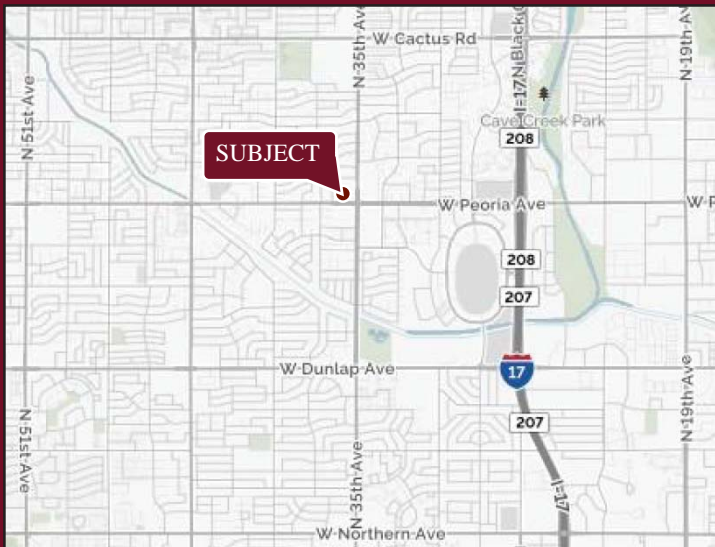




35TH AVE. & PEORIA

NORTHWEST CORNER OF 35TH AVE. & PEORIA AVE., PHOENIX, AZ

2,500-6,700 SF Turn Key Restaurant Space Available



AVAILABILITY

- 6,000 - 13,750 SF AVAILABLE
- 1,500 - 3,500 SF DRIVE-THRU PAD
- 2,500 - 6,700 SF Turn Key Restaurant Space

Click on site plan for video tour



FEATURES

- High traffic counts and density
- Close proximity to Metro Center & ASU West Campus
- +/- 24,200 cpd on 35th Ave.
- +/- 41,700 cpd on Peoria Ave.

NOTABLE TENANTS IN TRADE AREA



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.

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	18,787	178,642	443,024
Ave Household Income	\$56,181	\$54,915	\$59,829
Daytime Employment	8,344	55,137	136,556



