Per Capita Income (2018)	$39,369		$36,850		$33,535	
Projected Per Capita Income (2023)	$42,323		$40,558		$36,880	
Estimated Per Capita Income 5 Year Growth	$2,954	7.5%	$3,708	10.1%	$3,345	10.0%
Estimated Average Household Net Worth (2018)	$1,028,158		$902,787		$793,102	
Daytime Demos (2018)						
Total Businesses	1,393		5,861		10,696	
Total Employees	13,984		52,432		101,429	
Company Headquarter Businesses	2	0.1%	10	0.2%	15	0.1%
Company Headquarter Employees	149	1.1%	1,604	3.1%	6,006	5.9%
Employee Population per Business	10.0		8.9		9.5	
Residential Population per Business	6.6		18.5		27.1	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6381/-112.2246

RF5

N 77th Ave & W Bell Rd Glendale, AZ 85383	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	6,902	75.5%	88,909	82.2%	234,504	80.8%
Black or African American (2018)	474	5.2%	4,214	3.9%	12,123	4.2%
American Indian or Alaska Native (2018)	96	1.1%	835	0.8%	2,767	1.0%
Asian (2018)	794	8.7%	5,517	5.1%	12,485	4.3%
Hawaiian or Pacific Islander (2018)	10	0.1%	129	0.1%	437	0.2%
Other Race (2018)	448	4.9%	4,776	4.4%	17,687	6.1%
Two or More Races (2018)	416	4.6%	3,835	3.5%	10,070	3.5%
Not Hispanic or Latino Population (2018)	7,585	83.0%	91,720	84.8%	237,959	82.0%
Hispanic or Latino Population (2018)	1,557	17.0%	16,494	15.2%	52,114	18.0%
Not Hispanic or Latino Population (2023)	8,182	81.3%	97,729	82.9%	253,980	80.2%
Hispanic or Latino Population (2023)	1,884	18.7%	20,142	17.1%	62,611	19.8%
Not Hispanic or Latino Population (2010)	7,488	85.8%	92,177	88.3%	235,117	85.0%
Hispanic or Latino Population (2010)	1,238	14.2%	12,203	11.7%	41,408	15.0%
Not Hispanic or Latino Population (2000)	5,838	88.9%	88,912	91.6%	232,240	89.3%
Hispanic or Latino Population (2000)	731	11.1%	8,115	8.4%	27,901	10.7%
Projected Hispanic Annual Growth (2018 to 2023)	328	4.2%	3,648	4.4%	10,497	4.0%
Historic Hispanic Annual Growth (2000 to 2018)	826	6.3%	8,379	5.7%	24,213	4.8%
Age Distribution (2018)						
Age Under 5	563	6.2%	5,261	4.9%	14,400	5.0%
Age 5 to 9 Years	545	6.0%	5,618	5.2%	15,189	5.2%
Age 10 to 14 Years	536	5.9%	6,677	6.2%	17,705	6.1%
Age 15 to 19 Years	571	6.3%	6,729	6.2%	17,825	6.1%
Age 20 to 24 Years	728	8.0%	5,936	5.5%	15,491	5.3%
Age 25 to 29 Years	970	10.6%	7,009	6.5%	17,376	6.0%
Age 30 to 34 Years	698	7.6%	6,006	5.5%	15,685	5.4%
Age 35 to 39 Years	634	6.9%	6,107	5.6%	16,201	5.6%
Age 40 to 44 Years	527	5.8%	6,273	5.8%	16,440	5.7%
Age 45 to 49 Years	623	6.8%	7,314	6.8%	18,829	6.5%
Age 50 to 54 Years	625	6.8%	7,555	7.0%	19,083	6.6%
Age 55 to 59 Years	562	6.1%	7,688	7.1%	19,897	6.9%
Age 60 to 64 Years	501	5.5%	7,095	6.6%	18,953	6.5%
Age 65 to 74 Years	614	6.7%	12,194	11.3%	34,264	11.8%
Age 75 to 84 Years	306	3.3%	7,260	6.7%	21,625	7.5%
Age 85 Years or Over	140	1.5%	3,493	3.2%	11,109	3.8%
Median Age	35.3		42.6		43.4	
Gender Age Distribution (2018)						
Female Population	4,788	52.4%	56,486	52.2%	152,214	52.5%
Age 0 to 19 Years	1,073	22.4%	11,818	20.9%	31,668	20.8%
Age 20 to 64 Years	3,099	64.7%	31,687	56.1%	82,005	53.9%
Age 65 Years or Over	616	12.9%	12,981	23.0%	38,541	25.3%
Female Median Age	36.0		44.2		45.2	
Male Population	4,354	47.6%	51,728	47.8%	137,859	47.5%
Age 0 to 19 Years	1,143	26.3%	12,467	24.1%	33,451	24.3%
Age 20 to 64 Years	2,767	63.6%	29,295	56.6%	75,952	55.1%
Age 65 Years or Over	444	10.2%	9,965	19.3%	28,457	20.6%
Male Median Age	34.6		40.9		41.4	

