



SHOP SPACE AVAILABLE

AVAILABILITY

- 1,307 sf

FEATURES

- Dominant grocer in submarket
- Captive submarket in growing trade area
- Strong national retail co-tenancy at this destination shopping center in the southwest valley
- Lower Buckeye Road: ±18,700 CPD
- 75th Avenue: ±25,700 CPD

NOTABLE TENANTS



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	10,684	62,989	240,905
Avg Household Income	\$90,955	\$76,951	\$67,686
Daytime Employment	2,174	21,968	67,898

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#	TENANT	
A1	Long Wongs	
A2	Nationwide Vision	
A3	Sally Beauty	
A4	Game Stop	
A5	LA Nails	
A6	Allstate	
A7	Dental	
A8	T-Mobile	
A9	Available	1,307 sf
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



S 75th Ave & W Lower Buckeye Rd									
	1 mi radius			3 mi radius			5 mi radius		
Population									
Estimated Population (2019)	10,684			62,989			240,905		
Projected Population (2024)	11,780			69,705			268,034		
Census Population (2010)	9,295			53,099			204,850		
Census Population (2000)	981			11,952			116,215		
Projected Annual Growth (2019 to 2024)	1,096	2.1%		6,716	2.1%		27,129	2.3%	
Historical Annual Growth (2010 to 2019)	1,389	1.4%		9,890	1.7%		36,055	1.7%	
Historical Annual Growth (2000 to 2010)	8,314	84.8%		41,147	34.4%		88,635	7.6%	
Estimated Population Density (2019)	3,403 psm			2,229 psm			3,068 psm		
Trade Area Size	3.1 sq mi			28.3 sq mi			78.5 sq mi		
Households									
Estimated Households (2019)	2,879			17,633			67,040		
Projected Households (2024)	3,060			18,801			71,767		
Census Households (2010)	2,470			14,589			55,905		
Census Households (2000)	284			3,552			31,950		
Estimated Households with Children (2019)	1,694	58.8%		9,972	56.6%		36,916	55.1%	
Estimated Average Household Size (2019)	3.71			3.57			3.59		
Average Household Income									
Estimated Average Household Income (2019)	\$90,955			\$76,951			\$67,686		
Projected Average Household Income (2024)	\$99,622			\$82,377			\$72,933		
Estimated Average Family Income (2019)	\$98,098			\$82,282			\$72,461		
Median Household Income									
Estimated Median Household Income (2019)	\$73,103			\$62,697			\$57,774		
Projected Median Household Income (2024)	\$84,414			\$73,058			\$67,260		
Estimated Median Family Income (2019)	\$76,915			\$67,009			\$61,780		
Per Capita Income									
Estimated Per Capita Income (2019)	\$24,510			\$21,543			\$18,845		
Projected Per Capita Income (2024)	\$25,875			\$22,220			\$19,536		
Estimated Per Capita Income 5 Year Growth	\$1,365	5.6%		\$677	3.1%		\$691	3.7%	
Estimated Average Household Net Worth (2019)	\$614,111			\$529,574			\$465,056		
Daytime Demos (2019)									
Total Businesses	128			960			3,931		
Total Employees	2,174			21,968			67,898		
Company Headquarter Businesses	3	2.4%		13	1.3%		29	0.7%	
Company Headquarter Employees	957	44.0%		2,656	12.1%		6,882	10.1%	
Employee Population per Business	16.9			22.9			17.3		
Residential Population per Business	83.2			65.6			61.3		

