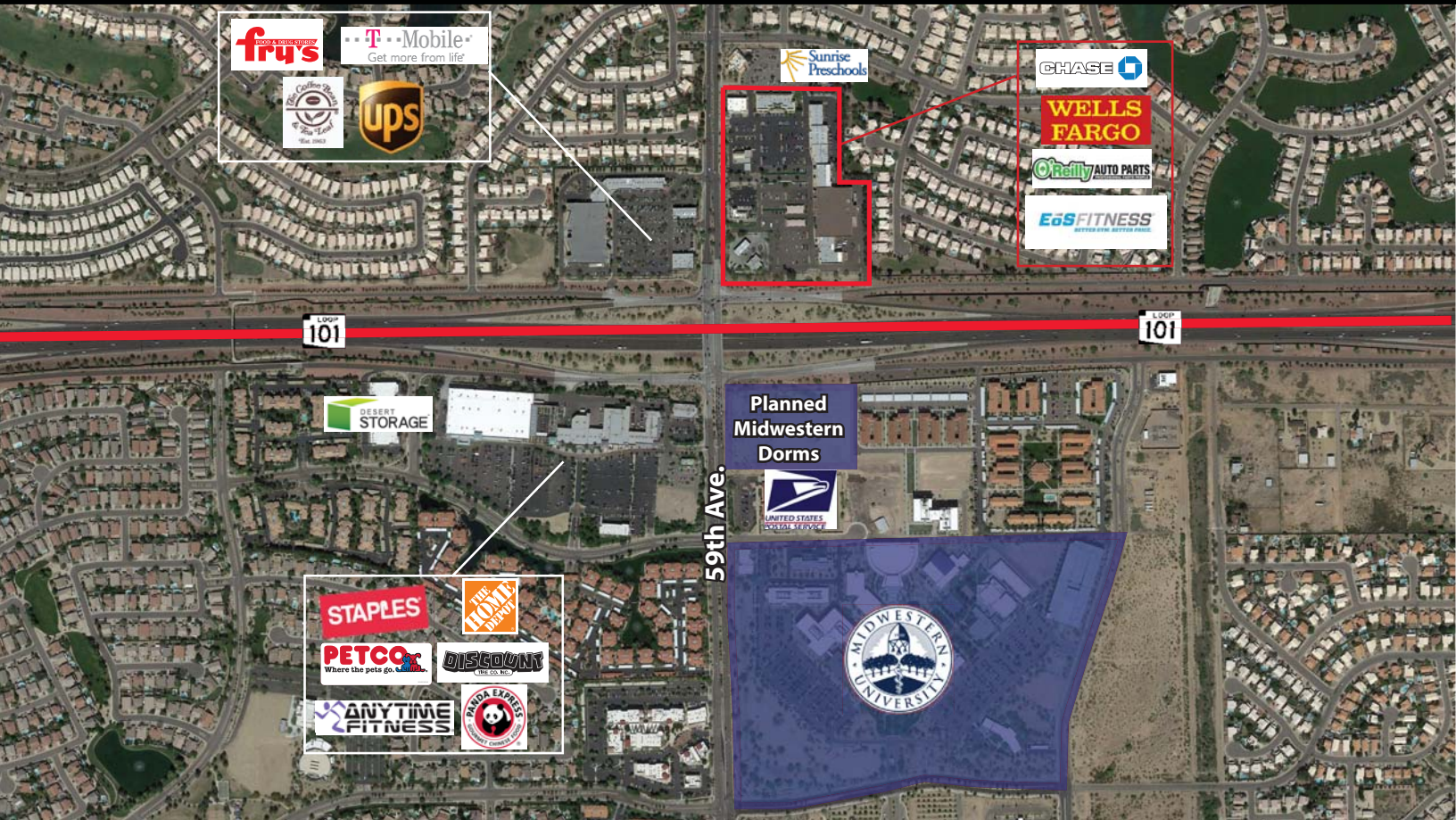




ARROWHEAD RANCH MARKETPLACE

NORTHEAST CORNER OF LOOP 101 & 59TH AVE., GLENDALE, AZ



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,031	93,453	265,120
Avg. Household Income	\$98,720	\$92,385	\$84,627
Daytime Population	5,172	38,301	107,647

