

NOTABLE TENANTS IN TRADE AREA



**RETAIL & WAREHOUSE FOR LEASE**

AVAILABLE

- Front Showroom - 10,880 sf divisible  
Rate - \$16 psf, NNN
- Rear Warehouse - 7,350 sf  
Rate - \$8 psf, NNN

FEATURES

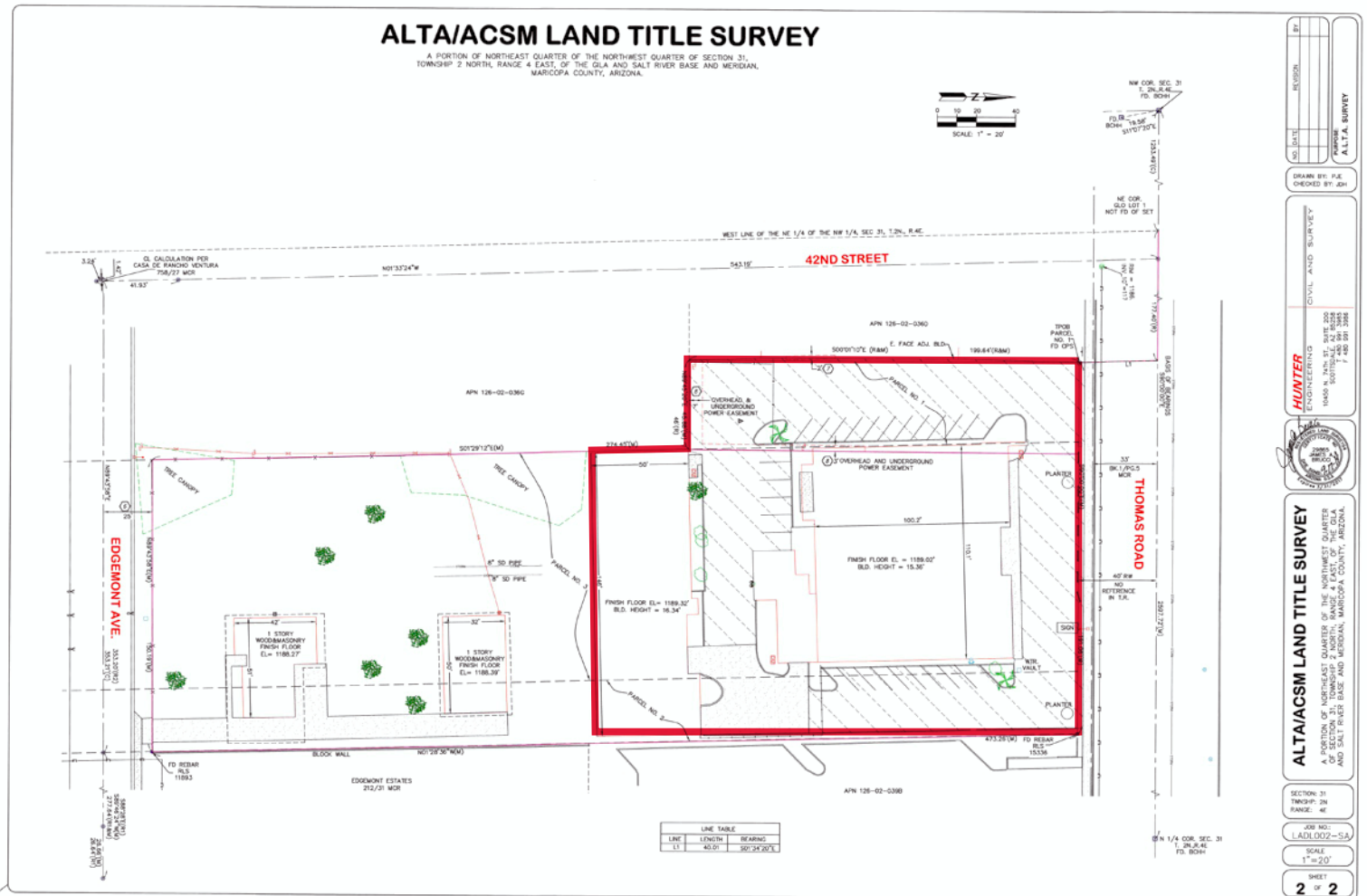
- Zoning: C-2, City of Phoenix
- Large monument sign
- Tremendous visibility
- Thomas Road: ±34,252 CPD

