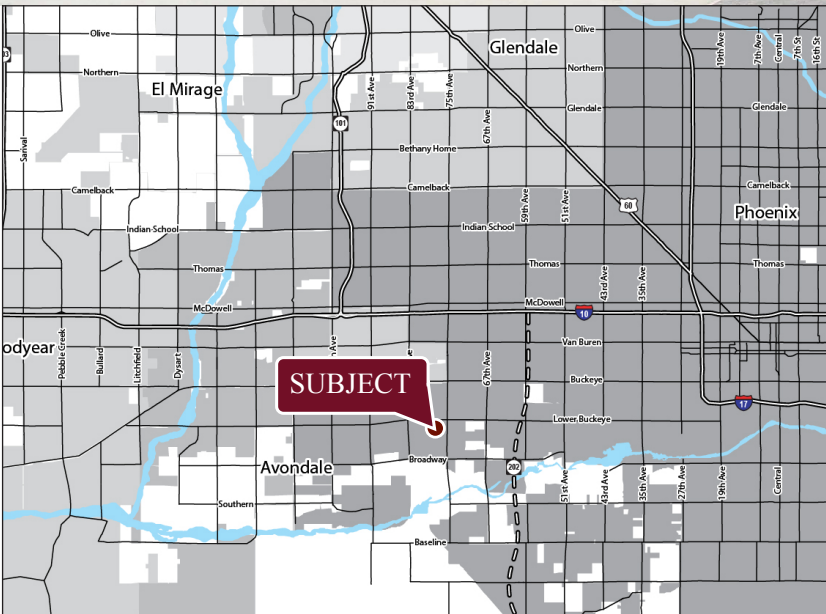


# TUSCANO TOWNE CENTER

SWC 75TH AVE. & LOWER BUCKEYE RD.  
PHOENIX, AZ



## SHOP SPACES & PAD FOR SALE

### AVAILABILITY

- 3,000 SF Available
- 1,307 SF Coming Available 3/2018
- Pad Available for Sale on Lower Buckeye

### FEATURES

- Dominant Grocer in Submarket
- Captive submarket in growing trade area
- Join over thirteen national retailers at this destination shopping center in the southwest valley
- +/- 18,700 cpd on Lower Buckeye Rd
- +/- 25,700 cpd on 75th Ave.

### NOTABLE TENANTS



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	10,373	58,182	223,252
Avg Household Income	\$63,673	\$58,345	\$53,919
Daytime Employment	2,461	21,899	71,617