AVAILABILITY

- 1,200 SF
- 1,781 SF AVAILABLE

FEATURES

- EOS Fitness Anchored Shopping Center
- Class A Retail Office Space available
- 3 mile median household income of \$90,000

NOTABLE TENANTS IN TRADE AREA



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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ARROWHEAD RANCH MARKETPLACE

NORTHEAST CORNER OF LOOP 101 & 59TH AVE., GLENDALE, AZ



#	TENANT	SQ. FT.
A-1	Club Pilates	1,780 sf
A2-4	Therapy Tree	3,600 sf
A-5	Available	1,200 sf
A6-1	Available	1,781 sf
A6-2	American Titile	3,641 sf

#	TENANT	SQ. FT.
A-7	True Hot Yoga	3,168 sf
A-8	One Stop Nutrition	1,490 sf
A-9	Graziano's Pizzeria	1,490 sf
A-10	Abacus	1,490 sf
A-11	Dr. Joe Bryant	2,640 sf

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.

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6671/-112.1872

RF5

20020 N 59th Ave Glendale, AZ 85308	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	12,031	93,453	265,120
Projected Population (2022)	13,093	101,509	287,727
Census Population (2010)	11,682	91,039	252,725
Census Population (2000)	10,759	87,446	227,353
Projected Annual Growth (2017 to 2022)	1,062 1.8%	8,056 1.7%	22,607 1.7%
Historical Annual Growth (2010 to 2017)	349 0.4%	2,414 0.4%	12,395 0.7%
Historical Annual Growth (2000 to 2010)	923 0.9%	3,593 0.4%	25,372 1.1%
Estimated Population Density (2017)	3,831 <i>psm</i>	3,306 <i>psm</i>	3,377 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	4,699	35,422	102,101
Projected Households (2022)	4,951	37,279	107,377
Census Households (2010)	4,458	33,971	95,818
Census Households (2000)	3,697	30,273	82,877
Estimated Households with Children (2017)	1,365 29.1%	11,801 33.3%	33,075 32.4%
Estimated Average Household Size (2017)	2.46	2.61	2.57
Average Household Income			
Estimated Average Household Income (2017)	\$98,720	\$92,385	\$84,627
Projected Average Household Income (2022)	\$124,228	\$115,256	\$104,993
Estimated Average Family Income (2017)	\$117,734	\$106,731	\$99,010
Median Household Income			
Estimated Median Household Income (2017)	\$85,236	\$81,815	\$75,483
Projected Median Household Income (2022)	\$98,903	\$95,898	\$88,767
Estimated Median Family Income (2017)	\$103,562	\$95,546	\$89,305
Per Capita Income			
Estimated Per Capita Income (2017)	\$38,765	\$35,085	\$32,653
Projected Per Capita Income (2022)	\$47,171	\$42,391	\$39,239
Estimated Per Capita Income 5 Year Growth	\$8,406 21.7%	\$7,305 20.8%	\$6,586 20.2%
Estimated Average Household Net Worth (2017)	\$1,153,716	\$1,012,382	\$895,737
Daytime Demos (2017)			
Total Businesses	707	4,468	10,360
Total Employees	5,172	38,301	107,647
Company Headquarter Businesses	- 0.1%	4 0.1%	37 0.4%
Company Headquarter Employees	341 6.6%	1,041 2.7%	8,989 8.4%
Employee Population per Business	7.3	8.6	10.4
Residential Population per Business	17.0	20.9	25.6