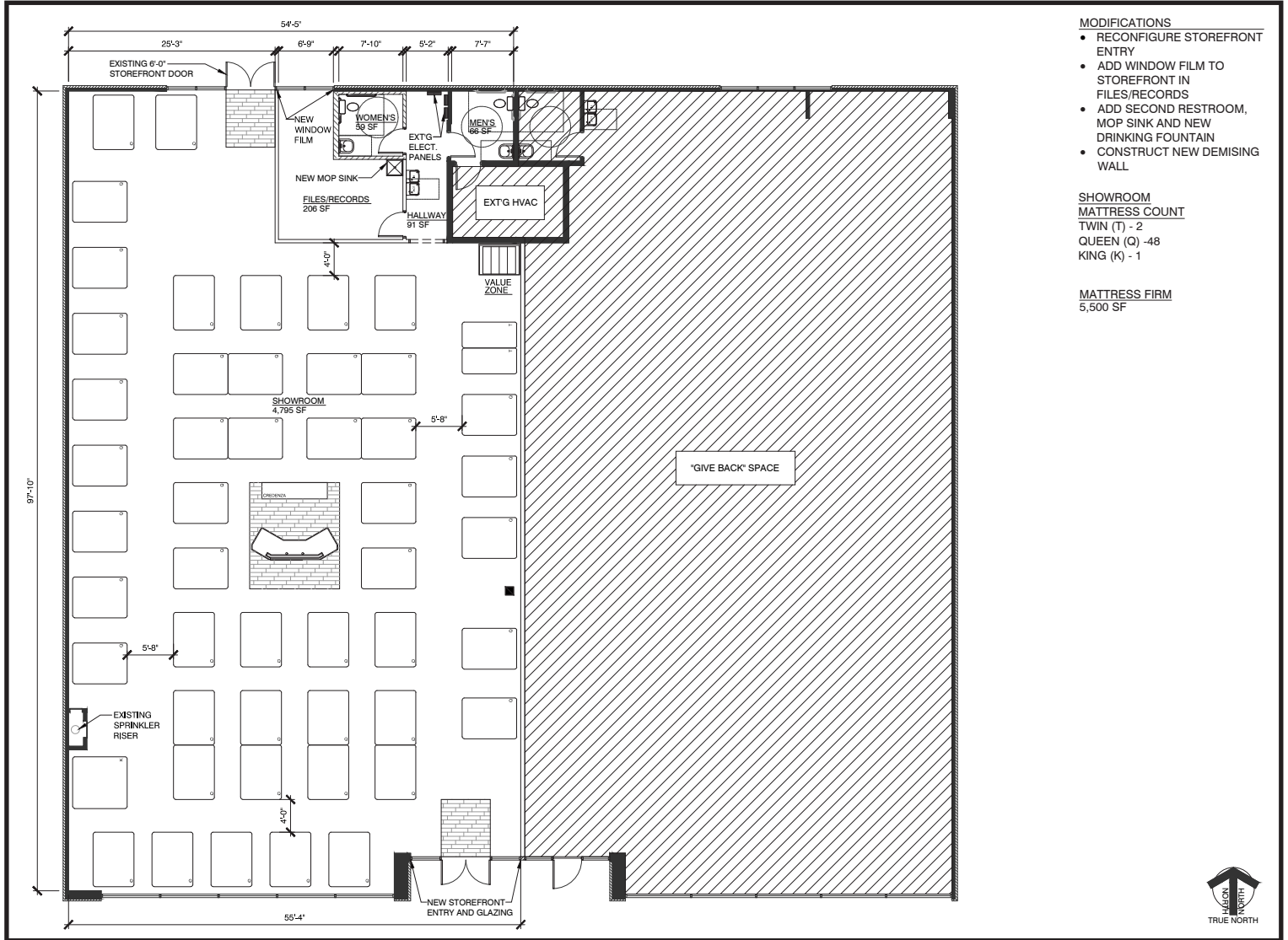
2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	23,697	144,588	316,007
Avg. Household Income	\$72,140	\$81,836	\$87,380
Daytime Employment	9,952	79,890	301,485