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S 75th Ave & W Lower Buckeye Rd		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2019)	5,631	52.7%	32,174	51.1%	122,538	50.9%	
Black or African American (2019)	1,149	10.8%	7,227	11.5%	23,369	9.7%	
American Indian or Alaska Native (2019)	185	1.7%	1,014	1.6%	4,373	1.8%	
Asian (2019)	424	4.0%	2,520	4.0%	8,383	3.5%	
Hawaiian or Pacific Islander (2019)	14	0.1%	112	0.2%	403	0.2%	
Other Race (2019)	2,846	26.6%	17,466	27.7%	72,590	30.1%	
Two or More Races (2019)	435	4.1%	2,476	3.9%	9,249	3.8%	
Not Hispanic or Latino Population (2019)	4,040	37.8%	25,289	40.1%	88,476	36.7%	
Hispanic or Latino Population (2019)	6,644	62.2%	37,700	59.9%	152,429	63.3%	
Not Hispanic or Latino Population (2024)	4,474	38.0%	28,057	40.3%	98,611	36.8%	
Hispanic or Latino Population (2024)	7,306	62.0%	41,648	59.7%	169,424	63.2%	
Not Hispanic or Latino Population (2010)	3,046	32.8%	17,543	33.0%	60,252	29.4%	
Hispanic or Latino Population (2010)	6,249	67.2%	35,556	67.0%	144,598	70.6%	
Not Hispanic or Latino Population (2000)	341	34.7%	4,276	35.8%	40,978	35.3%	
Hispanic or Latino Population (2000)	640	65.3%	7,676	64.2%	75,237	64.7%	
Projected Hispanic Annual Growth (2019 to 2024)	662	2.0%	3,947	2.1%	16,995	2.2%	
Historic Hispanic Annual Growth (2000 to 2019)	6,003	49.4%	30,024	20.6%	77,192	5.4%	
Age Distribution (2019)							
Age Under 5	944	8.8%	5,537	8.8%	20,586	8.5%	
Age 5 to 9 Years	928	8.7%	5,503	8.7%	20,335	8.4%	
Age 10 to 14 Years	990	9.3%	5,612	8.9%	20,755	8.6%	
Age 15 to 19 Years	861	8.1%	4,960	7.9%	19,477	8.1%	
Age 20 to 24 Years	773	7.2%	4,760	7.6%	19,032	7.9%	
Age 25 to 29 Years	893	8.4%	5,698	9.0%	21,348	8.9%	
Age 30 to 34 Years	957	9.0%	5,515	8.8%	19,777	8.2%	
Age 35 to 39 Years	837	7.8%	4,790	7.6%	17,693	7.3%	
Age 40 to 44 Years	742	6.9%	4,128	6.6%	15,542	6.5%	
Age 45 to 49 Years	675	6.3%	3,669	5.8%	14,223	5.9%	
Age 50 to 54 Years	541	5.1%	3,246	5.2%	12,635	5.2%	
Age 55 to 59 Years	487	4.6%	2,900	4.6%	11,405	4.7%	
Age 60 to 64 Years	385	3.6%	2,248	3.6%	8,969	3.7%	
Age 65 to 74 Years	445	4.2%	2,851	4.5%	11,958	5.0%	
Age 75 to 84 Years	172	1.6%	1,185	1.9%	5,308	2.2%	
Age 85 Years or Over	52	0.5%	386	0.6%	1,861	0.8%	
Median Age	28.7		28.7		29.1		
Gender Age Distribution (2019)							
Female Population	5,420	50.7%	32,343	51.3%	122,189	50.7%	
Age 0 to 19 Years	1,813	33.4%	10,705	33.1%	39,939	32.7%	
Age 20 to 64 Years	3,235	59.7%	19,149	59.2%	71,709	58.7%	
Age 65 Years or Over	372	6.9%	2,489	7.7%	10,541	8.6%	
Female Median Age	29.2		29.2		29.7		
Male Population	5,264	49.3%	30,645	48.7%	118,716	49.3%	
Age 0 to 19 Years	1,912	36.3%	10,907	35.6%	41,214	34.7%	
Age 20 to 64 Years	3,056	58.0%	17,805	58.1%	68,915	58.1%	
Age 65 Years or Over	297	5.6%	1,933	6.3%	8,586	7.2%	
Male Median Age	28.2		28.2		28.5		

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S 75th Ave & W Lower Buckeye Rd**1 mi radius****3 mi radius****5 mi radius****Household Income Distribution (2019)**