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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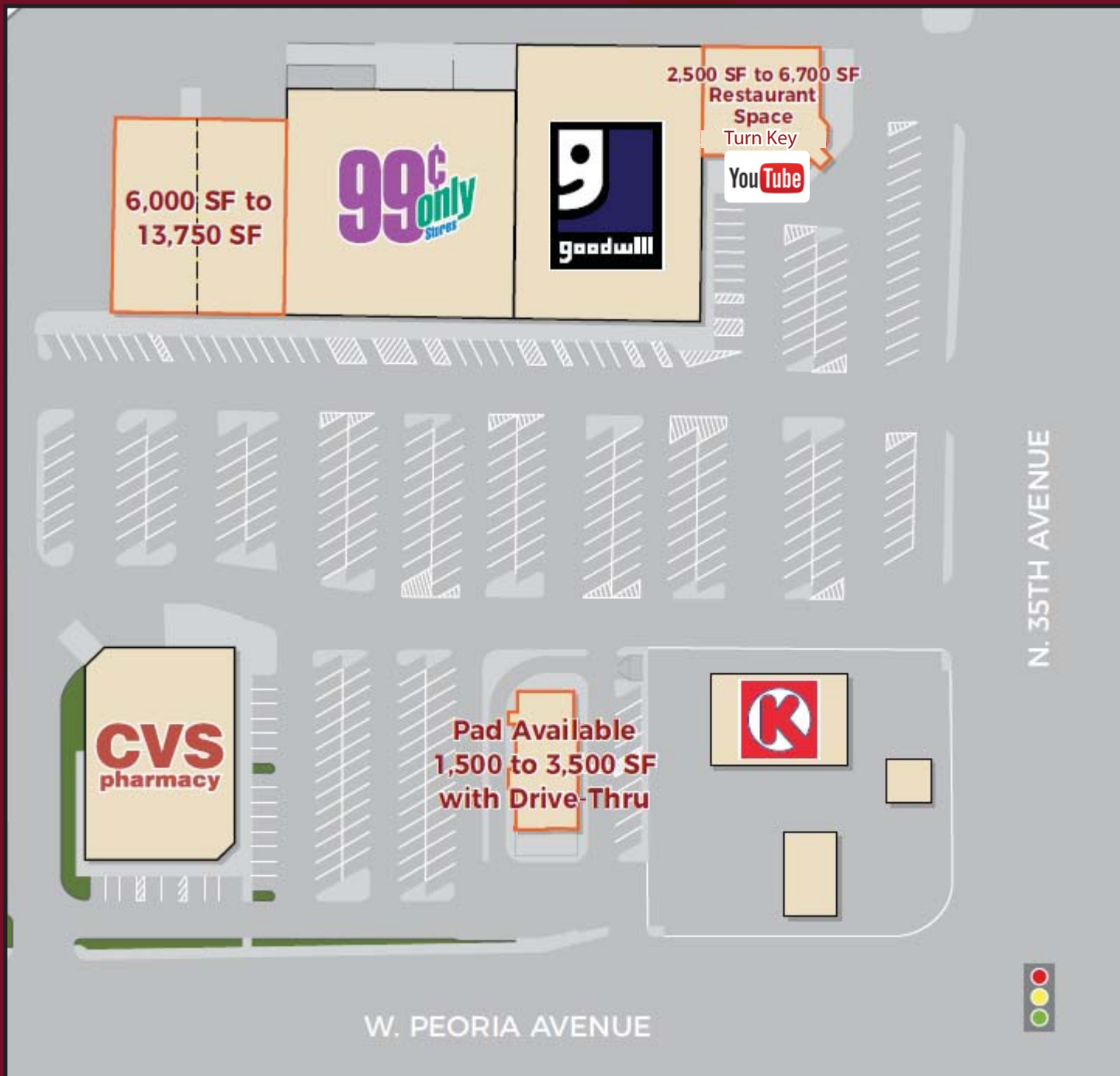
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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5823/-112.1345

RF5

3502 W Peoria Ave

Phoenix, AZ 85029

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2017)	18,787	178,642	443,024
Projected Population (2022)	20,465	195,514	485,565
Census Population (2010)	17,571	167,404	411,062
Census Population (2000)	18,884	173,840	426,353
Projected Annual Growth (2017 to 2022)	1,678 1.8%	16,872 1.9%	42,541 1.9%
Historical Annual Growth (2010 to 2017)	1,216 1.0%	11,238 1.0%	31,962 1.1%
Historical Annual Growth (2000 to 2010)	-1,313 -0.7%	-6,436 -0.4%	-15,291 -0.4%
Estimated Population Density (2017)	5,983 psm	6,321 psm	5,643 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.50 sq mi

Households

Estimated Households (2017)	7,517	67,179	165,799
Projected Households (2022)	7,939	71,306	176,194
Census Households (2010)	6,903	61,975	151,721
Census Households (2000)	7,597	65,456	159,144
Estimated Households with Children (2017)	2,283 30.4%	22,825 34.0%	56,880 34.3%
Estimated Average Household Size (2017)	2.49	2.63	2.65

Average Household Income

Estimated Average Household Income (2017)	\$56,181	\$54,915	\$59,829
Projected Average Household Income (2022)	\$70,199	\$66,067	\$72,071
Estimated Average Family Income (2017)	\$63,944	\$63,095	\$69,466

Median Household Income

Estimated Median Household Income (2017)	\$51,328	\$47,055	\$51,346
Projected Median Household Income (2022)	\$60,463	\$55,149	\$60,152
Estimated Median Family Income (2017)	\$61,082	\$56,173	\$61,616

Per Capita Income

Estimated Per Capita Income (2017)	\$22,528	\$20,736	\$22,467
Projected Per Capita Income (2022)	\$27,279	\$24,172	\$26,222
Estimated Per Capita Income 5 Year Growth	\$4,751 21.1%	\$3,437 16.6%	\$3,755 16.7%
Estimated Average Household Net Worth (2017)	\$466,687	\$481,026	\$544,615

