

SHOP SPACE AVAILABLE

AVAILABILITY

- 10,376 sf (divisible)

FEATURES

- 31,000 sf center
- Rate: \$10 psf + NNN
- Built in 1987
- Monument signage available
- Across from Paradise Valley Community College
- Parking: 4.5:1000

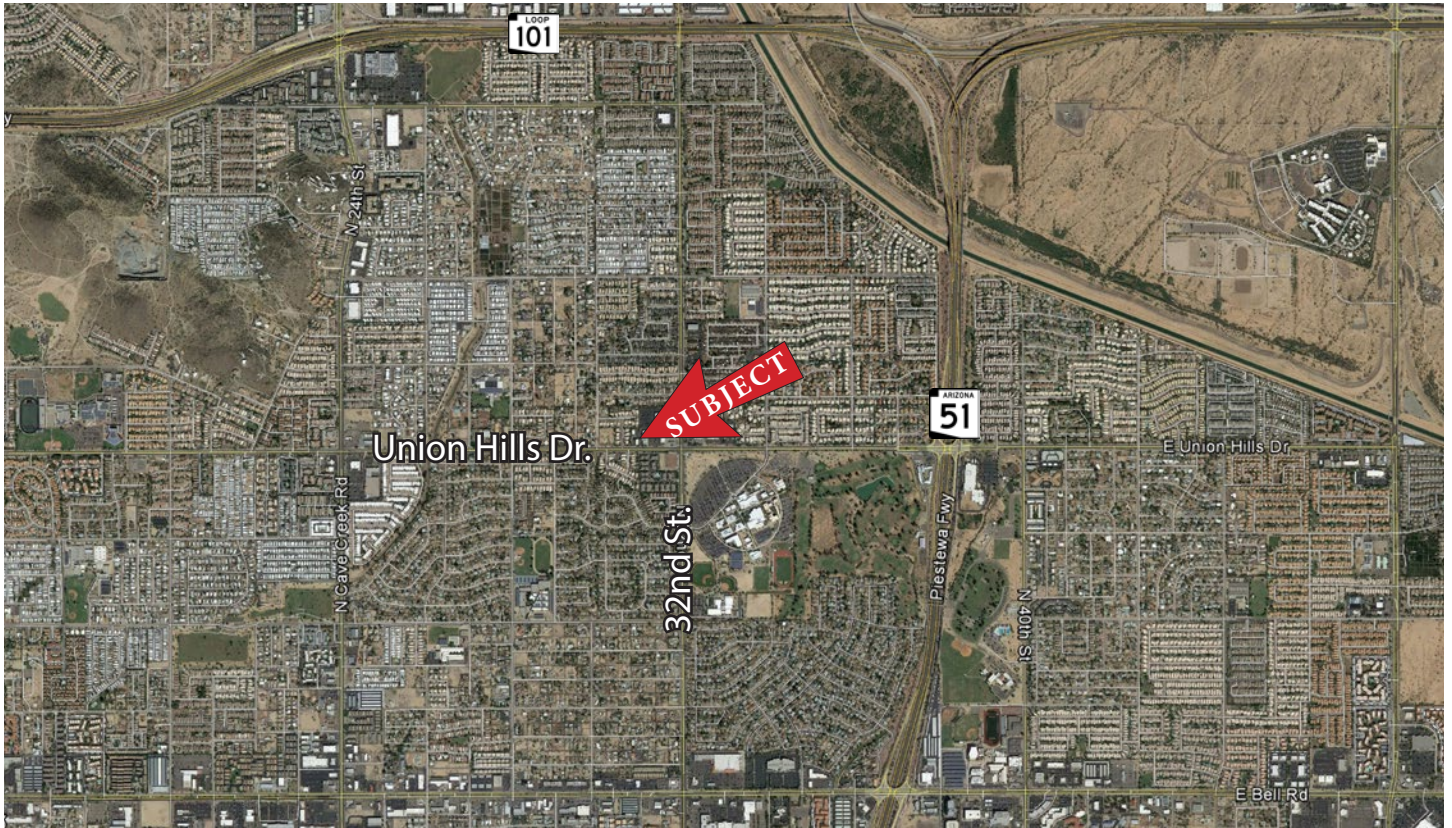
TRAFFIC COUNT

- Union Hills Drive: ±24,700 CPD
- 32nd Street: ±19,300 CPD

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,772	125,855	269,662
Ave Household Income	\$85,513	\$91,281	\$97,229
Daytime Employment	2,534	31,482	79,430

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E Union Hills Dr & N 32nd St