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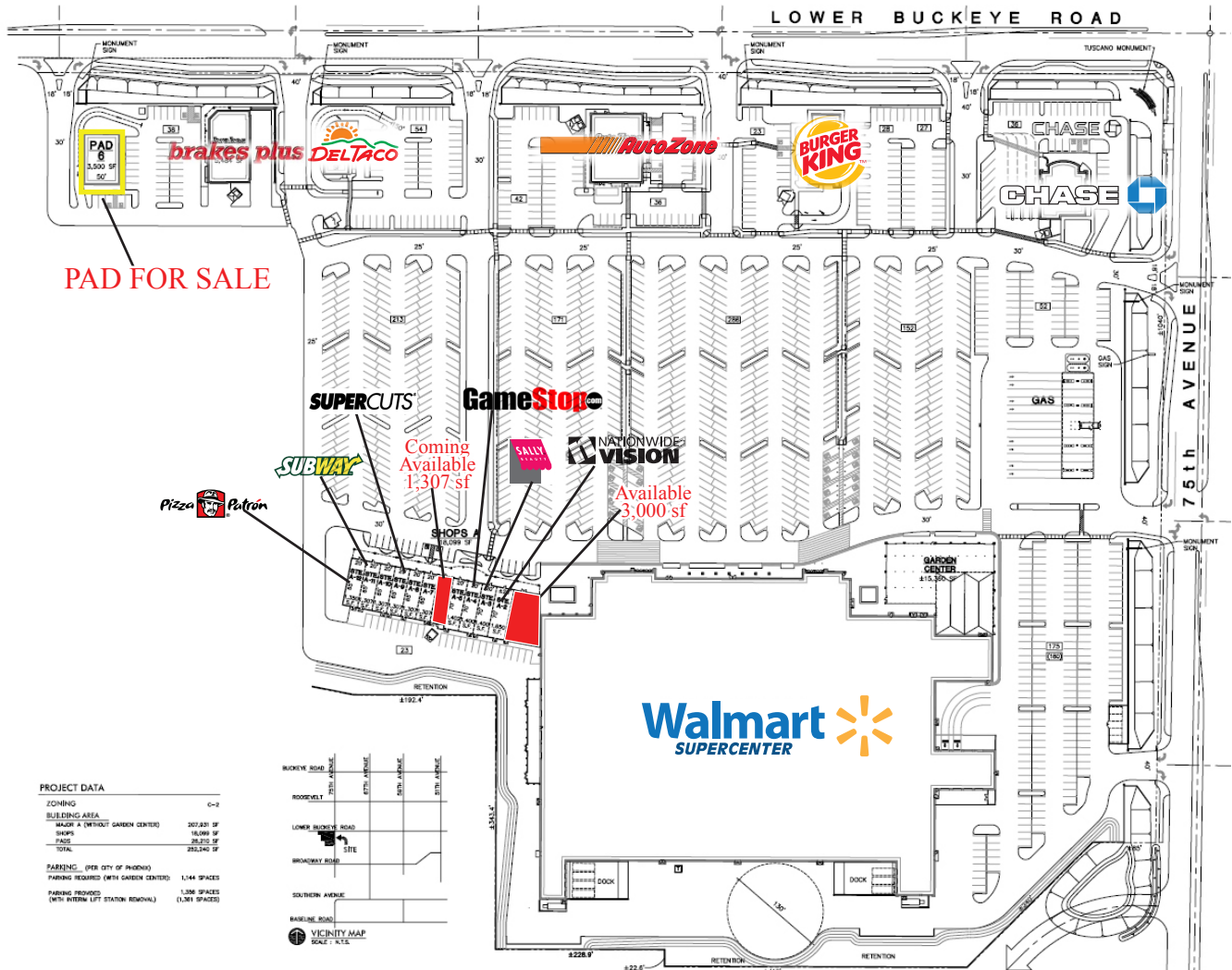
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# SHOP SPACES & PAD FOR SALE

# TUSCANO TOWNE CENTER

SWC 75TH AVE. & LOWER BUCKEYE RD.

PHOENIX, AZ



#	TENANT	Area
A1	Available	3,000 sf
A2	Nationwide Vision	
A3	Sally Beauty	
A4	Game Stop	
A5	LA Nails	
A6	Coming Available 3/2018	1,307 sf
A7	Dental	
A8	T-Mobile	
A9	Supercuts	
A10	AZ MVD	
A11	Subway	
A12	Pizza Patron	

#	TENANT
Pad 1	Chase Bank
Pad 2	Burger King
Pad 3	Auto Zone
Pad 4	Del Taco
Pad 5	Brakes Plus
Pad 6	Available For Sale-Buildable up to 3,500 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: 33.4224/-112.2218

RF5

## 7515 W Lower Buckeye Rd

Phoenix, AZ 85043

1 mi radius

3 mi radius

5 mi radius

### Population

Estimated Population (2017)	10,373	58,182	223,252
Projected Population (2022)	11,409	64,326	248,169
Census Population (2010)	9,450	51,905	200,308
Census Population (2000)	990	11,407	111,311
Projected Annual Growth (2017 to 2022)	1,036 2.0%	6,143 2.1%	24,917 2.2%
Historical Annual Growth (2010 to 2017)	923 1.4%	6,277 1.7%	22,944 1.6%
Historical Annual Growth (2000 to 2010)	8,460 85.5%	40,498 35.5%	88,997 8.0%
Estimated Population Density (2017)	3,304 psm	2,059 psm	2,844 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi

### Households

Estimated Households (2017)	2,797	16,216	62,161
Projected Households (2022)	2,985	17,395	66,953
Census Households (2010)	2,510	14,212	54,693
Census Households (2000)	286	3,390	30,589
Estimated Households with Children (2017)	1,645 58.8%	9,287 57.3%	34,623 55.7%
Estimated Average Household Size (2017)	3.71	3.59	3.59

### Average Household Income

Estimated Average Household Income (2017)	\$63,673	\$58,345	\$53,919
Projected Average Household Income (2022)	\$75,511	\$69,222	\$64,037
Estimated Average Family Income (2017)	\$67,362	\$62,413	\$57,128