STRATEGIC

Lat/Lon: 33.6381/-112.2246

RF5

N 77th Ave & W Bell Rd Glendale, AZ 85383	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income $200,000 or More	295	7.6%	2,947	6.6%	6,268	5.3%
HH Income $150,000 to $199,999	378	9.7%	3,303	7.4%	7,571	6.4%
HH Income $100,000 to $149,999	601	15.5%	7,881	17.7%	18,110	15.3%
HH Income $75,000 to $99,999	505	13.0%	6,328	14.2%	16,425	13.9%
HH Income $50,000 to $74,999	929	23.9%	8,623	19.3%	23,141	19.6%
HH Income $35,000 to $49,999	527	13.5%	6,083	13.6%	16,830	14.2%
HH Income $25,000 to $34,999	224	5.8%	3,371	7.6%	11,087	9.4%
HH Income $15,000 to $24,999	188	4.8%	3,095	6.9%	9,547	8.1%
HH Income Under $15,000	243	6.2%	3,013	6.7%	9,351	7.9%
HH Income $35,000 or More	3,234	83.2%	35,165	78.8%	88,346	74.7%
HH Income $75,000 or More	1,779	45.7%	20,459	45.8%	48,374	40.9%
Housing (2018)						
Total Housing Units	4,006		46,933		125,501	
Housing Units Occupied	3,889	97.1%	44,645	95.1%	118,330	94.3%
Housing Units Owner-Occupied	1,549	39.8%	30,311	67.9%	85,322	72.1%
Housing Units, Renter-Occupied	2,340	60.2%	14,334	32.1%	33,008	27.9%
Housing Units, Vacant	117	2.9%	2,288	4.9%	7,171	5.7%
Marital Status (2018)						
Never Married	2,230	29.7%	24,192	26.7%	64,815	26.7%
Currently Married	3,408	45.5%	43,907	48.4%	116,291	47.9%
Separated	327	4.4%	3,055	3.4%	8,562	3.5%
Widowed	419	5.6%	7,289	8.0%	19,697	8.1%
Divorced	1,114	14.9%	12,215	13.5%	33,413	13.8%
Household Type (2018)						
Population Family	7,029	76.9%	87,839	81.2%	236,116	81.4%
Population Non-Family	2,048	22.4%	19,251	17.8%	50,325	17.3%
Population Group Quarters	65	0.7%	1,123	1.0%	3,632	1.3%
Family Households	2,317	59.6%	29,026	65.0%	77,157	65.2%
Non-Family Households	1,572	40.4%	15,619	35.0%	41,173	34.8%
Married Couple with Children	643	18.9%	7,743	17.6%	20,337	17.5%
Average Family Household Size	3.0		3.0		3.1	
Household Size (2018)						
1 Person Households	1,175	30.2%	12,761	28.6%	33,904	28.7%
2 Person Households	1,362	35.0%	16,364	36.7%	42,920	36.3%
3 Person Households	627	16.1%	6,490	14.5%	16,940	14.3%
4 Person Households	464	11.9%	5,329	11.9%	13,886	11.7%
5 Person Households	169	4.4%	2,337	5.2%	6,485	5.5%
6 or More Person Households	91	2.3%	1,365	3.1%	4,195	3.5%
Household Vehicles (2018)						
Households with 0 Vehicles Available	157	4.0%	1,788	4.0%	5,450	4.6%
Households with 1 Vehicles Available	1,479	38.0%	15,984	35.8%	43,981	37.2%
Households with 2 or More Vehicles Available	2,253	57.9%	26,873	60.2%	68,899	58.2%
Total Vehicles Available	6,902		82,515		215,233	
Average Vehicles Per Household	1.8		1.8		1.8	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