Daytime Demos (2017)

Total Businesses	990	5,345	13,627
Total Employees	8,344	55,137	136,556
Company Headquarter Businesses	1 0.1%	27 0.5%	49 0.4%
Company Headquarter Employees	15 0.2%	3,319 6.0%	7,240 5.3%
Employee Population per Business	8.4	10.3	10.0
Residential Population per Business	19.0	33.4	32.5

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2017)	12,710	67.7%	119,398	66.8%	297,782	67.2%
Black or African American (2017)	1,289	6.9%	12,253	6.9%	29,278	6.6%
American Indian or Alaska Native (2017)	449	2.4%	4,434	2.5%	9,905	2.2%
Asian (2017)	966	5.1%	7,652	4.3%	18,087	4.1%
Hawaiian or Pacific Islander (2017)	41	0.2%	369	0.2%	825	0.2%
Other Race (2017)	2,523	13.4%	27,066	15.2%	69,159	15.6%
Two or More Races (2017)	811	4.3%	7,470	4.2%	17,988	4.1%
Not Hispanic or Latino Population (2017)	13,385	71.2%	119,793	67.1%	290,710	65.6%
Hispanic or Latino Population (2017)	5,402	28.8%	58,849	32.9%	152,314	34.4%
Not Hispanic or Latino Population (2022)	14,259	69.7%	127,978	65.5%	310,713	64.0%
Hispanic or Latino Population (2022)	6,206	30.3%	67,536	34.5%	174,853	36.0%
Not Hispanic or Latino Population (2010)	12,651	72.0%	114,205	68.2%	273,834	66.6%
Hispanic or Latino Population (2010)	4,920	28.0%	53,199	31.8%	137,228	33.4%
Not Hispanic or Latino Population (2000)	15,965	84.5%	139,788	80.4%	330,118	77.4%
Hispanic or Latino Population (2000)	2,920	15.5%	34,052	19.6%	96,235	22.6%
Projected Hispanic Annual Growth (2017 to 2022)	804	3.0%	8,687	3.0%	22,539	3.0%
Historic Hispanic Annual Growth (2000 to 2017)	2,482	5.0%	24,798	4.3%	56,079	3.4%

Age Distribution (2017)

Age Under 5	1,198	6.4%	12,085	6.8%	29,706	6.7%
Age 5 to 9 Years	1,153	6.1%	11,812	6.6%	29,746	6.7%
Age 10 to 14 Years	1,216	6.5%	12,250	6.9%	30,861	7.0%
Age 15 to 19 Years	1,370	7.3%	13,074	7.3%	32,072	7.2%
Age 20 to 24 Years	1,475	7.8%	13,660	7.6%	31,991	7.2%
Age 25 to 29 Years	1,469	7.8%	13,396	7.5%	32,058	7.2%
Age 30 to 34 Years	1,373	7.3%	12,586	7.0%	30,367	6.9%
Age 35 to 39 Years	1,212	6.5%	11,575	6.5%	28,246	6.4%
Age 40 to 44 Years	1,220	6.5%	11,579	6.5%	28,794	6.5%
Age 45 to 49 Years	1,261	6.7%	11,806	6.6%	29,134	6.6%
Age 50 to 54 Years	1,249	6.6%	11,770	6.6%	29,952	6.8%
Age 55 to 59 Years	1,144	6.1%	11,065	6.2%	28,099	6.3%
Age 60 to 64 Years	983	5.2%	9,065	5.1%	23,112	5.2%
Age 65 to 74 Years	1,540	8.2%	13,493	7.6%	33,651	7.6%
Age 75 to 84 Years	687	3.7%	6,632	3.7%	17,046	3.8%
Age 85 Years or Over	236	1.3%	2,796	1.6%	8,189	1.8%
Median Age	35.2		34.9		35.6	

Gender Age Distribution (2017)