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	15,772		125,855		269,662	
Projected Population (2025)	17,088		136,515		292,544	
Census Population (2010)	14,701		111,310		238,603	
Census Population (2000)	15,163		106,559		235,092	
Projected Annual Growth (2020 to 2025)	1,316	1.7%	10,660	1.7%	22,882	1.7%
Historical Annual Growth (2010 to 2020)	1,071	0.7%	14,545	1.3%	31,059	1.3%
Historical Annual Growth (2000 to 2010)	-462	-0.3%	4,751	0.4%	3,511	0.1%
Estimated Population Density (2020)	5,023 psm		4,453 psm		3,435 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	6,461		51,086		113,003	
Projected Households (2025)	6,740		53,347		117,805	
Census Households (2010)	5,973		44,899		98,460	
Census Households (2000)	5,853		40,813		91,707	
Estimated Households with Children (2020)	1,870	28.9%	15,509	30.4%	31,962	28.3%
Estimated Average Household Size (2020)	2.44		2.45		2.37	
Average Household Income						
Estimated Average Household Income (2020)	\$85,513		\$91,281		\$97,229	
Projected Average Household Income (2025)	\$96,372		\$102,740		\$109,675	
Estimated Average Family Income (2020)	\$93,718		\$107,270		\$117,849	
Median Household Income						
Estimated Median Household Income (2020)	\$69,701		\$70,304		\$76,843	
Projected Median Household Income (2025)	\$81,339		\$82,190		\$89,614	
Estimated Median Family Income (2020)	\$84,285		\$84,687		\$94,672	
Per Capita Income						
Estimated Per Capita Income (2020)	\$35,057		\$37,098		\$40,792	
Projected Per Capita Income (2025)	\$38,035		\$40,191		\$44,209	
Estimated Per Capita Income 5 Year Growth	\$2,978	8.5%	\$3,093	8.3%	\$3,417	8.4%
Estimated Average Household Net Worth (2020)	\$703,023		\$797,949		\$909,922	
Daytime Demos (2020)						
Total Businesses	328		3,990		9,109	
Total Employees	2,534		31,482		79,430	
Company Headquarter Businesses	-	-	10	0.3%	32	0.4%
Company Headquarter Employees	-	-	1,540	4.9%	4,602	5.8%
Employee Population per Business	7.7		7.9		8.7	
Residential Population per Business	48.0		31.5		29.6	

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E Union Hills Dr & N 32nd St						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	12,595	79.9%	95,019	75.5%	210,059	77.9%
Black or African American (2020)	593	3.8%	5,571	4.4%	11,541	4.3%
American Indian or Alaska Native (2020)	140	0.9%	1,418	1.1%	3,076	1.1%
Asian (2020)	675	4.3%	6,727	5.3%	13,748	5.1%
Hawaiian or Pacific Islander (2020)	21	0.1%	225	0.2%	401	0.1%
Other Race (2020)	1,214	7.7%	12,257	9.7%	20,892	7.7%
Two or More Races (2020)	534	3.4%	4,637	3.7%	9,945	3.7%
Not Hispanic or Latino Population (2020)	12,528	79.4%	94,014	74.7%	212,284	78.7%
Hispanic or Latino Population (2020)	3,244	20.6%	31,841	25.3%	57,378	21.3%
Not Hispanic or Latino Population (2025)	13,387	78.3%	100,788	73.8%	227,438	77.7%
Hispanic or Latino Population (2025)	3,702	21.7%	35,726	26.2%	65,106	22.3%
Not Hispanic or Latino Population (2010)	12,338	83.9%	87,176	78.3%	198,156	83.0%
Hispanic or Latino Population (2010)	2,363	16.1%	24,134	21.7%	40,446	17.0%
Not Hispanic or Latino Population (2000)	13,632	89.9%	89,912	84.4%	208,036	88.5%
Hispanic or Latino Population (2000)	1,531	10.1%	16,647	15.6%	27,056	11.5%
Projected Hispanic Annual Growth (2020 to 2025)	457	2.8%	3,885	2.4%	7,728	2.7%
Historic Hispanic Annual Growth (2000 to 2020)	1,713	5.6%	15,194	4.6%	30,322	5.6%
Age Distribution (2020)						
Age Under 5	852	5.4%	7,752	6.2%	15,223	5.6%
Age 5 to 9 Years	891	5.6%	7,695	6.1%	15,492	5.7%
Age 10 to 14 Years	937	5.9%	7,918	6.3%	16,476	6.1%
Age 15 to 19 Years	914	5.8%	7,541	6.0%	16,024	5.9%
Age 20 to 24 Years	847	5.4%	7,730	6.1%	16,059	6.0%
Age 25 to 29 Years	1,221	7.7%	10,270	8.2%	21,000	7.8%
Age 30 to 34 Years	1,151	7.3%	9,725	7.7%	19,936	7.4%
Age 35 to 39 Years	1,092	6.9%	9,037	7.2%	18,721	6.9%
Age 40 to 44 Years	1,035	6.6%	8,375	6.7%	17,774	6.6%
Age 45 to 49 Years	1,091	6.9%	8,579	6.8%	18,595	6.9%
Age 50 to 54 Years	1,102	7.0%	8,158	6.5%	18,318	6.8%
Age 55 to 59 Years	1,094	6.9%	8,036	6.4%	18,567	6.9%
Age 60 to 64 Years	950	6.0%	7,131	5.7%	16,649	6.2%
Age 65 to 74 Years	1,485	9.4%	10,368	8.2%	23,940	8.9%
Age 75 to 84 Years	829	5.3%	5,493	4.4%	12,112	4.5%
Age 85 Years or Over	282	1.8%	2,047	1.6%	4,776	1.8%
Median Age	39.4		37.1		38.6	
Gender Age Distribution (2020)						
Female Population	8,113	51.4%	64,086	50.9%	137,592	51.0%
Age 0 to 19 Years	1,781	21.9%	15,001	23.4%	30,779	22.4%
Age 20 to 64 Years	4,839	59.6%	38,842	60.6%	83,755	60.9%
Age 65 Years or Over	1,493	18.4%	10,242	16.0%	23,058	16.8%
Female Median Age	41.0		38.5		39.9	
Male Population	7,659	48.6%	61,769	49.1%	132,070	49.0%
Age 0 to 19 Years	1,812	23.7%	15,905	25.7%	32,435	24.6%
Age 20 to 64 Years	4,745	61.9%	38,198	61.8%	81,864	62.0%
Age 65 Years or Over	1,102	14.4%	7,666	12.4%	17,771	13.5%
Male Median Age	37.7		35.8		37.4	