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- MODIFICATIONS**
- RECONFIGURE STOREFRONT ENTRY
  - ADD WINDOW FILM TO STOREFRONT IN FILES/RECORDS
  - ADD SECOND RESTROOM, MOP SINK AND NEW DRINKING FOUNTAIN
  - CONSTRUCT NEW DEMISING WALL

**SHOWROOM MATTRESS COUNT**  
 TWIN (T) - 2  
 QUEEN (Q) - 48  
 KING (K) - 1

**MATTRESS FIRM**  
 5,500 SF

**4221 E Thomas Rd****Phoenix, AZ 85018****1 mi radius****3 mi radius****5 mi radius****Population**

Estimated Population (2019)	23,697	144,588	316,007
Projected Population (2024)	26,285	160,173	348,312
Census Population (2010)	20,975	124,671	256,745
Census Population (2000)	22,467	131,813	276,154
Projected Annual Growth (2019 to 2024)	2,588 2.2%	15,585 2.2%	32,305 2.0%
Historical Annual Growth (2010 to 2019)	2,722 1.3%	19,917 1.5%	59,262 2.1%
Historical Annual Growth (2000 to 2010)	-1,492 -0.7%	-7,142 -0.5%	-19,409 -0.7%
Estimated Population Density (2019)	7,547 psm	5,116 psm	4,025 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

**Households**

Estimated Households (2019)	9,922	59,211	139,375
Projected Households (2024)	10,584	62,993	147,566
Census Households (2010)	8,673	50,244	110,364
Census Households (2000)	9,425	50,736	111,750
Estimated Households with Children (2019)	2,965 29.9%	17,471 29.5%	33,406 24.0%
Estimated Average Household Size (2019)	2.38	2.41	2.23

**Average Household Income**

Estimated Average Household Income (2019)	\$72,140	\$81,836	\$87,380
Projected Average Household Income (2024)	\$79,480	\$91,186	\$98,131
Estimated Average Family Income (2019)	\$85,361	\$107,615	\$114,328

**Median Household Income**

Estimated Median Household Income (2019)	\$59,928	\$63,139	\$66,877
Projected Median Household Income (2024)	\$68,689	\$72,723	\$76,976
Estimated Median Family Income (2019)	\$72,878	\$81,873	\$86,487

**Per Capita Income**

Estimated Per Capita Income (2019)	\$30,248	\$33,654	\$38,699
Projected Per Capita Income (2024)	\$32,042	\$35,989	\$41,720
Estimated Per Capita Income 5 Year Growth	\$1,795 5.9%	\$2,335 6.9%	\$3,021 7.8%
Estimated Average Household Net Worth (2019)	\$693,775	\$772,984	\$834,539

**Daytime Demos (2019)**

Total Businesses	939	7,107	24,277
Total Employees	9,952	79,890	301,485
Company Headquarter Businesses	10 1.0%	73 1.0%	243 1.0%
Company Headquarter Employees	492 4.9%	11,846 14.8%	32,281 10.7%
Employee Population per Business	10.6	11.2	12.4
Residential Population per Business	25.2	20.3	13.0