Female Population	9,383	49.9%	89,754	50.2%	224,102	50.6%
Age 0 to 19 Years	2,416	25.7%	23,934	26.7%	59,656	26.6%
Age 20 to 64 Years	5,572	59.4%	52,719	58.7%	130,609	58.3%
Age 65 Years or Over	1,395	14.9%	13,100	14.6%	33,837	15.1%
Female Median Age	36.4		36.3		37.1	
Male Population	9,404	50.1%	88,888	49.8%	218,922	49.4%
Age 0 to 19 Years	2,522	26.8%	25,285	28.4%	62,730	28.7%
Age 20 to 64 Years	5,814	61.8%	53,782	60.5%	131,143	59.9%
Age 65 Years or Over	1,068	11.4%	9,821	11.0%	25,049	11.4%
Male Median Age	34.1		33.7		34.3	

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Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	122	1.6%	1,518	2.3%	5,336	3.2%
HH Income \$150,000 to \$199,999	202	2.7%	1,957	2.9%	5,640	3.4%
HH Income \$100,000 to \$149,999	805	10.7%	6,409	9.5%	17,451	10.5%
HH Income \$75,000 to \$99,999	1,072	14.3%	7,797	11.6%	19,030	11.5%
HH Income \$50,000 to \$74,999	1,706	22.7%	13,004	19.4%	30,911	18.6%
HH Income \$35,000 to \$49,999	1,072	14.3%	10,569	15.7%	24,981	15.1%
HH Income \$25,000 to \$34,999	827	11.0%	7,893	11.7%	19,145	11.5%
HH Income \$15,000 to \$24,999	875	11.6%	8,128	12.1%	19,599	11.8%
HH Income Under \$15,000	837	11.1%	9,904	14.7%	23,706	14.3%
HH Income \$35,000 or More	4,978	66.2%	41,254	61.4%	103,349	62.3%
HH Income \$75,000 or More	2,201	29.3%	17,681	26.3%	47,457	28.6%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	7,814		69,897		172,987	
Housing Units Occupied	7,517	96.2%	67,179	96.1%	165,799	95.8%
Housing Units Owner-Occupied	3,840	51.1%	35,162	52.3%	91,099	54.9%
Housing Units, Renter-Occupied	3,677	48.9%	32,018	47.7%	74,700	45.1%
Housing Units, Vacant	297	3.8%	2,718	3.9%	7,189	4.2%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	6,168	40.5%	56,256	39.5%	134,567	38.2%
Currently Married	5,374	35.3%	49,577	34.8%	127,179	36.1%
Separated	638	4.2%	6,846	4.8%	17,951	5.1%
Widowed	819	5.4%	7,754	5.4%	20,437	5.8%
Divorced	2,220	14.6%	22,064	15.5%	52,577	14.9%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	14,692	78.2%	143,623	80.4%	358,855	81.0%
Population Non-Family	4,014	21.4%	33,236	18.6%	79,926	18.0%
Population Group Quarters	81	0.4%	1,783	1.0%	4,243	1.0%
Family Households	4,427	58.9%	41,958	62.5%	104,316	62.9%
Non-Family Households	3,090	41.1%	25,222	37.5%	61,483	37.1%
Married Couple with Children	1,197	22.3%	12,052	24.3%	30,762	24.2%
Average Family Household Size	3.3		3.4		3.4	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	2,371	31.5%	19,279	28.7%	47,587	28.7%
2 Person Households	2,249	29.9%	19,819	29.5%	48,800	29.4%
3 Person Households	1,198	15.9%	10,678	15.9%	25,522	15.4%
4 Person Households	833	11.1%	8,192	12.2%	20,484	12.4%
5 Person Households	500	6.7%	4,896	7.3%	12,336	7.4%
6 or More Person Households	366	4.9%	4,316	6.4%	11,070	6.7%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	639	8.5%	6,897	10.3%	16,641	10.0%
Households with 1 Vehicles Available	2,770	36.9%	26,664	39.7%	65,525	39.5%
Households with 2 or More Vehicles Available	4,107	54.6%	33,619	50.0%	83,633	50.4%
Total Vehicles Available	12,760		108,275		269,068	
Average Vehicles Per Household	1.7		1.6		1.6	