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RF5

20020 N 59th Ave

Glendale, AZ 85308

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	9,713	80.7%	76,961	82.4%	214,737	81.0%
Black or African American (2017)	407	3.4%	3,139	3.4%	9,804	3.7%
American Indian or Alaska Native (2017)	68	0.6%	709	0.8%	2,441	0.9%
Asian (2017)	984	8.2%	5,125	5.5%	14,316	5.4%
Hawaiian or Pacific Islander (2017)	26	0.2%	150	0.2%	424	0.2%
Other Race (2017)	392	3.3%	3,890	4.2%	13,791	5.2%
Two or More Races (2017)	442	3.7%	3,481	3.7%	9,607	3.6%
Not Hispanic or Latino Population (2017)	10,301	85.6%	79,640	85.2%	222,622	84.0%
Hispanic or Latino Population (2017)	1,730	14.4%	13,813	14.8%	42,498	16.0%
Not Hispanic or Latino Population (2022)	10,959	83.7%	84,504	83.2%	236,060	82.0%
Hispanic or Latino Population (2022)	2,134	16.3%	17,005	16.8%	51,667	18.0%
Not Hispanic or Latino Population (2010)	10,643	91.1%	80,734	88.7%	219,631	86.9%
Hispanic or Latino Population (2010)	1,039	8.9%	10,305	11.3%	33,094	13.1%
Not Hispanic or Latino Population (2000)	9,920	92.2%	79,795	91.3%	206,100	90.7%
Hispanic or Latino Population (2000)	839	7.8%	7,651	8.7%	21,253	9.3%
Projected Hispanic Annual Growth (2017 to 2022)	404	4.7%	3,193	4.6%	9,169	4.3%
Historic Hispanic Annual Growth (2000 to 2017)	891	6.2%	6,161	4.7%	21,245	5.9%

Age Distribution (2017)

Age Under 5	635	5.3%	4,992	5.3%	14,724	5.6%
Age 5 to 9 Years	652	5.4%	5,559	5.9%	15,783	6.0%
Age 10 to 14 Years	801	6.7%	6,580	7.0%	18,197	6.9%
Age 15 to 19 Years	762	6.3%	6,582	7.0%	18,442	7.0%
Age 20 to 24 Years	799	6.6%	5,618	6.0%	16,226	6.1%
Age 25 to 29 Years	1,037	8.6%	6,045	6.5%	17,419	6.6%
Age 30 to 34 Years	653	5.4%	5,609	6.0%	16,740	6.3%
Age 35 to 39 Years	710	5.9%	5,871	6.3%	16,807	6.3%
Age 40 to 44 Years	801	6.7%	6,416	6.9%	17,979	6.8%
Age 45 to 49 Years	920	7.6%	7,154	7.7%	18,955	7.1%
Age 50 to 54 Years	971	8.1%	7,572	8.1%	19,513	7.4%
Age 55 to 59 Years	915	7.6%	7,014	7.5%	18,499	7.0%
Age 60 to 64 Years	753	6.3%	5,869	6.3%	15,736	5.9%
Age 65 to 74 Years	1,042	8.7%	7,726	8.3%	22,941	8.7%
Age 75 to 84 Years	440	3.7%	3,403	3.6%	11,574	4.4%
Age 85 Years or Over	138	1.1%	1,444	1.5%	5,587	2.1%
Median Age	39.4		39.3		39.1	

Gender Age Distribution (2017)

Female Population	6,200	51.5%	47,698	51.0%	135,124	51.0%
Age 0 to 19 Years	1,417	22.9%	11,539	24.2%	32,550	24.1%
Age 20 to 64 Years	3,907	63.0%	29,321	61.5%	80,187	59.3%
Age 65 Years or Over	875	14.1%	6,838	14.3%	22,387	16.6%
Female Median Age	39.8		40.3		40.4	
Male Population	5,831	48.5%	45,755	49.0%	129,996	49.0%
Age 0 to 19 Years	1,434	24.6%	12,173	26.6%	34,596	26.6%
Age 20 to 64 Years	3,652	62.6%	27,846	60.9%	77,686	59.8%
Age 65 Years or Over	745	12.8%	5,735	12.5%	17,715	13.6%
Male Median Age	39.0		38.3		37.7	