STRATEGIC

Lat/Lon: 33.6381/-112.2246

N 77th Ave & W Bell Rd
Glendale, AZ 85383

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	7,388		89,367		239,258	
Estimated Civilian Employed	4,804	65.0%	52,048	58.2%	133,530	55.8%
Estimated Civilian Unemployed	111	1.5%	1,596	1.8%	5,116	2.1%
Estimated in Armed Forces	-	-	174	0.2%	224	0.1%
Estimated Not in Labor Force	2,473	33.5%	35,549	39.8%	100,388	42.0%
Unemployment Rate	1.5%		1.8%		2.1%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	4,800		52,097		133,599	
Management, Business, Financial Operations	907	18.9%	9,584	18.4%	22,401	16.8%
Professional, Related	1,168	24.3%	12,581	24.1%	28,658	21.5%
Service	679	14.1%	7,432	14.3%	22,114	16.6%
Sales, Office	1,381	28.8%	14,941	28.7%	37,886	28.4%
Farming, Fishing, Forestry	5	0.1%	75	0.1%	148	0.1%
Construct, Extraction, Maintenance	316	6.6%	3,506	6.7%	10,866	8.1%
Production, Transport Material Moving	344	7.2%	3,978	7.6%	11,526	8.6%
White Collar Workers	3,456	72.0%	37,106	71.2%	88,946	66.6%
Blue Collar Workers	1,344	28.0%	14,991	28.8%	44,654	33.4%
Consumer Expenditure (2018)						
Total Household Expenditure	$256 M		$2.89 B		$7.20 B	
Total Non-Retail Expenditure	$134 M	52.4%	$1.51 B	52.2%	$3.75 B	52.0%
Total Retail Expenditure	$122 M	47.6%	$1.38 B	47.8%	$3.46 B	48.0%
Apparel	$9.05 M	3.5%	$101 M	3.5%	$251 M	3.5%
Contributions	$12.2 M	4.7%	$132 M	4.6%	$321 M	4.5%
Education	$10.3 M	4.0%	$111 M	3.8%	$268 M	3.7%
Entertainment	$14.5 M	5.7%	$163 M	5.6%	$405 M	5.6%
Food and Beverages	$36.9 M	14.4%	$418 M	14.5%	$1.05 B	14.6%
Furnishings and Equipment	$9.06 M	3.5%	$101 M	3.5%	$250 M	3.5%
Gifts	$6.78 M	2.6%	$74.3 M	2.6%	$181 M	2.5%
Health Care	$19.7 M	7.7%	$226 M	7.8%	$572 M	7.9%
Household Operations	$7.74 M	3.0%	$84.9 M	2.9%	$208 M	2.9%
Miscellaneous Expenses	$3.71 M	1.4%	$42.2 M	1.5%	$106 M	1.5%
Personal Care	$3.33 M	1.3%	$37.3 M	1.3%	$93.2 M	1.3%
Personal Insurance	$2.03 M	0.8%	$22.2 M	0.8%	$54.2 M	0.8%
Reading	$576 K	0.2%	$6.45 M	0.2%	$16.0 M	0.2%
Shelter	$52.7 M	20.6%	$595 M	20.6%	$1.49 B	20.6%
Tobacco	$1.42 M	0.6%	$16.6 M	0.6%	$42.9 M	0.6%
Transportation	$47.9 M	18.7%	$544 M	18.8%	$1.36 B	18.9%
Utilities	$18.6 M	7.3%	$211 M	7.3%	$533 M	7.4%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	6,198		77,993		209,463	
Elementary (Grade Level 0 to 8)	102	1.7%	1,291	1.7%	5,138	2.5%
Some High School (Grade Level 9 to 11)	225	3.6%	3,062	3.9%	10,967	5.2%
High School Graduate	1,233	19.9%	19,135	24.5%	55,394	26.4%
Some College	1,539	24.8%	21,323	27.3%	58,984	28.2%
Associate Degree Only	697	11.2%	7,155	9.2%	18,861	9.0%
Bachelor Degree Only	1,526	24.6%	16,670	21.4%	38,751	18.5%
Graduate Degree	875	14.1%	9,356	12.0%	21,367	10.2%