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E Union Hills Dr & N 32nd St

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	228	3.5%	3,483	6.8%	9,389	8.3%
HH Income \$150,000 to \$199,999	574	8.9%	3,196	6.3%	8,226	7.3%
HH Income \$100,000 to \$149,999	1,021	15.8%	8,190	16.0%	19,299	17.1%
HH Income \$75,000 to \$99,999	1,058	16.4%	6,975	13.7%	16,192	14.3%
HH Income \$50,000 to \$74,999	1,416	21.9%	10,168	19.9%	21,701	19.2%
HH Income \$35,000 to \$49,999	869	13.5%	6,975	13.7%	14,479	12.8%
HH Income \$25,000 to \$34,999	451	7.0%	4,212	8.2%	8,481	7.5%
HH Income \$15,000 to \$24,999	538	8.3%	4,593	9.0%	8,655	7.7%
HH Income Under \$15,000	305	4.7%	3,294	6.4%	6,581	5.8%
HH Income \$35,000 or More	5,166	80.0%	38,987	76.3%	89,286	79.0%
HH Income \$75,000 or More	2,880	44.6%	21,844	42.8%	53,106	47.0%
Housing (2020)						
Total Housing Units	6,660		52,765		117,020	
Housing Units Occupied	6,461	97.0%	51,086	96.8%	113,003	96.6%
Housing Units Owner-Occupied	5,097	78.9%	31,860	62.4%	69,975	61.9%
Housing Units, Renter-Occupied	1,364	21.1%	19,226	37.6%	43,029	38.1%
Housing Units, Vacant	199	3.1%	1,679	3.3%	4,017	3.6%
Marital Status (2020)						
Never Married	4,022	30.7%	33,271	32.5%	71,674	32.2%
Currently Married	5,602	42.8%	44,355	43.3%	99,232	44.6%
Separated	517	4.0%	4,457	4.3%	8,919	4.0%
Widowed	639	4.9%	4,866	4.7%	10,300	4.6%
Divorced	2,312	17.7%	15,541	15.2%	32,346	14.5%
Household Type (2020)						
Population Family	12,651	80.2%	99,075	78.7%	210,424	78.0%
Population Non-Family	3,093	19.6%	26,107	20.7%	57,797	21.4%
Population Group Quarters	28	0.2%	673	0.5%	1,442	0.5%
Family Households	4,077	63.1%	31,161	61.0%	67,938	60.1%
Non-Family Households	2,384	36.9%	19,926	39.0%	45,066	39.9%
Married Couple with Children	1,214	21.7%	9,496	21.4%	19,893	20.0%
Average Family Household Size	3.1		3.2		3.1	
Household Size (2020)						
1 Person Households	1,817	28.1%	15,126	29.6%	34,839	30.8%
2 Person Households	2,273	35.2%	16,985	33.2%	38,566	34.1%
3 Person Households	1,035	16.0%	7,938	15.5%	17,203	15.2%
4 Person Households	783	12.1%	6,205	12.1%	13,195	11.7%
5 Person Households	325	5.0%	2,858	5.6%	5,700	5.0%
6 or More Person Households	228	3.5%	1,974	3.9%	3,500	3.1%
Household Vehicles (2020)						
Households with 0 Vehicles Available	202	3.1%	2,431	4.8%	5,246	4.6%
Households with 1 Vehicles Available	2,172	33.6%	19,672	38.5%	41,370	36.6%
Households with 2 or More Vehicles Available	4,088	63.3%	28,983	56.7%	66,387	58.7%
Total Vehicles Available	12,373		90,201		203,128	
Average Vehicles Per Household	1.9		1.8		1.8	