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Lat/Lon: 33.6671/-112.1872

RF5

2020 N 59th Ave

Glendale, AZ 85308

Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	509	10.8%	2,778	7.8%	6,204	6.1%
HH Income \$150,000 to \$199,999	432	9.2%	3,009	8.5%	7,803	7.6%
HH Income \$100,000 to \$149,999	929	19.8%	6,870	19.4%	17,985	17.6%
HH Income \$75,000 to \$99,999	615	13.1%	5,306	15.0%	15,641	15.3%
HH Income \$50,000 to \$74,999	752	16.0%	6,573	18.6%	19,668	19.3%
HH Income \$35,000 to \$49,999	497	10.6%	4,445	12.5%	13,195	12.9%
HH Income \$25,000 to \$34,999	249	5.3%	2,372	6.7%	7,817	7.7%
HH Income \$15,000 to \$24,999	193	4.1%	1,861	5.3%	7,060	6.9%
HH Income Under \$15,000	523	11.1%	2,207	6.2%	6,727	6.6%
HH Income \$35,000 or More	3,734	79.5%	28,981	81.8%	80,496	78.8%
HH Income \$75,000 or More	2,484	52.9%	17,963	50.7%	47,633	46.7%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	4,843		36,512		106,256	
Housing Units Occupied	4,699	97.0%	35,422	97.0%	102,101	96.1%
Housing Units Owner-Occupied	3,170	67.5%	25,325	71.5%	71,077	69.6%
Housing Units, Renter-Occupied	1,529	32.5%	10,097	28.5%	31,024	30.4%
Housing Units, Vacant	144	3.0%	1,090	3.0%	4,156	3.9%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,194	32.1%	22,871	30.0%	63,465	29.3%
Currently Married	5,147	51.8%	37,450	49.1%	104,963	48.5%
Separated	294	3.0%	2,560	3.4%	7,026	3.2%
Widowed	385	3.9%	3,506	4.6%	12,188	5.6%
Divorced	922	9.3%	9,935	13.0%	28,774	13.3%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,746	81.0%	79,209	84.8%	221,225	83.4%
Population Non-Family	1,824	15.2%	13,310	14.2%	41,639	15.7%
Population Group Quarters	461	3.8%	933	1.0%	2,256	0.9%
Family Households	3,267	69.5%	25,265	71.3%	70,048	68.6%
Non-Family Households	1,431	30.5%	10,156	28.7%	32,053	31.4%
Married Couple with Children	1,004	19.5%	7,992	21.3%	21,923	20.9%
Average Family Household Size	3.0		3.1		3.2	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,120	23.8%	7,685	21.7%	24,681	24.2%
2 Person Households	1,862	39.6%	12,748	36.0%	35,384	34.7%
3 Person Households	747	15.9%	6,150	17.4%	17,185	16.8%
4 Person Households	625	13.3%	5,270	14.9%	14,361	14.1%
5 Person Households	228	4.9%	2,249	6.3%	6,532	6.4%
6 or More Person Households	116	2.5%	1,320	3.7%	3,958	3.9%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	100	2.1%	940	2.7%	3,920	3.8%
Households with 1 Vehicles Available	1,412	30.1%	10,160	28.7%	32,906	32.2%
Households with 2 or More Vehicles Available	3,187	67.8%	24,321	68.7%	65,275	63.9%
Total Vehicles Available	9,059		70,579		193,477	
Average Vehicles Per Household	1.9		2.0		1.9	

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RF5

20020 N 59th Ave

Glendale, AZ 85308

1 mi radius

3 mi radius

5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	9,777		74,955		212,741	
Estimated Civilian Employed	5,785	59.2%	46,473	62.0%	132,701	62.4%
Estimated Civilian Unemployed	233	2.4%	2,013	2.7%	5,303	2.5%
Estimated in Armed Forces	13	0.1%	96	0.1%	200	0.1%
Estimated Not in Labor Force	3,747	38.3%	26,373	35.2%	74,537	35.0%
Unemployment Rate	2.4%		2.7%		2.5%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	5,786		46,462		133,257	
Management, Business, Financial Operations	1,232	21.3%	8,781	18.9%	24,312	18.2%
Professional, Related	1,565	27.1%	10,915	23.5%	28,966	21.7%
Service	861	14.9%	6,928	14.9%	20,224	15.2%
Sales, Office	1,539	26.6%	12,990	28.0%	38,610	29.0%
Farming, Fishing, Forestry	15	0.3%	133	0.3%	222	0.2%
Construct, Extraction, Maintenance	252	4.3%	3,198	6.9%	9,873	7.4%
Production, Transport Material Moving	321	5.6%	3,515	7.6%	11,051	8.3%
White Collar Workers	4,337	75.0%	32,687	70.4%	91,887	69.0%
Blue Collar Workers	1,449	25.0%	13,775	29.6%	41,369	31.0%

Consumer Expenditure (2017)