HH Income \$200,000 or More	100	3.5%	402	2.3%	1,185	1.8%
HH Income \$150,000 to \$199,999	124	4.3%	833	4.7%	2,693	4.0%
HH Income \$100,000 to \$149,999	514	17.9%	2,582	14.6%	8,280	12.4%
HH Income \$75,000 to \$99,999	638	22.2%	3,014	17.1%	10,541	15.7%
HH Income \$50,000 to \$74,999	763	26.5%	4,213	23.9%	15,544	23.2%
HH Income \$35,000 to \$49,999	247	8.6%	2,539	14.4%	10,352	15.4%
HH Income \$25,000 to \$34,999	172	6.0%	1,442	8.2%	6,721	10.0%
HH Income \$15,000 to \$24,999	160	5.6%	1,186	6.7%	6,146	9.2%
HH Income Under \$15,000	161	5.6%	1,421	8.1%	5,576	8.3%
HH Income \$35,000 or More	2,386	82.9%	13,584	77.0%	48,596	72.5%
HH Income \$75,000 or More	1,376	47.8%	6,832	38.7%	22,700	33.9%

Housing (2019)

Total Housing Units	2,991		18,376		70,109	
Housing Units Occupied	2,879	96.3%	17,633	96.0%	67,040	95.6%
Housing Units Owner-Occupied	2,239	77.8%	11,843	67.2%	40,229	60.0%
Housing Units, Renter-Occupied	640	22.2%	5,791	32.8%	26,811	40.0%
Housing Units, Vacant	112	3.9%	743	4.2%	3,070	4.6%

Marital Status (2019)

Never Married	3,024	38.7%	18,856	40.7%	75,870	42.3%
Currently Married	3,401	43.5%	18,460	39.8%	66,913	37.3%
Separated	571	7.3%	3,019	6.5%	13,505	7.5%
Widowed	225	2.9%	1,403	3.0%	5,173	2.9%
Divorced	601	7.7%	4,599	9.9%	17,767	9.9%

Household Type (2019)

Population Family	10,019	93.8%	58,274	92.5%	221,683	92.0%
Population Non-Family	665	6.2%	4,709	7.5%	19,071	7.9%
Population Group Quarters	-	-	6	-	151	-
Family Households	2,428	84.3%	14,352	81.4%	53,592	79.9%
Non-Family Households	451	15.7%	3,282	18.6%	13,448	20.1%
Married Couple with Children	1,100	32.3%	5,936	32.2%	21,767	32.5%
Average Family Household Size	4.1		4.1		4.1	

Household Size (2019)

1 Person Households	300	10.4%	2,271	12.9%	9,486	14.2%
2 Person Households	584	20.3%	3,737	21.2%	13,740	20.5%
3 Person Households	462	16.0%	3,017	17.1%	11,332	16.9%
4 Person Households	597	20.7%	3,430	19.5%	12,055	18.0%
5 Person Households	462	16.0%	2,557	14.5%	9,282	13.8%
6 or More Person Households	475	16.5%	2,622	14.9%	11,144	16.6%

Household Vehicles (2019)

Households with 0 Vehicles Available	65	2.3%	642	3.6%	3,228	4.8%
Households with 1 Vehicles Available	365	12.7%	4,644	26.3%	19,354	28.9%
Households with 2 or More Vehicles Available	2,449	85.1%	12,347	70.0%	44,458	66.3%
Total Vehicles Available	7,106		36,906		134,370	
Average Vehicles Per Household	2.5		2.1		2.0	