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E Union Hills Dr & N 32nd St						
	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	12,928		101,036		219,319	
Estimated Civilian Employed	9,061	70.1%	68,643	67.9%	149,047	68.0%
Estimated Civilian Unemployed	253	2.0%	2,307	2.3%	4,991	2.3%
Estimated in Armed Forces	5	-	22	-	50	-
Estimated Not in Labor Force	3,610	27.9%	30,064	29.8%	65,231	29.7%
Unemployment Rate	2.0%		2.3%		2.3%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	9,061		68,643		149,047	
Management, Business, Financial Operations	1,694	18.7%	11,988	17.5%	28,021	18.8%
Professional, Related	2,197	24.3%	15,273	22.3%	35,728	24.0%
Service	1,625	17.9%	13,794	20.1%	27,081	18.2%
Sales, Office	2,115	23.3%	16,143	23.5%	35,679	23.9%
Farming, Fishing, Forestry	6	-	245	0.4%	346	0.2%
Construct, Extraction, Maintenance	698	7.7%	4,733	6.9%	9,216	6.2%
Production, Transport Material Moving	726	8.0%	6,466	9.4%	12,975	8.7%
White Collar Workers	6,006	66.3%	43,405	63.2%	99,428	66.7%
Blue Collar Workers	3,055	33.7%	25,238	36.8%	49,618	33.3%
Consumer Expenditure (2020)						
Total Household Expenditure	\$409.75 M		\$3.34 B		\$7.72 B	
Total Non-Retail Expenditure	\$215.37 M	52.6%	\$1.76 B	52.8%	\$4.08 B	52.8%
Total Retail Expenditure	\$194.37 M	47.4%	\$1.58 B	47.2%	\$3.64 B	47.2%
Apparel	\$14.33 M	3.5%	\$117.94 M	3.5%	\$272.91 M	3.5%
Contributions	\$13.17 M	3.2%	\$108.99 M	3.3%	\$255.25 M	3.3%
Education	\$11.64 M	2.8%	\$99.4 M	3.0%	\$234.79 M	3.0%
Entertainment	\$23.17 M	5.7%	\$189.08 M	5.7%	\$438.88 M	5.7%
Food and Beverages	\$60.53 M	14.8%	\$493.11 M	14.7%	\$1.13 B	14.7%
Furnishings and Equipment	\$14.44 M	3.5%	\$117.49 M	3.5%	\$272.57 M	3.5%
Gifts	\$9.7 M	2.4%	\$82.1 M	2.5%	\$192.78 M	2.5%
Health Care	\$35.24 M	8.6%	\$282.96 M	8.5%	\$649.6 M	8.4%
Household Operations	\$16.04 M	3.9%	\$131.26 M	3.9%	\$304.13 M	3.9%
Miscellaneous Expenses	\$7.76 M	1.9%	\$63.31 M	1.9%	\$146.49 M	1.9%
Personal Care	\$5.51 M	1.3%	\$44.9 M	1.3%	\$103.65 M	1.3%
Personal Insurance	\$2.87 M	0.7%	\$23.45 M	0.7%	\$54.91 M	0.7%
Reading	\$894.63 K	0.2%	\$7.29 M	0.2%	\$16.88 M	0.2%
Shelter	\$85.78 M	20.9%	\$704.63 M	21.1%	\$1.63 B	21.1%
Tobacco	\$2.52 M	0.6%	\$20.33 M	0.6%	\$45.67 M	0.6%
Transportation	\$75.49 M	18.4%	\$611.35 M	18.3%	\$1.41 B	18.2%
Utilities	\$30.66 M	7.5%	\$247.32 M	7.4%	\$564.02 M	7.3%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	11,333		87,219		190,389	
Elementary (Grade Level 0 to 8)	472	4.2%	4,237	4.9%	6,353	3.3%
Some High School (Grade Level 9 to 11)	468	4.1%	5,617	6.4%	9,667	5.1%
High School Graduate	2,383	21.0%	17,826	20.4%	36,107	19.0%
Some College	3,130	27.6%	20,080	23.0%	43,863	23.0%
Associate Degree Only	1,161	10.2%	7,856	9.0%	17,009	8.9%