### Median Household Income

Estimated Median Household Income (2017)	\$59,670	\$53,265	\$48,214
Projected Median Household Income (2022)	\$71,279	\$63,032	\$56,768
Estimated Median Family Income (2017)	\$64,346	\$56,884	\$51,833

### Per Capita Income

Estimated Per Capita Income (2017)	\$17,171	\$16,263	\$15,017
Projected Per Capita Income (2022)	\$19,759	\$18,721	\$17,280
Estimated Per Capita Income 5 Year Growth	\$2,588 15.1%	\$2,458 15.1%	\$2,263 15.1%
Estimated Average Household Net Worth (2017)	\$506,862	\$477,111	\$429,627

### Daytime Demos (2017)

Total Businesses	126	1,033	4,055
Total Employees	2,461	21,899	71,617
Company Headquarter Businesses	5 4.0%	14 1.4%	32 0.8%
Company Headquarter Employees	1,362 55.3%	2,693 12.3%	6,842 9.6%
Employee Population per Business	19.5	21.2	17.7
Residential Population per Business	82.3	56.3	55.1

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RF5

## 7515 W Lower Buckeye Rd

Phoenix, AZ 85043

### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	5,436	52.4%	29,303	50.4%	110,779	49.6%
Black or African American (2017)	1,082	10.4%	6,595	11.3%	21,849	9.8%
American Indian or Alaska Native (2017)	183	1.8%	975	1.7%	4,236	1.9%
Asian (2017)	410	4.0%	2,062	3.5%	6,936	3.1%
Hawaiian or Pacific Islander (2017)	15	0.1%	105	0.2%	394	0.2%
Other Race (2017)	2,817	27.2%	16,761	28.8%	70,112	31.4%
Two or More Races (2017)	430	4.1%	2,382	4.1%	8,946	4.0%
Not Hispanic or Latino Population (2017)	3,761	36.3%	21,734	37.4%	76,206	34.1%
Hispanic or Latino Population (2017)	6,612	63.7%	36,448	62.6%	147,046	65.9%
Not Hispanic or Latino Population (2022)	4,045	35.5%	23,500	36.5%	82,579	33.3%
Hispanic or Latino Population (2022)	7,365	64.5%	40,825	63.5%	165,590	66.7%
Not Hispanic or Latino Population (2010)	3,105	32.9%	17,319	33.4%	59,541	29.7%
Hispanic or Latino Population (2010)	6,345	67.1%	34,586	66.6%	140,767	70.3%
Not Hispanic or Latino Population (2000)	345	34.8%	4,106	36.0%	39,651	35.6%
Hispanic or Latino Population (2000)	645	65.2%	7,301	64.0%	71,661	64.4%
Projected Hispanic Annual Growth (2017 to 2022)	752	2.3%	4,377	2.4%	18,544	2.5%
Historic Hispanic Annual Growth (2000 to 2017)	5,967	54.4%	29,147	23.5%	75,386	6.2%

### Age Distribution (2017)

Age Under 5	942	9.1%	5,359	9.2%	20,198	9.0%
Age 5 to 9 Years	948	9.1%	5,459	9.4%	20,329	9.1%
Age 10 to 14 Years	984	9.5%	5,328	9.2%	19,839	8.9%
Age 15 to 19 Years	880	8.5%	4,785	8.2%	18,849	8.4%
Age 20 to 24 Years	759	7.3%	4,530	7.8%	18,594	8.3%
Age 25 to 29 Years	800	7.7%	4,907	8.4%	18,808	8.4%
Age 30 to 34 Years	886	8.5%	5,006	8.6%	18,223	8.2%
Age 35 to 39 Years	793	7.6%	4,336	7.5%	16,304	7.3%
Age 40 to 44 Years	747	7.2%	3,948	6.8%	14,922	6.7%
Age 45 to 49 Years	657	6.3%	3,370	5.8%	13,139	5.9%
Age 50 to 54 Years	552	5.3%	3,052	5.2%	11,892	5.3%
Age 55 to 59 Years	460	4.4%	2,525	4.3%	9,952	4.5%
Age 60 to 64 Years	359	3.5%	1,938	3.3%	7,616	3.4%
Age 65 to 74 Years	405	3.9%	2,370	4.1%	9,515	4.3%
Age 75 to 84 Years	150	1.4%	937	1.6%	3,837	1.7%
Age 85 Years or Over	50	0.5%	333	0.6%	1,236	0.6%
Median Age	28.2		27.9		27.9	