S 75th Ave & W Lower Buckeye Rd

	1 mi radius		3 mi radius		5 mi radius	
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Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	7,634		45,284		175,365	
Estimated Civilian Employed	5,068	66.4%	29,673	65.5%	111,847	63.8%
Estimated Civilian Unemployed	229	3.0%	1,436	3.2%	6,030	3.4%
Estimated in Armed Forces	10	0.1%	34	-	99	-
Estimated Not in Labor Force	2,327	30.5%	14,141	31.2%	57,390	32.7%
Unemployment Rate	3.0%		3.2%		3.4%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	5,068		29,673		111,847	
Management, Business, Financial Operations	656	12.9%	3,637	12.3%	11,220	10.0%
Professional, Related	804	15.9%	3,833	12.9%	13,351	11.9%
Service	897	17.7%	5,314	17.9%	22,949	20.5%
Sales, Office	1,368	27.0%	7,802	26.3%	29,457	26.3%
Farming, Fishing, Forestry	12	0.2%	101	0.3%	363	0.3%
Construct, Extraction, Maintenance	618	12.2%	3,490	11.8%	14,860	13.3%
Production, Transport Material Moving	712	14.1%	5,495	18.5%	19,647	17.6%
White Collar Workers	2,828	55.8%	15,273	51.5%	54,028	48.3%
Blue Collar Workers	2,239	44.2%	14,400	48.5%	57,819	51.7%

Consumer Expenditure (2019)

Total Household Expenditure	\$191.32 M		\$1.04 B		\$3.59 B	
Total Non-Retail Expenditure	\$99.84 M	52.2%	\$541.94 M	52.3%	\$1.88 B	52.4%
Total Retail Expenditure	\$91.48 M	47.8%	\$494.27 M	47.7%	\$1.71 B	47.6%
Apparel	\$6.8 M	3.6%	\$36.8 M	3.6%	\$127.28 M	3.5%
Contributions	\$5.87 M	3.1%	\$31.45 M	3.0%	\$108.21 M	3.0%
Education	\$5.31 M	2.8%	\$28.62 M	2.8%	\$97.91 M	2.7%
Entertainment	\$10.79 M	5.6%	\$57.89 M	5.6%	\$199.3 M	5.6%
Food and Beverages	\$28.65 M	15.0%	\$155.54 M	15.0%	\$540.02 M	15.0%
Furnishings and Equipment	\$6.69 M	3.5%	\$35.97 M	3.5%	\$123.76 M	3.4%
Gifts	\$4.38 M	2.3%	\$23.46 M	2.3%	\$80.41 M	2.2%
Health Care	\$16.16 M	8.4%	\$87.72 M	8.5%	\$304.89 M	8.5%
Household Operations	\$7.35 M	3.8%	\$39.79 M	3.8%	\$137.55 M	3.8%
Miscellaneous Expenses	\$3.54 M	1.9%	\$19.24 M	1.9%	\$66.51 M	1.9%
Personal Care	\$2.55 M	1.3%	\$13.85 M	1.3%	\$47.95 M	1.3%
Personal Insurance	\$1.31 M	0.7%	\$6.96 M	0.7%	\$23.78 M	0.7%
Reading	\$401.98 K	0.2%	\$2.18 M	0.2%	\$7.55 M	0.2%
Shelter	\$40.07 M	20.9%	\$218.09 M	21.0%	\$758.33 M	21.1%
Tobacco	\$1.2 M	0.6%	\$6.72 M	0.6%	\$23.83 M	0.7%
Transportation	\$35.8 M	18.7%	\$192.84 M	18.6%	\$666.26 M	18.6%
Utilities	\$14.45 M	7.6%	\$79.11 M	7.6%	\$276.52 M	7.7%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	6,186		36,617		140,720	
Elementary (Grade Level 0 to 8)	747	12.1%	3,963	10.8%	20,157	14.3%
Some High School (Grade Level 9 to 11)	782	12.6%	4,538	12.4%	20,009	14.2%
High School Graduate	1,847	29.9%	11,484	31.4%	41,391	29.4%
Some College	1,442	23.3%	7,920	21.6%	28,368	20.2%
Associate Degree Only	417	6.7%	2,730	7.5%	9,844	7.0%
Bachelor Degree Only	672	10.9%	4,192	11.4%	14,367	10.2%
Graduate Degree	280	4.5%	1,791	4.9%	6,585	4.7%