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Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	14,991		140,190		346,829	
Estimated Civilian Employed	9,367	62.5%	83,372	59.5%	204,281	58.9%
Estimated Civilian Unemployed	672	4.5%	5,888	4.2%	13,129	3.8%
Estimated in Armed Forces	-	-	27	-	90	-
Estimated Not in Labor Force	4,952	33.0%	50,903	36.3%	129,329	37.3%
Unemployment Rate	4.5%		4.2%		3.8%	

Occupation (2010)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	9,392		83,261		204,124	
Management, Business, Financial Operations	929	9.9%	9,212	11.1%	24,818	12.2%
Professional, Related	1,583	16.9%	13,576	16.3%	33,422	16.4%
Service	2,098	22.3%	18,638	22.4%	43,640	21.4%
Sales, Office	2,769	29.5%	23,883	28.7%	57,090	28.0%
Farming, Fishing, Forestry	28	0.3%	227	0.3%	679	0.3%
Construct, Extraction, Maintenance	749	8.0%	8,216	9.9%	21,128	10.4%
Production, Transport Material Moving	1,237	13.2%	9,509	11.4%	23,346	11.4%
White Collar Workers	5,281	56.2%	46,671	56.1%	115,331	56.5%
Blue Collar Workers	4,111	43.8%	36,590	43.9%	88,793	43.5%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$355 M		\$3.12 B		\$8.11 B	
Total Non-Retail Expenditure	\$192 M	54.1%	\$1.68 B	54.0%	\$4.39 B	54.1%
Total Retail Expenditure	\$163 M	45.9%	\$1.43 B	46.0%	\$3.72 B	45.9%
Apparel	\$12.4 M	3.5%	\$109 M	3.5%	\$283 M	3.5%
Contributions	\$13.9 M	3.9%	\$124 M	4.0%	\$334 M	4.1%
Education	\$11.9 M	3.4%	\$106 M	3.4%	\$286 M	3.5%
Entertainment	\$19.7 M	5.6%	\$173 M	5.5%	\$451 M	5.6%
Food and Beverages	\$53.3 M	15.0%	\$468 M	15.0%	\$1.21 B	14.9%
Furnishings and Equipment	\$11.9 M	3.4%	\$104 M	3.3%	\$272 M	3.4%
Gifts	\$8.16 M	2.3%	\$72.1 M	2.3%	\$193 M	2.4%
Health Care	\$29.3 M	8.3%	\$258 M	8.3%	\$663 M	8.2%
Household Operations	\$9.53 M	2.7%	\$84.1 M	2.7%	\$223 M	2.8%
Miscellaneous Expenses	\$5.35 M	1.5%	\$46.8 M	1.5%	\$121 M	1.5%
Personal Care	\$4.64 M	1.3%	\$40.7 M	1.3%	\$106 M	1.3%
Personal Insurance	\$2.45 M	0.7%	\$21.7 M	0.7%	\$57.7 M	0.7%
Reading	\$783 K	0.2%	\$6.85 M	0.2%	\$17.9 M	0.2%
Shelter	\$72.7 M	20.5%	\$640 M	20.5%	\$1.67 B	20.6%
Tobacco	\$2.37 M	0.7%	\$21.0 M	0.7%	\$52.8 M	0.7%
Transportation	\$68.8 M	19.4%	\$598 M	19.2%	\$1.55 B	19.1%
Utilities	\$27.8 M	7.8%	\$244 M	7.8%	\$626 M	7.7%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	12,374		115,762		288,648	
Elementary (Grade Level 0 to 8)	699	5.6%	7,455	6.4%	21,157	7.3%
Some High School (Grade Level 9 to 11)	1,036	8.4%	11,553	10.0%	27,889	9.7%
High School Graduate	4,062	32.8%	33,964	29.3%	82,164	28.5%
Some College	3,081	24.9%	30,489	26.3%	73,269	25.4%
Associate Degree Only	1,100	8.9%	9,664	8.3%	22,799	7.9%
Bachelor Degree Only	1,672	13.5%	15,675	13.5%	40,379	14.0%
Graduate Degree	725	5.9%	6,963	6.0%	20,992	7.3%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,635	67.1%	40,829	65.9%	101,501	66.9%
1 Attached Unit	182	2.6%	2,840	4.6%	8,275	5.5%
2 to 4 Units	389	5.6%	4,604	7.4%	10,724	7.1%
5 to 9 Units	361	5.2%	4,055	6.5%	9,512	6.3%
10 to 19 Units	1,158	16.8%	6,423	10.4%	13,691	9.0%
20 to 49 Units	311	4.5%	2,814	4.5%	6,493	4.3%
50 or More Units	425	6.2%	4,011	6.5%	9,018	5.9%
Mobile Home or Trailer	73	1.1%	1,419	2.3%	6,306	4.2%
Other Structure	4	0.1%	93	0.1%	186	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	36	0.5%	337	0.5%	830	0.5%
Homes Built 2000 to 2004	377	5.5%	4,831	7.8%	13,529	8.9%
Homes Built 1990 to 1999	635	9.2%	8,207	13.2%	21,493	14.2%
Homes Built 1980 to 1989	1,345	19.5%	12,779	20.6%	34,599	22.8%
Homes Built 1970 to 1979	3,503	50.7%	24,088	38.9%	50,007	33.0%
Homes Built 1960 to 1969	1,273	18.4%	10,466	16.9%	22,377	14.7%
Homes Built 1950 to 1959	171	2.5%	4,444	7.2%	16,670	11.0%
Homes Built Before 1949	73	1.1%	1,017	1.6%	3,681	2.4%

