

Fletcher Heights Marketplace



Availability

Suite 3	1,200 sf
PAD	3,500 sf

Lease Rate

\$20/sf, NNN

Notable Tenants Adjacent



Traffic Counts

- Lake Pleasant Pkwy: ±26,906 CPD
- 83rd Ave: ±23,079 CPD

Features

- 1,200 sf built-out as office
- Great visibility/access
- Ample parking (6:1,000 sf)
- Easy access to Loop-101

2020 Demographics

	1 MILE	3 MILE	5 MILE
Estimated Population	13,170	94,886	223,205
Avg Household Income	\$109,885	\$105,848	\$102,309
Daytime Employment	2,784	36,792	67,947

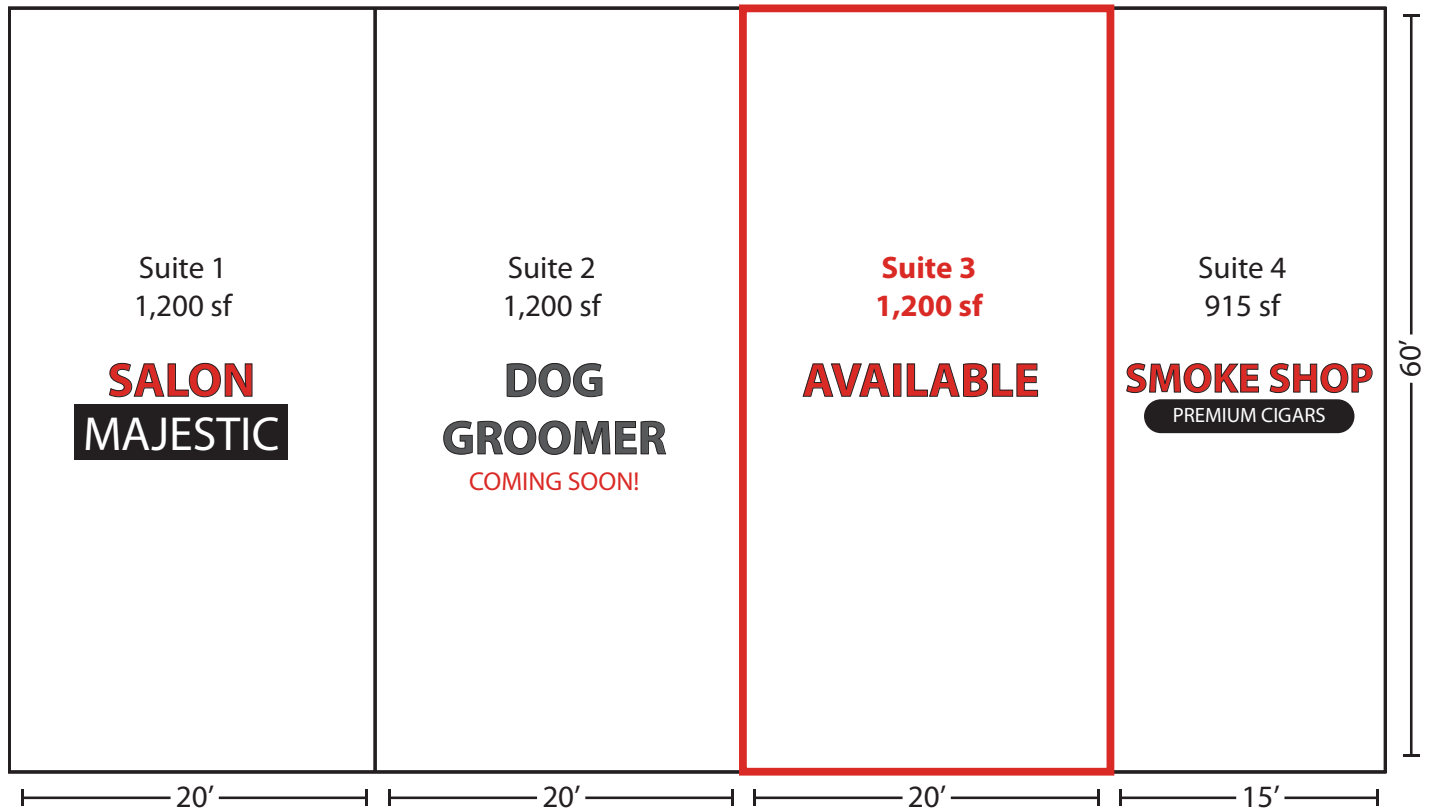
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Suite	Tenant	Size
Suite 1	Salon Majestic	1,200 sf
Suite 2	Dog Groomer (Coming Soon)	1,200 sf
Suite 3	Available	1,200 sf
Suite 4	Smoke Shop	915 sf
PAD	Available	3,500 sf