Total Household Expenditure	\$329 M		\$2.36 B		\$6.37 B	
Total Non-Retail Expenditure	\$180 M	54.7%	\$1.29 B	54.7%	\$3.48 B	54.6%
Total Retail Expenditure	\$149 M	45.3%	\$1.07 B	45.3%	\$2.90 B	45.4%
Apparel	\$11.6 M	3.5%	\$82.8 M	3.5%	\$223 M	3.5%
Contributions	\$15.9 M	4.8%	\$110 M	4.6%	\$288 M	4.5%
Education	\$13.5 M	4.1%	\$93.0 M	3.9%	\$244 M	3.8%
Entertainment	\$18.6 M	5.7%	\$134 M	5.7%	\$360 M	5.6%
Food and Beverages	\$47.1 M	14.3%	\$340 M	14.4%	\$924 M	14.5%
Furnishings and Equipment	\$11.7 M	3.6%	\$83.4 M	3.5%	\$224 M	3.5%
Gifts	\$8.80 M	2.7%	\$61.5 M	2.6%	\$163 M	2.6%
Health Care	\$25.1 M	7.6%	\$182 M	7.7%	\$498 M	7.8%
Household Operations	\$10.0 M	3.0%	\$70.6 M	3.0%	\$188 M	2.9%
Miscellaneous Expenses	\$4.73 M	1.4%	\$34.1 M	1.4%	\$92.8 M	1.5%
Personal Care	\$4.25 M	1.3%	\$30.5 M	1.3%	\$82.5 M	1.3%
Personal Insurance	\$2.63 M	0.8%	\$18.5 M	0.8%	\$48.9 M	0.8%
Reading	\$736 K	0.2%	\$5.26 M	0.2%	\$14.2 M	0.2%
Shelter	\$68.1 M	20.7%	\$486 M	20.6%	\$1.31 B	20.6%
Tobacco	\$1.79 M	0.5%	\$13.2 M	0.6%	\$36.8 M	0.6%
Transportation	\$61.0 M	18.5%	\$443 M	18.8%	\$1.20 B	18.9%
Utilities	\$23.6 M	7.2%	\$171 M	7.2%	\$467 M	7.3%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	8,381		64,123		181,748	
Elementary (Grade Level 0 to 8)	98	1.2%	1,306	2.0%	3,914	2.2%
Some High School (Grade Level 9 to 11)	269	3.2%	2,976	4.6%	8,404	4.6%
High School Graduate	1,266	15.1%	14,345	22.4%	43,507	23.9%
Some College	1,967	23.5%	17,125	26.7%	50,466	27.8%
Associate Degree Only	801	9.6%	6,171	9.6%	17,415	9.6%
Bachelor Degree Only	2,481	29.6%	14,154	22.1%	37,648	20.7%
Graduate Degree	1,499	17.9%	8,046	12.5%	20,396	11.2%

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Glendale, AZ 85308

Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,667	82.3%	28,055	82.6%	77,494	80.9%
1 Attached Unit	48	1.1%	671	2.0%	3,967	4.1%
2 to 4 Units	156	3.5%	843	2.5%	2,666	2.8%
5 to 9 Units	257	5.8%	1,723	5.1%	4,450	4.6%
10 to 19 Units	172	3.9%	1,686	5.0%	5,465	5.7%
20 to 49 Units	155	3.5%	483	1.4%	1,603	1.7%
50 or More Units	188	4.2%	823	2.4%	3,786	4.0%
Mobile Home or Trailer	54	1.2%	1,105	3.3%	2,886	3.0%
Other Structure	2	-	17	0.1%	140	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	23	0.5%	223	0.7%	636	0.7%
Homes Built 2000 to 2004	613	13.7%	4,905	14.4%	17,454	18.2%
Homes Built 1990 to 1999	3,119	70.0%	14,888	43.8%	34,301	35.8%
Homes Built 1980 to 1989	445	10.0%	7,920	23.3%	22,790	23.8%
Homes Built 1970 to 1979	208	4.7%	5,282	15.5%	18,705	19.5%
Homes Built 1960 to 1969	100	2.3%	862	2.5%	3,476	3.6%
Homes Built 1950 to 1959	55	1.2%	491	1.4%	1,905	2.0%
Homes Built Before 1949	16	0.4%	129	0.4%	605	0.6%

Home Values (2010)