S 75th Ave & W Lower Buckeye Rd

1 mi radius 3 mi radius 5 mi radius

Units In Structure (2019)

1 Detached Unit	2,759	111.7%	14,245	97.6%	51,308	91.8%
1 Attached Unit	31	1.2%	361	2.5%	1,398	2.5%
2 to 4 Units	20	0.8%	439	3.0%	2,249	4.0%
5 to 9 Units	11	0.4%	582	4.0%	3,531	6.3%
10 to 19 Units	4	0.2%	655	4.5%	3,251	5.8%
20 to 49 Units	7	0.3%	161	1.1%	978	1.7%
50 or More Units	21	0.8%	495	3.4%	2,321	4.2%
Mobile Home or Trailer	25	1.0%	605	4.1%	1,842	3.3%
Other Structure	2	-	90	0.6%	162	0.3%

Homes Built By Year (2019)

Homes Built 2010 or later	167	6.8%	1,125	7.7%	4,449	8.0%
Homes Built 2000 to 2009	2,064	83.6%	10,380	71.2%	25,754	46.1%
Homes Built 1990 to 1999	145	5.9%	1,747	12.0%	7,970	14.3%
Homes Built 1980 to 1989	165	6.7%	1,549	10.6%	7,943	14.2%
Homes Built 1970 to 1979	107	4.3%	1,480	10.1%	11,163	20.0%
Homes Built 1960 to 1969	88	3.6%	532	3.6%	5,811	10.4%
Homes Built 1950 to 1959	111	4.5%	478	3.3%	2,637	4.7%
Homes Built Before 1949	32	1.3%	343	2.4%	1,313	2.3%

Home Values (2019)

Home Values \$1,000,000 or More	8	0.4%	68	0.7%	245	0.7%
Home Values \$500,000 to \$999,999	111	5.9%	509	5.3%	1,710	5.1%
Home Values \$400,000 to \$499,999	89	4.7%	504	5.2%	1,644	4.9%
Home Values \$300,000 to \$399,999	191	10.1%	1,021	10.6%	3,332	10.0%
Home Values \$200,000 to \$299,999	757	40.2%	3,125	32.4%	10,313	31.0%
Home Values \$150,000 to \$199,999	661	35.1%	3,543	36.7%	10,405	31.3%
Home Values \$100,000 to \$149,999	223	11.8%	1,755	18.2%	6,565	19.7%
Home Values \$70,000 to \$99,999	77	4.1%	379	3.9%	2,099	6.3%
Home Values \$50,000 to \$69,999	13	0.7%	140	1.5%	1,034	3.1%
Home Values \$25,000 to \$49,999	18	1.0%	146	1.5%	1,038	3.1%
Home Values Under \$25,000	86	4.6%	601	6.2%	1,663	5.0%
Owner-Occupied Median Home Value	\$202,197		\$189,288		\$181,736	
Renter-Occupied Median Rent	\$1,036		\$912		\$853	

Transportation To Work (2019)

Drive to Work Alone	4,042	79.2%	23,424	77.6%	88,931	76.9%
Drive to Work in Carpool	760	14.9%	4,641	15.4%	17,910	15.5%
Travel to Work by Public Transportation	73	1.4%	490	1.6%	2,438	2.1%
Drive to Work on Motorcycle	8	0.2%	64	0.2%	255	0.2%
Walk or Bicycle to Work	87	1.7%	645	2.1%	2,149	1.9%
Other Means	32	0.6%	186	0.6%	770	0.7%
Work at Home	102	2.0%	738	2.4%	3,124	2.7%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	709	13.9%	5,266	17.4%	19,445	16.8%
Travel to Work in 15 to 29 Minutes	1,547	30.3%	9,282	30.7%	36,133	31.3%
Travel to Work in 30 to 59 Minutes	2,008	39.3%	11,288	37.4%	40,848	35.3%
Travel to Work in 60 Minutes or More	698	13.7%	3,092	10.2%	12,316	10.7%
Average Minutes Travel to Work	30.3		27.9		27.2	

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