W Lake Pleasant Pkwy & N 83rd Ave

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	13,170		94,886		223,205	
Projected Population (2025)	14,260		103,435		243,456	
Census Population (2010)	12,501		86,839		197,900	
Census Population (2000)	7,036		72,613		157,892	
Projected Annual Growth (2020 to 2025)	1,090	1.7%	8,549	1.8%	20,252	1.8%
Historical Annual Growth (2010 to 2020)	669	0.5%	8,047	0.9%	25,305	1.3%
Historical Annual Growth (2000 to 2010)	5,465	7.8%	14,225	2.0%	40,008	2.5%
Estimated Population Density (2020)	4,194 psm		3,358 psm		2,843 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	4,884		38,659		89,979	
Projected Households (2025)	5,126		40,812		95,164	
Census Households (2010)	4,603		35,315		79,816	
Census Households (2000)	2,727		28,408		62,547	
Estimated Households with Children (2020)	1,700	34.8%	10,743	27.8%	24,537	27.3%
Estimated Average Household Size (2020)	2.69		2.44		2.46	
Average Household Income						
Estimated Average Household Income (2020)	\$109,885		\$105,848		\$102,309	
Projected Average Household Income (2025)	\$124,078		\$119,248		\$115,211	
Estimated Average Family Income (2020)	\$121,018		\$125,764		\$122,110	
Median Household Income						
Estimated Median Household Income (2020)	\$92,472		\$87,595		\$86,209	
Projected Median Household Income (2025)	\$110,787		\$103,654		\$101,855	
Estimated Median Family Income (2020)	\$101,604		\$103,936		\$101,983	
Per Capita Income						
Estimated Per Capita Income (2020)	\$40,777		\$43,185		\$41,317	
Projected Per Capita Income (2025)	\$44,626		\$47,106		\$45,102	
Estimated Per Capita Income 5 Year Growth	\$3,849	9.4%	\$3,921	9.1%	\$3,785	9.2%
Estimated Average Household Net Worth (2020)	\$1,093,574		\$1,077,275		\$1,026,030	
Daytime Demos (2020)						
Total Businesses	406		3,546		7,371	
Total Employees	2,784		36,792		67,947	
Company Headquarter Businesses	2	0.5%	10	0.3%	15	0.2%
Company Headquarter Employees	56	2.0%	1,689	4.6%	2,001	2.9%
Employee Population per Business	6.9		10.4		9.2	
Residential Population per Business	32.4		26.8		30.3	

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W Lake Pleasant Pkwy & N 83rd Ave