Home Values \$1,000,000 or More	26	0.8%	179	0.7%	451	0.7%
Home Values \$500,000 to \$999,999	164	5.2%	1,625	6.6%	4,222	6.2%
Home Values \$400,000 to \$499,999	321	10.2%	1,624	6.6%	4,137	6.1%
Home Values \$300,000 to \$399,999	646	20.6%	4,175	16.9%	11,187	16.4%
Home Values \$200,000 to \$299,999	1,280	40.8%	8,169	33.0%	21,265	31.2%
Home Values \$150,000 to \$199,999	506	16.1%	5,174	20.9%	14,331	21.0%
Home Values \$100,000 to \$149,999	151	4.8%	2,808	11.3%	9,760	14.3%
Home Values \$70,000 to \$99,999	17	0.5%	762	3.1%	2,771	4.1%
Home Values \$50,000 to \$69,999	6	0.2%	198	0.8%	827	1.2%
Home Values \$25,000 to \$49,999	8	0.2%	119	0.5%	464	0.7%
Home Values Under \$25,000	36	1.1%	398	1.6%	1,653	2.4%
Owner-Occupied Median Home Value	\$274,089		\$243,493		\$228,802	
Renter-Occupied Median Rent	\$1,056		\$950		\$912	

Transportation To Work (2010)

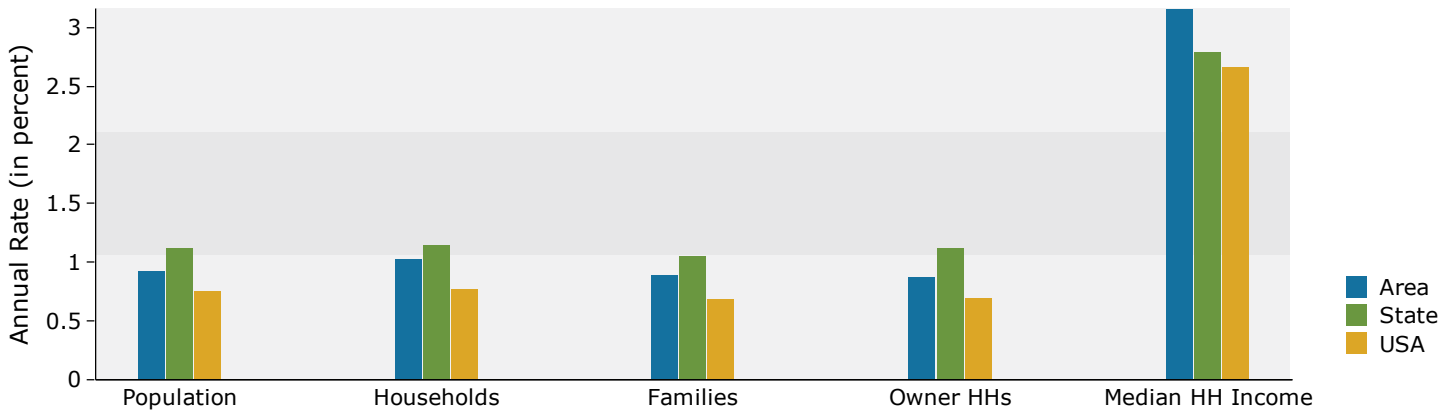
Drive to Work Alone	4,459	78.8%	34,626	79.2%	98,711	79.3%
Drive to Work in Carpool	479	8.5%	4,099	9.4%	11,727	9.4%
Travel to Work by Public Transportation	65	1.1%	681	1.6%	2,053	1.6%
Drive to Work on Motorcycle	18	0.3%	259	0.6%	634	0.5%
Walk or Bicycle to Work	201	3.6%	937	2.1%	2,990	2.4%
Other Means	38	0.7%	327	0.7%	894	0.7%
Work at Home	402	7.1%	2,797	6.4%	7,532	6.0%

Travel Time (2010)