### Gender Age Distribution (2017)

Female Population	5,264	50.8%	29,889	51.4%	113,204	50.7%
Age 0 to 19 Years	1,834	34.8%	10,407	34.8%	39,099	34.5%
Age 20 to 64 Years	3,087	58.6%	17,425	58.3%	66,113	58.4%
Age 65 Years or Over	343	6.5%	2,057	6.9%	7,992	7.1%
Female Median Age	28.7		28.4		28.4	
Male Population	5,109	49.2%	28,293	48.6%	110,048	49.3%
Age 0 to 19 Years	1,920	37.6%	10,524	37.2%	40,116	36.5%
Age 20 to 64 Years	2,927	57.3%	16,187	57.2%	63,336	57.6%
Age 65 Years or Over	262	5.1%	1,582	5.6%	6,597	6.0%
Male Median Age	27.6		27.3		27.3	

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Phoenix, AZ 85043

1 mi radius      3 mi radius      5 mi radius

### Household Income Distribution (2017)

HH Income \$200,000 or More	62	2.2%	248	1.5%	800	1.3%
HH Income \$150,000 to \$199,999	60	2.1%	481	3.0%	1,526	2.5%
HH Income \$100,000 to \$149,999	348	12.4%	1,761	10.9%	6,024	9.7%
HH Income \$75,000 to \$99,999	484	17.3%	2,254	13.9%	7,437	12.0%
HH Income \$50,000 to \$74,999	838	30.0%	3,767	23.2%	13,153	21.2%
HH Income \$35,000 to \$49,999	355	12.7%	2,630	16.2%	10,644	17.1%
HH Income \$25,000 to \$34,999	227	8.1%	1,913	11.8%	7,944	12.8%
HH Income \$15,000 to \$24,999	192	6.9%	1,258	7.8%	6,723	10.8%
HH Income Under \$15,000	232	8.3%	1,905	11.7%	7,909	12.7%
HH Income \$35,000 or More	2,147	76.8%	11,141	68.7%	39,585	63.7%
HH Income \$75,000 or More	954	34.1%	4,744	29.3%	15,787	25.4%

### Housing (2017)

Total Housing Units	2,926		17,028		65,522	
Housing Units Occupied	2,797	95.6%	16,216	95.2%	62,161	94.9%
Housing Units Owner-Occupied	2,179	77.9%	11,106	68.5%	37,427	60.2%
Housing Units, Renter-Occupied	619	22.1%	5,110	31.5%	24,734	39.8%
Housing Units, Vacant	128	4.4%	811	4.8%	3,361	5.1%

### Marital Status (2017)

Never Married	2,866	38.2%	17,302	41.2%	69,677	42.8%
Currently Married	3,375	45.0%	16,096	38.3%	60,966	37.4%
Separated	565	7.5%	3,257	7.7%	11,677	7.2%
Widowed	203	2.7%	1,233	2.9%	4,922	3.0%
Divorced	490	6.5%	4,148	9.9%	15,644	9.6%

### Household Type (2017)

Population Family	9,725	93.8%	53,955	92.7%	205,425	92.0%
Population Non-Family	648	6.2%	4,220	7.3%	17,745	7.9%
Population Group Quarters	-	-	6	-	81	-
Family Households	2,357	84.2%	13,244	81.7%	49,705	80.0%
Non-Family Households	441	15.8%	2,972	18.3%	12,456	20.0%
Married Couple with Children	1,069	31.7%	5,504	34.2%	20,204	33.1%
Average Family Household Size	4.1		4.1		4.1	

### Household Size (2017)

1 Person Households	293	10.5%	2,030	12.5%	8,678	14.0%
2 Person Households	562	20.1%	3,388	20.9%	12,877	20.7%
3 Person Households	464	16.6%	2,791	17.2%	10,464	16.8%
4 Person Households	574	20.5%	3,181	19.6%	11,236	18.1%
5 Person Households	446	15.9%	2,369	14.6%	8,623	13.9%
6 or More Person Households	458	16.4%	2,456	15.1%	10,282	16.5%