Home Values (2010)

Home Values \$1,000,000 or More	23	0.6%	281	0.8%	711	0.8%
Home Values \$500,000 to \$999,999	165	4.5%	1,703	5.1%	5,647	6.5%
Home Values \$400,000 to \$499,999	129	3.5%	1,241	3.7%	3,944	4.5%
Home Values \$300,000 to \$399,999	300	8.1%	3,095	9.2%	9,964	11.5%
Home Values \$200,000 to \$299,999	625	17.0%	6,410	19.0%	18,117	20.8%
Home Values \$150,000 to \$199,999	815	22.1%	7,066	21.0%	16,744	19.3%
Home Values \$100,000 to \$149,999	1,020	27.7%	7,944	23.6%	17,148	19.7%
Home Values \$70,000 to \$99,999	427	11.6%	3,952	11.7%	8,722	10.0%
Home Values \$50,000 to \$69,999	94	2.5%	1,257	3.7%	3,436	4.0%
Home Values \$25,000 to \$49,999	119	3.2%	909	2.7%	2,366	2.7%
Home Values Under \$25,000	115	3.1%	1,125	3.3%	3,720	4.3%
Owner-Occupied Median Home Value	\$161,354		\$165,415		\$185,506	
Renter-Occupied Median Rent	\$730		\$721		\$735	

Transportation To Work (2010)

Drive to Work Alone	6,837	76.2%	62,784	75.0%	155,810	75.0%
Drive to Work in Carpool	744	8.3%	10,135	12.1%	24,967	12.0%
Travel to Work by Public Transportation	496	5.5%	3,552	4.2%	8,496	4.1%
Drive to Work on Motorcycle	21	0.2%	413	0.5%	804	0.4%
Walk or Bicycle to Work	295	3.3%	2,297	2.7%	5,671	2.7%
Other Means	135	1.5%	977	1.2%	2,330	1.1%
Work at Home	448	5.0%	3,571	4.3%	9,586	4.6%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,627	19.1%	15,861	19.8%	37,974	19.2%
Travel to Work in 15 to 29 Minutes	3,685	43.2%	31,820	39.7%	79,142	40.0%
Travel to Work in 30 to 59 Minutes	3,003	35.2%	26,735	33.4%	64,376	32.5%
Travel to Work in 60 Minutes or More	622	7.3%	5,299	6.6%	13,076	6.6%
Average Minutes Travel to Work	24.3		24.4		24.5	

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