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	10,785	81.9%	78,287	82.5%	182,481	81.8%
Black or African American (2020)	455	3.5%	3,645	3.8%	9,099	4.1%
American Indian or Alaska Native (2020)	64	0.5%	654	0.7%	1,685	0.8%
Asian (2020)	735	5.6%	5,197	5.5%	11,928	5.3%
Hawaiian or Pacific Islander (2020)	39	0.3%	131	0.1%	285	0.1%
Other Race (2020)	508	3.9%	3,393	3.6%	9,431	4.2%
Two or More Races (2020)	583	4.4%	3,579	3.8%	8,296	3.7%
Not Hispanic or Latino Population (2020)	11,063	84.0%	80,656	85.0%	188,059	84.3%
Hispanic or Latino Population (2020)	2,107	16.0%	14,230	15.0%	35,146	15.7%
Not Hispanic or Latino Population (2025)	11,797	82.7%	86,646	83.8%	202,156	83.0%
Hispanic or Latino Population (2025)	2,463	17.3%	16,789	16.2%	41,300	17.0%
Not Hispanic or Latino Population (2010)	11,271	90.2%	78,660	90.6%	177,836	89.9%
Hispanic or Latino Population (2010)	1,230	9.8%	8,179	9.4%	20,064	10.1%
Not Hispanic or Latino Population (2000)	6,584	93.6%	67,666	93.2%	146,499	92.8%
Hispanic or Latino Population (2000)	451	6.4%	4,947	6.8%	11,393	7.2%
Projected Hispanic Annual Growth (2020 to 2025)	356	3.4%	2,559	3.6%	6,155	3.5%
Historic Hispanic Annual Growth (2000 to 2020)	1,655	18.3%	9,283	9.4%	23,753	10.4%
Age Distribution (2020)						
Age Under 5	728	5.5%	4,403	4.6%	10,703	4.8%
Age 5 to 9 Years	841	6.4%	5,077	5.4%	12,063	5.4%
Age 10 to 14 Years	1,014	7.7%	6,068	6.4%	13,919	6.2%
Age 15 to 19 Years	850	6.5%	5,624	5.9%	13,004	5.8%
Age 20 to 24 Years	659	5.0%	4,617	4.9%	10,902	4.9%
Age 25 to 29 Years	743	5.6%	5,325	5.6%	12,894	5.8%
Age 30 to 34 Years	822	6.2%	5,086	5.4%	12,722	5.7%
Age 35 to 39 Years	964	7.3%	5,774	6.1%	13,668	6.1%
Age 40 to 44 Years	985	7.5%	5,903	6.2%	13,625	6.1%
Age 45 to 49 Years	857	6.5%	6,159	6.5%	13,961	6.3%
Age 50 to 54 Years	745	5.7%	5,965	6.3%	13,954	6.3%
Age 55 to 59 Years	759	5.8%	6,193	6.5%	14,479	6.5%
Age 60 to 64 Years	732	5.6%	6,216	6.6%	14,575	6.5%
Age 65 to 74 Years	1,439	10.9%	11,604	12.2%	27,288	12.2%
Age 75 to 84 Years	830	6.3%	7,411	7.8%	17,482	7.8%
Age 85 Years or Over	201	1.5%	3,460	3.6%	7,966	3.6%
Median Age	39.5		44.0		43.8	
Gender Age Distribution (2020)						
Female Population	6,795	51.6%	49,762	52.4%	116,519	52.2%
Age 0 to 19 Years	1,695	24.9%	10,315	20.7%	24,246	20.8%
Age 20 to 64 Years	3,780	55.6%	26,775	53.8%	62,577	53.7%
Age 65 Years or Over	1,320	19.4%	12,672	25.5%	29,695	25.5%
Female Median Age	40.0		45.4		45.1	
Male Population	6,375	48.4%	45,124	47.6%	106,686	47.8%
Age 0 to 19 Years	1,739	27.3%	10,857	24.1%	25,444	23.8%
Age 20 to 64 Years	3,486	54.7%	24,464	54.2%	58,202	54.6%
Age 65 Years or Over	1,151	18.0%	9,804	21.7%	23,040	21.6%
Male Median Age	38.9		42.6		42.3	