### Household Vehicles (2017)

Households with 0 Vehicles Available	70	2.5%	713	4.4%	3,398	5.5%
Households with 1 Vehicles Available	496	17.7%	4,310	26.6%	19,228	30.9%
Households with 2 or More Vehicles Available	2,231	79.8%	11,193	69.0%	39,535	63.6%
Total Vehicles Available	6,203		32,140		118,188	
Average Vehicles Per Household	2.2		2.0		1.9	

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Phoenix, AZ 85043

1 mi radius      3 mi radius      5 mi radius

### Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	7,313		41,007		159,123	
Estimated Civilian Employed	4,400	60.2%	25,658	62.6%	97,446	61.2%
Estimated Civilian Unemployed	237	3.2%	1,466	3.6%	6,362	4.0%
Estimated in Armed Forces	13	0.2%	13	-	102	0.1%
Estimated Not in Labor Force	2,662	36.4%	13,870	33.8%	55,213	34.7%
Unemployment Rate	3.2%		3.6%		4.0%	

### Occupation (2010)

Occupation: Population Age 16 Years or Over	4,420		25,716		97,452	
Management, Business, Financial Operations	443	10.0%	2,589	10.1%	8,911	9.1%
Professional, Related	699	15.8%	3,582	13.9%	11,555	11.9%
Service	840	19.0%	4,746	18.5%	20,044	20.6%
Sales, Office	1,092	24.7%	6,471	25.2%	25,761	26.4%
Farming, Fishing, Forestry	23	0.5%	118	0.5%	537	0.6%
Construct, Extraction, Maintenance	466	10.5%	2,918	11.3%	11,680	12.0%
Production, Transport Material Moving	856	19.4%	5,292	20.6%	18,965	19.5%
White Collar Workers	2,235	50.6%	12,641	49.2%	46,227	47.4%
Blue Collar Workers	2,185	49.4%	13,074	50.8%	51,226	52.6%

### Consumer Expenditure (2017)

Total Household Expenditure	\$144 M		\$785 M		\$2.85 B	
Total Non-Retail Expenditure	\$78.7 M	54.5%	\$427 M	54.4%	\$1.55 B	54.3%
Total Retail Expenditure	\$65.6 M	45.5%	\$358 M	45.6%	\$1.30 B	45.7%
Apparel	\$5.11 M	3.5%	\$27.7 M	3.5%	\$101 M	3.5%
Contributions	\$5.57 M	3.9%	\$30.4 M	3.9%	\$109 M	3.8%
Education	\$4.81 M	3.3%	\$26.3 M	3.4%	\$94.7 M	3.3%
Entertainment	\$8.09 M	5.6%	\$43.8 M	5.6%	\$159 M	5.6%
Food and Beverages	\$21.8 M	15.1%	\$119 M	15.1%	\$433 M	15.2%
Furnishings and Equipment	\$4.87 M	3.4%	\$26.2 M	3.3%	\$94.1 M	3.3%
Gifts	\$3.25 M	2.2%	\$17.6 M	2.2%	\$63.4 M	2.2%
Health Care	\$11.5 M	8.0%	\$63.4 M	8.1%	\$233 M	8.2%
Household Operations	\$3.96 M	2.7%	\$21.4 M	2.7%	\$76.8 M	2.7%
Miscellaneous Expenses	\$2.13 M	1.5%	\$11.6 M	1.5%	\$42.4 M	1.5%
Personal Care	\$1.88 M	1.3%	\$10.3 M	1.3%	\$37.2 M	1.3%
Personal Insurance	\$1.01 M	0.7%	\$5.46 M	0.7%	\$19.5 M	0.7%
Reading	\$310 K	0.2%	\$1.69 M	0.2%	\$6.13 M	0.2%
Shelter	\$29.4 M	20.4%	\$160 M	20.4%	\$582 M	20.4%
Tobacco	\$944 K	0.7%	\$5.24 M	0.7%	\$19.4 M	0.7%
Transportation	\$28.5 M	19.7%	\$154 M	19.6%	\$556 M	19.5%
Utilities	\$11.2 M	7.7%	\$61.3 M	7.8%	\$225 M	7.9%

### Educational Attainment (2017)

Adult Population Age 25 Years or Over	5,860		32,721		125,443	
Elementary (Grade Level 0 to 8)	987	16.8%	4,781	14.6%	20,142	16.1%
Some High School (Grade Level 9 to 11)	890	15.2%	4,409	13.5%	19,814	15.8%
High School Graduate	1,712	29.2%	9,548	29.2%	34,688	27.7%
Some College	1,047	17.9%	7,023	21.5%	26,261	20.9%
Associate Degree Only	348	5.9%	2,252	6.9%	7,961	6.3%
Bachelor Degree Only	704	12.0%	3,420	10.5%	11,783	9.4%
Graduate Degree	173	2.9%	1,287	3.9%	4,792	3.8%