**4221 E Thomas Rd****Phoenix, AZ 85018****1 mi radius****3 mi radius****5 mi radius****Race & Ethnicity**

White (2019)	14,786	62.4%	91,890	63.6%	213,867	67.7%
Black or African American (2019)	1,813	7.6%	11,627	8.0%	21,462	6.8%
American Indian or Alaska Native (2019)	794	3.3%	3,995	2.8%	8,357	2.6%
Asian (2019)	785	3.3%	4,362	3.0%	11,225	3.6%
Hawaiian or Pacific Islander (2019)	63	0.3%	217	0.1%	484	0.2%
Other Race (2019)	4,409	18.6%	26,808	18.5%	48,606	15.4%
Two or More Races (2019)	1,048	4.4%	5,689	3.9%	12,006	3.8%
Not Hispanic or Latino Population (2019)	13,670	57.7%	82,681	57.2%	203,445	64.4%
Hispanic or Latino Population (2019)	10,027	42.3%	61,907	42.8%	112,562	35.6%
Not Hispanic or Latino Population (2024)	15,044	57.2%	90,628	56.6%	221,376	63.6%
Hispanic or Latino Population (2024)	11,241	42.8%	69,544	43.4%	126,936	36.4%
Not Hispanic or Latino Population (2010)	12,267	58.5%	70,348	56.4%	160,914	62.7%
Hispanic or Latino Population (2010)	8,708	41.5%	54,323	43.6%	95,831	37.3%
Not Hispanic or Latino Population (2000)	15,267	68.0%	77,922	59.1%	175,550	63.6%
Hispanic or Latino Population (2000)	7,200	32.0%	53,891	40.9%	100,604	36.4%
Projected Hispanic Annual Growth (2019 to 2024)	1,214	2.4%	7,637	2.5%	14,374	2.6%
Historic Hispanic Annual Growth (2000 to 2019)	2,826	2.1%	8,016	0.8%	11,958	0.6%

**Age Distribution (2019)**

Age Under 5	1,685	7.1%	9,996	6.9%	19,031	6.0%
Age 5 to 9 Years	1,469	6.2%	9,497	6.6%	18,707	5.9%
Age 10 to 14 Years	1,459	6.2%	9,536	6.6%	19,030	6.0%
Age 15 to 19 Years	1,490	6.3%	9,415	6.5%	19,362	6.1%
Age 20 to 24 Years	1,704	7.2%	10,789	7.5%	23,464	7.4%
Age 25 to 29 Years	2,200	9.3%	13,357	9.2%	28,745	9.1%
Age 30 to 34 Years	1,966	8.3%	11,488	7.9%	24,046	7.6%
Age 35 to 39 Years	1,714	7.2%	10,122	7.0%	21,416	6.8%
Age 40 to 44 Years	1,577	6.7%	9,455	6.5%	19,951	6.3%
Age 45 to 49 Years	1,621	6.8%	9,306	6.4%	20,182	6.4%
Age 50 to 54 Years	1,521	6.4%	8,840	6.1%	19,728	6.2%
Age 55 to 59 Years	1,444	6.1%	8,489	5.9%	19,563	6.2%
Age 60 to 64 Years	1,127	4.8%	6,794	4.7%	16,930	5.4%
Age 65 to 74 Years	1,478	6.2%	9,626	6.7%	25,580	8.1%
Age 75 to 84 Years	859	3.6%	5,548	3.8%	14,436	4.6%
Age 85 Years or Over	383	1.6%	2,332	1.6%	5,837	1.8%
Median Age	34.1		34.1		36.2	

**Gender Age Distribution (2019)**

Female Population	11,768	49.7%	71,332	49.3%	156,265	49.4%
Age 0 to 19 Years	3,025	25.7%	18,877	26.5%	37,425	23.9%
Age 20 to 64 Years	7,199	61.2%	42,840	60.1%	93,330	59.7%
Age 65 Years or Over	1,545	13.1%	9,615	13.5%	25,510	16.3%
Female Median Age	34.7		34.5		37.1	
Male Population	11,929	50.3%	73,256	50.7%	159,742	50.6%
Age 0 to 19 Years	3,077	25.8%	19,566	26.7%	38,705	24.2%
Age 20 to 64 Years	7,676	64.3%	45,799	62.5%	100,694	63.0%
Age 65 Years or Over	1,175	9.9%	7,891	10.8%	20,343	12.7%
Male Median Age	33.7		33.8		35.5	

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**4221 E Thomas Rd****Phoenix, AZ 85018****1 mi radius****3 mi radius****5 mi radius****Household Income Distribution (2019)**