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W Lake Pleasant Pkwy & N 83rd Ave		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)							
HH Income \$200,000 or More	462	9.5%	3,885	10.0%	8,426	9.4%	
HH Income \$150,000 to \$199,999	508	10.4%	3,599	9.3%	7,831	8.7%	
HH Income \$100,000 to \$149,999	1,153	23.6%	7,764	20.1%	18,075	20.1%	
HH Income \$75,000 to \$99,999	811	16.6%	6,171	16.0%	14,551	16.2%	
HH Income \$50,000 to \$74,999	903	18.5%	7,118	18.4%	16,385	18.2%	
HH Income \$35,000 to \$49,999	461	9.4%	3,968	10.3%	9,667	10.7%	
HH Income \$25,000 to \$34,999	204	4.2%	2,210	5.7%	5,637	6.3%	
HH Income \$15,000 to \$24,999	199	4.1%	1,804	4.7%	4,671	5.2%	
HH Income Under \$15,000	183	3.8%	2,140	5.5%	4,736	5.3%	
HH Income \$35,000 or More	4,299	88.0%	32,504	84.1%	74,936	83.3%	
HH Income \$75,000 or More	2,934	60.1%	21,418	55.4%	48,883	54.3%	
Housing (2020)							
Total Housing Units	5,245		41,322		96,507		
Housing Units Occupied	4,884	93.1%	38,659	93.6%	89,979	93.2%	
Housing Units Owner-Occupied	3,725	76.3%	27,990	72.4%	67,863	75.4%	
Housing Units, Renter-Occupied	1,159	23.7%	10,669	27.6%	22,116	24.6%	
Housing Units, Vacant	361	7.4%	2,663	6.9%	6,528	7.3%	
Marital Status (2020)							
Never Married	2,675	25.3%	19,332	24.4%	45,434	24.4%	
Currently Married	5,756	54.4%	42,380	53.4%	97,605	52.3%	
Separated	193	1.8%	2,376	3.0%	6,046	3.2%	
Widowed	653	6.2%	5,881	7.4%	14,071	7.5%	
Divorced	1,310	12.4%	9,368	11.8%	23,363	12.5%	
Household Type (2020)							
Population Family	11,574	87.9%	79,030	83.3%	185,404	83.1%	
Population Non-Family	1,564	11.9%	15,190	16.0%	35,714	16.0%	
Population Group Quarters	32	0.2%	666	0.7%	2,087	0.9%	
Family Households	3,643	74.6%	26,178	67.7%	60,708	67.5%	
Non-Family Households	1,242	25.4%	12,480	32.3%	29,271	32.5%	
Married Couple with Children	1,188	20.6%	7,601	17.9%	17,251	17.7%	
Average Family Household Size	3.2		3.0		3.1		
Household Size (2020)							
1 Person Households	967	19.8%	10,340	26.7%	24,069	26.8%	
2 Person Households	1,784	36.5%	14,594	37.8%	33,460	37.2%	
3 Person Households	787	16.1%	5,494	14.2%	12,807	14.2%	
4 Person Households	807	16.5%	5,046	13.1%	11,595	12.9%	
5 Person Households	344	7.0%	2,065	5.3%	5,107	5.7%	
6 or More Person Households	194	4.0%	1,120	2.9%	2,940	3.3%	
Household Vehicles (2020)							
Households with 0 Vehicles Available	115	2.4%	1,658	4.3%	3,624	4.0%	
Households with 1 Vehicles Available	1,500	30.7%	12,406	32.1%	29,052	32.3%	
Households with 2 or More Vehicles Available	3,269	66.9%	24,595	63.6%	57,303	63.7%	
Total Vehicles Available	9,599		74,243		173,840		
Average Vehicles Per Household	2.0		1.9		1.9		

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W Lake Pleasant Pkwy & N 83rd Ave