Bachelor Degree Only	2,366	20.9%	19,957	22.9%	49,547	26.0%
Graduate Degree	1,353	11.9%	11,646	13.4%	27,843	14.6%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	5,066	84.8%	31,218	69.5%	70,890	72.0%
1 Attached Unit	209	3.5%	2,381	5.3%	4,527	4.6%
2 to 4 Units	126	2.1%	2,686	6.0%	5,505	5.6%
5 to 9 Units	82	1.4%	2,582	5.8%	6,089	6.2%
10 to 19 Units	43	0.7%	2,977	6.6%	5,904	6.0%
20 to 49 Units	10	0.2%	1,570	3.5%	4,027	4.1%
50 or More Units	139	2.3%	3,281	7.3%	9,809	10.0%
Mobile Home or Trailer	771	12.9%	4,323	9.6%	6,113	6.2%
Other Structure	16	0.3%	69	0.2%	139	0.1%
Homes Built By Year (2020)						
Homes Built 2010 or later	271	4.5%	2,957	6.6%	6,399	6.5%
Homes Built 2000 to 2009	824	13.8%	7,718	17.2%	15,229	15.5%
Homes Built 1990 to 1999	2,053	34.4%	13,693	30.5%	26,953	27.4%
Homes Built 1980 to 1989	2,247	37.6%	13,894	30.9%	30,541	31.0%
Homes Built 1970 to 1979	741	12.4%	8,806	19.6%	24,664	25.1%
Homes Built 1960 to 1969	198	3.3%	2,683	6.0%	6,141	6.2%
Homes Built 1950 to 1959	96	1.6%	966	2.2%	2,079	2.1%
Homes Built Before 1949	30	0.5%	370	0.8%	997	1.0%
Home Values (2020)						
Home Values \$1,000,000 or More	16	0.3%	150	0.5%	369	0.6%
Home Values \$500,000 to \$999,999	169	3.6%	3,353	11.7%	8,205	12.9%
Home Values \$400,000 to \$499,999	230	4.8%	2,569	9.0%	8,603	13.5%
Home Values \$300,000 to \$399,999	1,022	21.5%	6,722	23.5%	16,544	25.9%
Home Values \$200,000 to \$299,999	2,118	44.5%	10,470	36.7%	20,645	32.4%
Home Values \$150,000 to \$199,999	792	16.6%	3,682	12.9%	7,345	11.5%
Home Values \$100,000 to \$149,999	208	4.4%	1,496	5.2%	3,011	4.7%
Home Values \$70,000 to \$99,999	125	2.6%	671	2.4%	1,134	1.8%
Home Values \$50,000 to \$69,999	60	1.3%	399	1.4%	697	1.1%
Home Values \$25,000 to \$49,999	80	1.7%	548	1.9%	808	1.3%
Home Values Under \$25,000	248	5.2%	1,657	5.8%	2,330	3.7%
Owner-Occupied Median Home Value	\$244,138		\$279,471		\$304,795	
Renter-Occupied Median Rent	\$1,111		\$982		\$1,025	
Transportation To Work (2020)						
Drive to Work Alone	5,866	74.4%	46,918	75.0%	101,841	76.1%
Drive to Work in Carpool	752	9.5%	6,522	10.4%	13,073	9.8%
Travel to Work by Public Transportation	206	2.6%	1,509	2.4%	2,763	2.1%
Drive to Work on Motorcycle	41	0.5%	208	0.3%	431	0.3%
Walk or Bicycle to Work	66	0.8%	971	1.6%	2,075	1.5%
Other Means	68	0.9%	1,070	1.7%	1,990	1.5%
Work at Home	889	11.3%	5,368	8.6%	11,723	8.8%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	1,506	19.1%	13,430	21.5%	29,336	21.9%
Travel to Work in 15 to 29 Minutes	3,670	46.5%	28,213	45.1%	60,210	45.0%
Travel to Work in 30 to 59 Minutes	2,563	32.5%	18,196	29.1%	40,396	30.2%
Travel to Work in 60 Minutes or More	272	3.4%	2,717	4.3%	5,626	4.2%
Average Minutes Travel to Work	23.1		22.5		22.6	

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