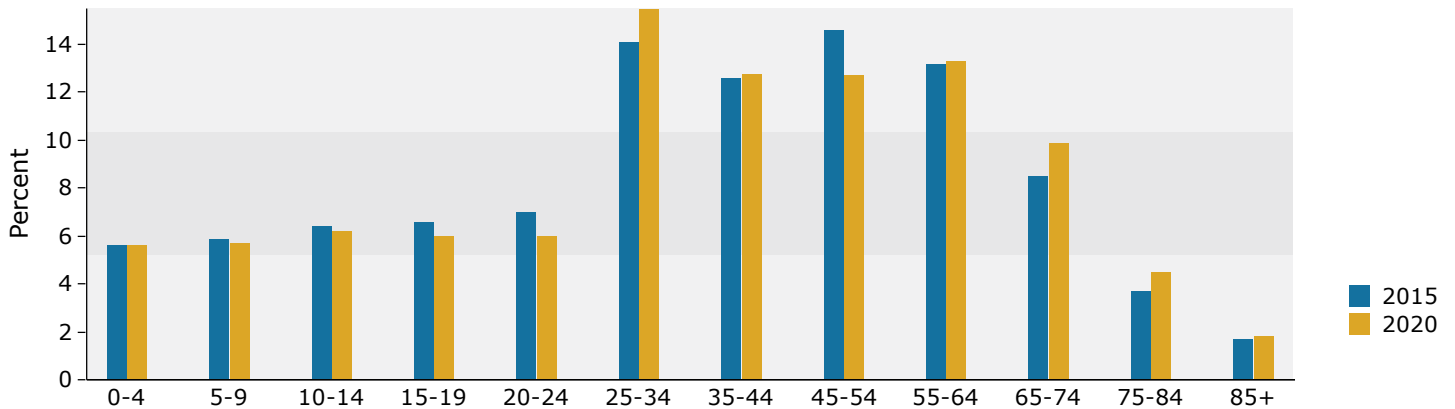
Travel to Work in 14 Minutes or Less	1,247	23.7%	9,588	23.4%	26,725	22.8%
Travel to Work in 15 to 29 Minutes	2,250	42.8%	17,178	42.0%	47,586	40.7%
Travel to Work in 30 to 59 Minutes	1,551	29.5%	14,029	34.3%	42,868	36.6%
Travel to Work in 60 Minutes or More	309	5.9%	2,616	6.4%	7,945	6.8%
Average Minutes Travel to Work	22.2		23.4		24.1	

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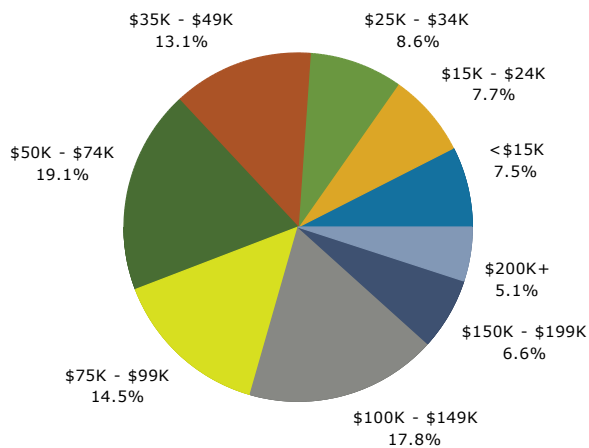
Trends 2015-2020



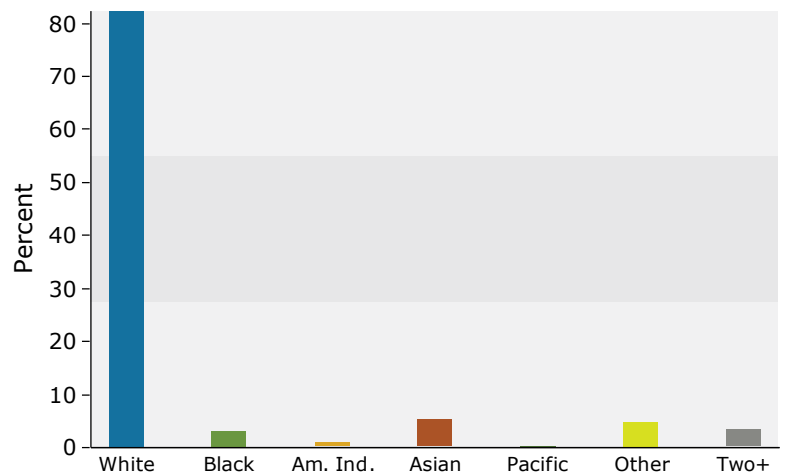
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 14.2%