HH Income \$200,000 or More	519	5.2%	4,156	7.0%	10,868	7.8%
HH Income \$150,000 to \$199,999	603	6.1%	3,380	5.7%	8,840	6.3%
HH Income \$100,000 to \$149,999	1,312	13.2%	7,353	12.4%	17,862	12.8%
HH Income \$75,000 to \$99,999	1,259	12.7%	6,971	11.8%	17,973	12.9%
HH Income \$50,000 to \$74,999	1,873	18.9%	10,755	18.2%	25,320	18.2%
HH Income \$35,000 to \$49,999	1,442	14.5%	9,223	15.6%	19,484	14.0%
HH Income \$25,000 to \$34,999	999	10.1%	5,955	10.1%	12,201	8.8%
HH Income \$15,000 to \$24,999	962	9.7%	5,755	9.7%	12,610	9.0%
HH Income Under \$15,000	954	9.6%	5,663	9.6%	14,216	10.2%
HH Income \$35,000 or More	7,006	70.6%	41,838	70.7%	100,347	72.0%
HH Income \$75,000 or More	3,692	37.2%	21,860	36.9%	55,543	39.9%

**Housing (2019)**

Total Housing Units	10,355		62,257		147,428	
Housing Units Occupied	9,922	95.8%	59,211	95.1%	139,375	94.5%
Housing Units Owner-Occupied	4,091	41.2%	24,936	42.1%	55,752	40.0%
Housing Units, Renter-Occupied	5,831	58.8%	34,275	57.9%	83,623	60.0%
Housing Units, Vacant	434	4.4%	3,046	5.1%	8,052	5.8%

**Marital Status (2019)**

Never Married	9,093	47.6%	51,943	44.9%	122,432	47.2%
Currently Married	5,445	28.5%	36,666	31.7%	77,456	29.9%
Separated	953	5.0%	6,987	6.0%	13,676	5.3%
Widowed	750	3.9%	4,955	4.3%	11,237	4.3%
Divorced	2,843	14.9%	15,009	13.0%	34,438	13.3%

**Household Type (2019)**

Population Family	17,647	74.5%	106,795	73.9%	216,790	68.6%
Population Non-Family	5,979	25.2%	36,197	25.0%	94,618	29.9%
Population Group Quarters	71	0.3%	1,596	1.1%	4,598	1.5%
Family Households	5,251	52.9%	30,569	51.6%	65,520	47.0%
Non-Family Households	4,671	47.1%	28,642	48.4%	73,855	53.0%
Married Couple with Children	1,551	28.5%	9,444	25.8%	17,818	23.0%
Average Family Household Size	3.4		3.5		3.3	

**Household Size (2019)**

1 Person Households	3,624	36.5%	22,490	38.0%	57,522	41.3%
2 Person Households	2,791	28.1%	16,243	27.4%	40,882	29.3%
3 Person Households	1,442	14.5%	7,393	12.5%	16,237	11.7%
4 Person Households	1,003	10.1%	5,845	9.9%	11,814	8.5%
5 Person Households	585	5.9%	3,573	6.0%	6,582	4.7%
6 or More Person Households	477	4.8%	3,666	6.2%	6,338	4.5%

**Household Vehicles (2019)**

Households with 0 Vehicles Available	1,179	11.9%	5,657	9.6%	13,619	9.8%
Households with 1 Vehicles Available	3,679	37.1%	24,345	41.1%	59,233	42.5%
Households with 2 or More Vehicles Available	5,064	51.0%	29,209	49.3%	66,522	47.7%
Total Vehicles Available	15,784		94,932		218,916	
Average Vehicles Per Household	1.6		1.6		1.6	