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
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STRATEGIC

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Units In Structure (2015)						
1 Detached Unit	1,810	49.5%	31,982	75.3%	86,343	77.3%
1 Attached Unit	159	4.4%	2,523	5.9%	9,081	8.1%
2 to 4 Units	192	5.3%	1,149	2.7%	2,673	2.4%
5 to 9 Units	763	20.9%	2,250	5.3%	4,664	4.2%
10 to 19 Units	355	9.7%	2,142	5.0%	3,850	3.4%
20 to 49 Units	108	3.0%	797	1.9%	1,804	1.6%
50 or More Units	446	12.2%	2,847	6.7%	5,546	5.0%
Mobile Home or Trailer	51	1.4%	987	2.3%	4,335	3.9%
Other Structure	2	0.1%	10	-	89	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	72	2.0%	686	1.6%	1,695	1.5%
Homes Built 2000 to 2009	985	26.9%	6,813	16.0%	16,086	14.4%
Homes Built 1990 to 1999	1,714	46.9%	16,207	38.2%	33,006	29.6%
Homes Built 1980 to 1989	415	11.4%	9,864	23.2%	28,087	25.2%
Homes Built 1970 to 1979	443	12.1%	8,013	18.9%	28,507	25.5%
Homes Built 1960 to 1969	114	3.1%	1,249	2.9%	5,849	5.2%
Homes Built 1950 to 1959	25	0.7%	550	1.3%	1,813	1.6%
Homes Built Before 1949	17	0.5%	290	0.7%	1,035	0.9%
Home Values (2015)						
Home Values $1,000,000 or More	17	1.1%	151	0.5%	551	0.7%
Home Values $500,000 to $999,999	103	6.7%	1,460	4.9%	4,573	5.6%
Home Values $400,000 to $499,999	176	11.5%	1,889	6.4%	5,079	6.2%
Home Values $300,000 to $399,999	355	23.1%	4,600	15.5%	11,103	13.6%
Home Values $200,000 to $299,999	512	33.4%	11,076	37.4%	25,761	31.4%
Home Values $150,000 to $199,999	201	13.1%	5,999	20.3%	17,893	21.8%
Home Values $100,000 to $149,999	119	7.7%	3,169	10.7%	10,934	13.3%
Home Values $70,000 to $99,999	29	1.9%	822	2.8%	3,877	4.7%
Home Values $50,000 to $69,999	5	0.3%	245	0.8%	1,470	1.8%
Home Values $25,000 to $49,999	5	0.3%	150	0.5%	1,111	1.4%
Home Values Under $25,000	20	1.3%	607	2.0%	2,529	3.1%
Owner-Occupied Median Home Value	$287,641		$236,370		$218,653	
Renter-Occupied Median Rent	$941		$985		$964	
Transportation To Work (2015)						
Drive to Work Alone	3,555	81.4%	40,648	78.6%	108,454	78.6%
Drive to Work in Carpool	317	7.3%	4,888	9.5%	13,941	10.1%
Travel to Work by Public Transportation	46	1.1%	496	1.0%	1,950	1.4%
Drive to Work on Motorcycle	7	0.2%	283	0.5%	581	0.4%
Walk or Bicycle to Work	92	2.1%	825	1.6%	2,120	1.5%
Other Means	49	1.1%	527	1.0%	1,474	1.1%
Work at Home	299	6.8%	4,044	7.8%	9,546	6.9%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	913	22.4%	10,827	22.7%	27,802	21.6%
Travel to Work in 15 to 29 Minutes	1,761	43.3%	18,076	37.9%	46,454	36.1%
Travel to Work in 30 to 59 Minutes	1,492	36.7%	15,751	33.0%	41,207	32.1%
Travel to Work in 60 Minutes or More	284	7.0%	3,323	7.0%	8,962	7.0%
Average Minutes Travel to Work	24.6		23.7		23.9	