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1 mi radius

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### Units In Structure (2010)

1 Detached Unit	2,679	106.7	13,459	94.7%	47,772	87.3%
1 Attached Unit	39	1.6%	341	2.4%	1,237	2.3%
2 to 4 Units	20	0.8%	321	2.3%	1,870	3.4%
5 to 9 Units	5	0.2%	354	2.5%	2,757	5.0%
10 to 19 Units	10	0.4%	690	4.9%	3,486	6.4%
20 to 49 Units	4	0.2%	163	1.1%	873	1.6%
50 or More Units	5	0.2%	245	1.7%	2,215	4.0%
Mobile Home or Trailer	43	1.7%	626	4.4%	1,879	3.4%
Other Structure	2	0.1%	68	0.5%	98	0.2%

### Homes Built By Year (2010)

Homes Built 2005 or later	15	0.6%	97	0.7%	372	0.7%
Homes Built 2000 to 2004	1,887	75.2%	9,576	67.4%	24,658	45.1%
Homes Built 1990 to 1999	358	14.3%	1,904	13.4%	8,222	15.0%
Homes Built 1980 to 1989	125	5.0%	1,394	9.8%	7,298	13.3%
Homes Built 1970 to 1979	86	3.4%	1,278	9.0%	10,907	19.9%
Homes Built 1960 to 1969	81	3.2%	684	4.8%	5,589	10.2%
Homes Built 1950 to 1959	110	4.4%	594	4.2%	2,324	4.3%
Homes Built Before 1949	28	1.1%	269	1.9%	1,011	1.8%

### Home Values (2010)

Home Values \$1,000,000 or More	12	0.6%	65	0.7%	296	0.9%
Home Values \$500,000 to \$999,999	94	4.9%	482	5.1%	1,666	5.1%
Home Values \$400,000 to \$499,999	92	4.8%	433	4.5%	1,361	4.2%
Home Values \$300,000 to \$399,999	180	9.4%	1,077	11.3%	3,166	9.7%
Home Values \$200,000 to \$299,999	447	23.3%	1,931	20.2%	7,003	21.4%
Home Values \$150,000 to \$199,999	521	27.2%	2,524	26.4%	7,234	22.1%
Home Values \$100,000 to \$149,999	437	22.8%	2,105	22.0%	7,080	21.6%
Home Values \$70,000 to \$99,999	210	10.9%	1,239	13.0%	4,176	12.8%
Home Values \$50,000 to \$69,999	98	5.1%	439	4.6%	2,071	6.3%
Home Values \$25,000 to \$49,999	12	0.6%	158	1.7%	1,680	5.1%
Home Values Under \$25,000	76	4.0%	586	6.1%	1,481	4.5%
Owner-Occupied Median Home Value	\$177,265		\$169,017		\$155,333	
Renter-Occupied Median Rent	\$973		\$874		\$796	

### Transportation To Work (2010)

Drive to Work Alone	3,818	80.5%	20,924	78.5%	79,244	77.3%
Drive to Work in Carpool	707	14.9%	4,159	15.6%	15,899	15.5%
Travel to Work by Public Transportation	51	1.1%	332	1.2%	1,940	1.9%
Drive to Work on Motorcycle	3	0.1%	18	0.1%	103	0.1%
Walk or Bicycle to Work	70	1.5%	526	2.0%	2,190	2.1%
Other Means	12	0.2%	79	0.3%	531	0.5%
Work at Home	81	1.7%	617	2.3%	2,610	2.5%

### Travel Time (2010)

Travel to Work in 14 Minutes or Less	852	18.3%	4,560	17.5%	17,408	17.4%
Travel to Work in 15 to 29 Minutes	1,393	29.9%	8,440	32.4%	33,859	33.9%
Travel to Work in 30 to 59 Minutes	1,735	37.2%	10,257	39.4%	36,319	36.4%
Travel to Work in 60 Minutes or More	372	8.0%	1,882	7.2%	7,476	7.5%
Average Minutes Travel to Work	26.1		27.3		26.0	

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