<b>4221 E Thomas Rd</b>		<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Phoenix, AZ 85018</b>							
<b>Labor Force (2019)</b>							
Estimated Labor Population Age 16 Years or Over		18,796		113,802		255,743	
Estimated Civilian Employed		12,722	67.7%	75,882	66.7%	171,057	66.9%
Estimated Civilian Unemployed		592	3.1%	3,396	3.0%	7,300	2.9%
Estimated in Armed Forces		112	0.6%	210	0.2%	278	0.1%
Estimated Not in Labor Force		5,371	28.6%	34,314	30.2%	77,107	30.2%
Unemployment Rate		3.1%		3.0%		2.9%	
<b>Occupation (2019)</b>							
Occupation: Population Age 16 Years or Over		12,722		75,882		171,057	
Management, Business, Financial Operations		2,180	17.1%	12,701	16.7%	30,585	17.9%
Professional, Related		2,488	19.6%	14,525	19.1%	37,552	22.0%
Service		2,755	21.7%	17,071	22.5%	34,966	20.4%
Sales, Office		3,434	27.0%	19,154	25.2%	42,069	24.6%
Farming, Fishing, Forestry		29	0.2%	265	0.3%	399	0.2%
Construct, Extraction, Maintenance		806	6.3%	5,642	7.4%	11,830	6.9%
Production, Transport Material Moving		1,030	8.1%	6,525	8.6%	13,655	8.0%
White Collar Workers		8,102	63.7%	46,380	61.1%	110,207	64.4%
Blue Collar Workers		4,620	36.3%	29,502	38.9%	60,851	35.6%
<b>Consumer Expenditure (2019)</b>							
Total Household Expenditure		\$552 M		\$3.56 B		\$8.79 B	
Total Non-Retail Expenditure		\$292.12 M	52.9%	\$1.89 B	53.0%	\$4.67 B	53.1%
Total Retail Expenditure		\$259.88 M	47.1%	\$1.67 B	47.0%	\$4.12 B	46.9%
Apparel		\$19.48 M	3.5%	\$126.16 M	3.5%	\$311.18 M	3.5%
Contributions		\$17.52 M	3.2%	\$116.21 M	3.3%	\$291.04 M	3.3%
Education		\$16.21 M	2.9%	\$108.51 M	3.0%	\$272.39 M	3.1%
Entertainment		\$30.77 M	5.6%	\$199.82 M	5.6%	\$495 M	5.6%
Food and Beverages		\$81.83 M	14.8%	\$524.85 M	14.7%	\$1.29 B	14.7%
Furnishings and Equipment		\$19.13 M	3.5%	\$124.03 M	3.5%	\$307.19 M	3.5%
Gifts		\$13.32 M	2.4%	\$88.81 M	2.5%	\$222.89 M	2.5%
Health Care		\$46.48 M	8.4%	\$297.49 M	8.4%	\$732.88 M	8.3%
Household Operations		\$21.43 M	3.9%	\$139.53 M	3.9%	\$345.69 M	3.9%
Miscellaneous Expenses		\$10.4 M	1.9%	\$67.32 M	1.9%	\$166.55 M	1.9%
Personal Care		\$7.4 M	1.3%	\$47.7 M	1.3%	\$117.79 M	1.3%
Personal Insurance		\$3.73 M	0.7%	\$24.57 M	0.7%	\$61.27 M	0.7%
Reading		\$1.19 M	0.2%	\$7.74 M	0.2%	\$19.24 M	0.2%
Shelter		\$118.06 M	21.4%	\$759.55 M	21.3%	\$1.87 B	21.3%
Tobacco		\$3.53 M	0.6%	\$22.01 M	0.6%	\$53.29 M	0.6%
Transportation		\$100.21 M	18.2%	\$643.8 M	18.1%	\$1.58 B	18.0%
Utilities		\$41.29 M	7.5%	\$262.78 M	7.4%	\$642.67 M	7.3%
<b>Educational Attainment (2019)</b>							
Adult Population Age 25 Years or Over		15,890		95,357		216,413	
Elementary (Grade Level 0 to 8)		1,094	6.9%	8,269	8.7%	15,495	7.2%
Some High School (Grade Level 9 to 11)		1,195	7.5%	8,617	9.0%	15,670	7.2%
High School Graduate		3,551	22.3%	18,895	19.8%	38,926	18.0%
Some College		3,723	23.4%	20,665	21.7%	46,748	21.6%
Associate Degree Only		1,205	7.6%	6,291	6.6%	14,855	6.9%
Bachelor Degree Only		3,600	22.7%	21,151	22.2%	53,305	24.6%
Graduate Degree		1,523	9.6%	11,468	12.0%	31,414	14.5%

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**4221 E Thomas Rd****Phoenix, AZ 85018****1 mi radius****3 mi radius****5 mi radius****Units In Structure (2019)**