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	10,407		78,131		183,794	
Estimated Civilian Employed	6,341	60.9%	43,139	55.2%	100,523	54.7%
Estimated Civilian Unemployed	417	4.0%	3,128	4.0%	7,358	4.0%
Estimated in Armed Forces	3	-	140	0.2%	411	0.2%
Estimated Not in Labor Force	3,645	35.0%	31,724	40.6%	75,503	41.1%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	6,341		43,139		100,523	
Management, Business, Financial Operations	1,336	21.1%	8,701	20.2%	18,909	18.8%
Professional, Related	1,544	24.4%	10,902	25.3%	25,102	25.0%
Service	903	14.2%	6,516	15.1%	15,334	15.3%
Sales, Office	1,673	26.4%	10,926	25.3%	25,784	25.6%
Farming, Fishing, Forestry	11	0.2%	65	0.2%	164	0.2%
Construct, Extraction, Maintenance	397	6.3%	2,628	6.1%	6,436	6.4%
Production, Transport Material Moving	477	7.5%	3,403	7.9%	8,795	8.7%
White Collar Workers	4,553	71.8%	30,529	70.8%	69,794	69.4%
Blue Collar Workers	1,788	28.2%	12,611	29.2%	30,728	30.6%
Consumer Expenditure (2020)						
Total Household Expenditure	\$368.11 M		\$2.82 B		\$6.39 B	
Total Non-Retail Expenditure	\$193.72 M	52.6%	\$1.49 B	52.8%	\$3.37 B	52.7%
Total Retail Expenditure	\$174.39 M	47.4%	\$1.33 B	47.2%	\$3.02 B	47.3%
Apparel	\$13.1 M	3.6%	\$99.94 M	3.5%	\$226.04 M	3.5%
Contributions	\$12.25 M	3.3%	\$95.09 M	3.4%	\$214.54 M	3.4%
Education	\$11.4 M	3.1%	\$87.97 M	3.1%	\$197.09 M	3.1%
Entertainment	\$21.21 M	5.8%	\$162.1 M	5.8%	\$366.63 M	5.7%
Food and Beverages	\$53.97 M	14.7%	\$412.05 M	14.6%	\$934.62 M	14.6%
Furnishings and Equipment	\$13.18 M	3.6%	\$100.67 M	3.6%	\$227.74 M	3.6%
Gifts	\$9.19 M	2.5%	\$71.62 M	2.5%	\$161.15 M	2.5%
Health Care	\$30.84 M	8.4%	\$236.83 M	8.4%	\$538.35 M	8.4%
Household Operations	\$14.57 M	4.0%	\$111.92 M	4.0%	\$253.28 M	4.0%
Miscellaneous Expenses	\$6.99 M	1.9%	\$53.63 M	1.9%	\$121.43 M	1.9%
Personal Care	\$4.96 M	1.3%	\$37.91 M	1.3%	\$85.9 M	1.3%
Personal Insurance	\$2.7 M	0.7%	\$20.69 M	0.7%	\$46.69 M	0.7%
Reading	\$805.37 K	0.2%	\$6.21 M	0.2%	\$14.07 M	0.2%
Shelter	\$76.74 M	20.8%	\$589.35 M	20.9%	\$1.33 B	20.9%
Tobacco	\$2.05 M	0.6%	\$15.77 M	0.6%	\$36.06 M	0.6%
Transportation	\$67.7 M	18.4%	\$514.92 M	18.3%	\$1.17 B	18.3%
Utilities	\$26.44 M	7.2%	\$202.49 M	7.2%	\$461 M	7.2%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	9,078		69,097		162,613	
Elementary (Grade Level 0 to 8)	148	1.6%	952	1.4%	2,436	1.5%
Some High School (Grade Level 9 to 11)	274	3.0%	2,539	3.7%	6,342	3.9%
High School Graduate	1,896	20.9%	15,593	22.6%	38,528	23.7%
Some College	1,945	21.4%	16,560	24.0%	41,137	25.3%
Associate Degree Only	1,039	11.4%	6,981	10.1%	16,165	9.9%
Bachelor Degree Only	2,580	28.4%	16,953	24.5%	36,916	22.7%
Graduate Degree	1,196	13.2%	9,520	13.8%	21,089	13.0%

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W Lake Pleasant Pkwy & N 83rd Ave		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)							
1 Detached Unit	4,101	89.1%	29,165	82.6%	68,204	85.5%	
1 Attached Unit	244	5.3%	2,024	5.7%	5,565	7.0%	
2 to 4 Units	72	1.6%	968	2.7%	1,749	2.2%	
5 to 9 Units	131	2.8%	2,081	5.9%	3,092	3.9%	
10 to 19 Units	124	2.7%	933	2.6%	2,329	2.9%	
20 to 49 Units	21	0.5%	495	1.4%	1,399	1.8%	
50 or More Units	139	3.0%	2,404	6.8%	5,094	6.4%	
Mobile Home or Trailer	49	1.1%	557	1.6%	2,446	3.1%	
Other Structure	4	-	32	-	101	0.1%	
Homes Built By Year (2020)							
Homes Built 2010 or later	237	5.1%	2,538	7.2%	6,918	8.7%	
Homes Built 2000 to 2009	1,495	32.5%	6,617	18.7%	17,554	22.0%	
Homes Built 1990 to 1999	2,396	52.1%	16,130	45.7%	28,519	35.7%	
Homes Built 1980 to 1989	355	7.7%	5,975	16.9%	15,110	18.9%	
Homes Built 1970 to 1979	184	4.0%	5,363	15.2%	16,414	20.6%	
Homes Built 1960 to 1969	131	2.9%	1,210	3.4%	3,585	4.5%	
Homes Built 1950 to 1959	63	1.4%	537	1.5%	1,130	1.4%	
Homes Built Before 1949	24	0.5%	289	0.8%	749	0.9%	
Home Values (2020)							
Home Values \$1,000,000 or More	5	0.1%	170	0.6%	566	0.8%	
Home Values \$500,000 to \$999,999	222	6.0%	2,013	7.2%	4,912	7.2%	
Home Values \$400,000 to \$499,999	247	6.6%	2,747	9.8%	6,671	9.8%	
Home Values \$300,000 to \$399,999	1,037	27.8%	7,035	25.1%	15,391	22.7%	
Home Values \$200,000 to \$299,999	1,782	47.8%	11,178	39.9%	24,019	35.4%	
Home Values \$150,000 to \$199,999	346	9.3%	2,829	10.1%	8,942	13.2%	
Home Values \$100,000 to \$149,999	25	0.7%	994	3.6%	3,629	5.3%	
Home Values \$70,000 to \$99,999	8	0.2%	304	1.1%	1,073	1.6%	
Home Values \$50,000 to \$69,999	9	0.2%	74	0.3%	384	0.6%	
Home Values \$25,000 to \$49,999	3	-	129	0.5%	535	0.8%	
Home Values Under \$25,000	36	1.0%	365	1.3%	1,409	2.1%	
Owner-Occupied Median Home Value	\$289,386		\$293,499		\$277,743		
Renter-Occupied Median Rent	\$1,178		\$1,146		\$1,108		
Transportation To Work (2020)							
Drive to Work Alone	4,795	76.9%	34,585	77.4%	81,964	78.2%	
Drive to Work in Carpool	550	8.8%	3,964	8.9%	9,662	9.2%	
Travel to Work by Public Transportation	40	0.6%	382	0.9%	1,028	1.0%	
Drive to Work on Motorcycle	30	0.5%	146	0.3%	296	0.3%	
Walk or Bicycle to Work	80	1.3%	549	1.2%	1,282	1.2%	
Other Means	70	1.1%	392	0.9%	1,123	1.1%	
Work at Home	675	10.8%	4,662	10.4%	9,478	9.0%	
Travel Time (2020)							
Travel to Work in 14 Minutes or Less	887	14.2%	7,554	16.9%	17,845	17.0%	
Travel to Work in 15 to 29 Minutes	2,456	39.4%	14,511	32.5%	34,076	32.5%	
Travel to Work in 30 to 59 Minutes	1,830	29.3%	13,350	29.9%	31,941	30.5%	
Travel to Work in 60 Minutes or More	469	7.5%	3,120	7.0%	7,328	7.0%	
Average Minutes Travel to Work	25.3		25.6		25.2		

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