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	5,172	59.6%	28,811	57.3%	61,376	55.6%
1 Attached Unit	459	5.3%	3,570	7.1%	11,263	10.2%
2 to 4 Units	552	6.4%	4,928	9.8%	11,558	10.5%
5 to 9 Units	786	9.1%	3,991	7.9%	10,671	9.7%
10 to 19 Units	1,174	13.5%	5,191	10.3%	11,465	10.4%
20 to 49 Units	692	8.0%	4,097	8.2%	9,986	9.0%
50 or More Units	909	10.5%	6,906	13.7%	20,144	18.3%
Mobile Home or Trailer	125	1.4%	1,566	3.1%	2,684	2.4%
Other Structure	53	0.6%	151	0.3%	229	0.2%

**Homes Built By Year (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Homes Built 2010 or later	385	4.4%	3,065	6.1%	9,061	8.2%
Homes Built 2000 to 2009	898	10.4%	6,625	13.2%	16,454	14.9%
Homes Built 1990 to 1999	947	10.9%	6,139	12.2%	14,803	13.4%
Homes Built 1980 to 1989	1,059	12.2%	6,475	12.9%	17,325	15.7%
Homes Built 1970 to 1979	1,790	20.6%	9,626	19.2%	23,950	21.7%
Homes Built 1960 to 1969	1,558	18.0%	9,812	19.5%	23,898	21.7%
Homes Built 1950 to 1959	2,975	34.3%	13,569	27.0%	23,368	21.2%
Homes Built Before 1949	310	3.6%	3,899	7.8%	10,515	9.5%

**Home Values (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Home Values \$1,000,000 or More	28	0.8%	875	3.9%	2,225	4.5%
Home Values \$500,000 to \$999,999	551	15.0%	4,326	19.3%	7,691	15.6%
Home Values \$400,000 to \$499,999	473	12.9%	2,295	10.2%	4,651	9.4%
Home Values \$300,000 to \$399,999	751	20.4%	3,489	15.6%	8,847	18.0%
Home Values \$200,000 to \$299,999	1,256	34.1%	5,948	26.5%	14,612	29.7%
Home Values \$150,000 to \$199,999	508	13.8%	2,991	13.3%	7,012	14.2%
Home Values \$100,000 to \$149,999	249	6.8%	1,895	8.5%	4,090	8.3%
Home Values \$70,000 to \$99,999	85	2.3%	788	3.5%	1,595	3.2%
Home Values \$50,000 to \$69,999	54	1.5%	499	2.2%	842	1.7%
Home Values \$25,000 to \$49,999	55	1.5%	440	2.0%	763	1.5%
Home Values Under \$25,000	69	1.9%	689	3.1%	1,346	2.7%
Owner-Occupied Median Home Value	\$304,503		\$366,142		\$379,144	
Renter-Occupied Median Rent	\$820		\$837		\$918	

**Transportation To Work (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Drive to Work Alone	8,443	71.6%	52,594	73.7%	115,544	73.5%
Drive to Work in Carpool	1,434	12.2%	8,484	11.9%	16,645	10.6%
Travel to Work by Public Transportation	445	3.8%	2,766	3.9%	6,046	3.8%
Drive to Work on Motorcycle	27	0.2%	217	0.3%	562	0.4%
Walk or Bicycle to Work	577	4.9%	2,445	3.4%	6,229	4.0%
Other Means	156	1.3%	1,134	1.6%	2,371	1.5%
Work at Home	703	6.0%	3,747	5.2%	9,746	6.2%

**Travel Time (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Travel to Work in 14 Minutes or Less	3,407	28.9%	19,663	27.5%	43,742	27.8%
Travel to Work in 15 to 29 Minutes	5,518	46.8%	32,925	46.1%	73,845	47.0%
Travel to Work in 30 to 59 Minutes	2,455	20.8%	16,010	22.4%	35,959	22.9%
Travel to Work in 60 Minutes or More	542	4.6%	3,142	4.4%	6,674	4.2%
Average Minutes Travel to Work	19.2		19.7		20.2	

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