

FOR SALE OR LEASE OPPORTUNITY

# Prime Arcadia Real Estate

PHOENIX, ARIZONA

SCOTTSD  
FASHION SC

PARADISE VALLEY

ARCADIA NEIGHBORHOOD

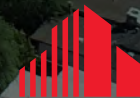


EXCLUSIVELY OFFERED BY:

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**CUSHMAN &  
WAKEFIELD**

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

- **Call for Pricing**

- Building: ±5,113 SF
- ±30 foot pole sign
- Subject Parcel: ±0.46 AC
- Year Built: 2018
- Parcel Number: 127-27-001A

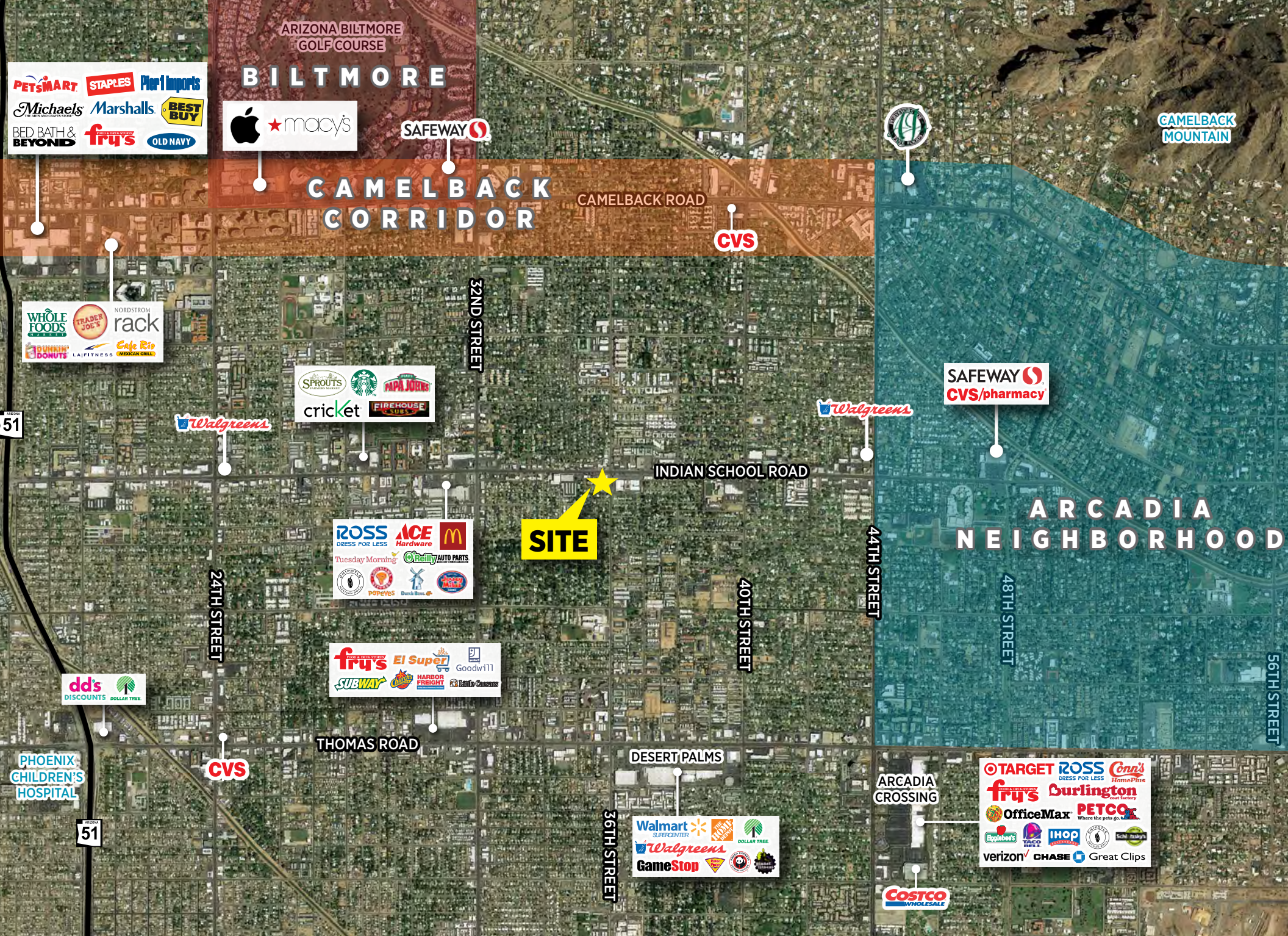
## LOCATION

- **Located at a strong intersection in one of the most up-and-coming areas of Phoenix**
- Dense area of Arizona with over 296,000 people within 5 Miles
- Affluent trade area with an average household income of \$86,000 within 5 miles.
- Strong day time population with 182,032 employees within 3 miles.
- Over a combined 44,037 vehicles per day at intersection

## ATTRACTIVE SUBMARKETS NEARBY

- Biltmore - Home to the Biltmore Fashion Park and Arizona Biltmore Resort.
- Camelback Corridor - Dense daytime population of business professionals.
- Arcadia Neighborhood - Affluent neighborhood with high household incomes and strong home values





ARIZONA BILTMORE GOLF COURSE

# BILTMORE

# CAMELBACK CORRIDOR

CAMELBACK ROAD

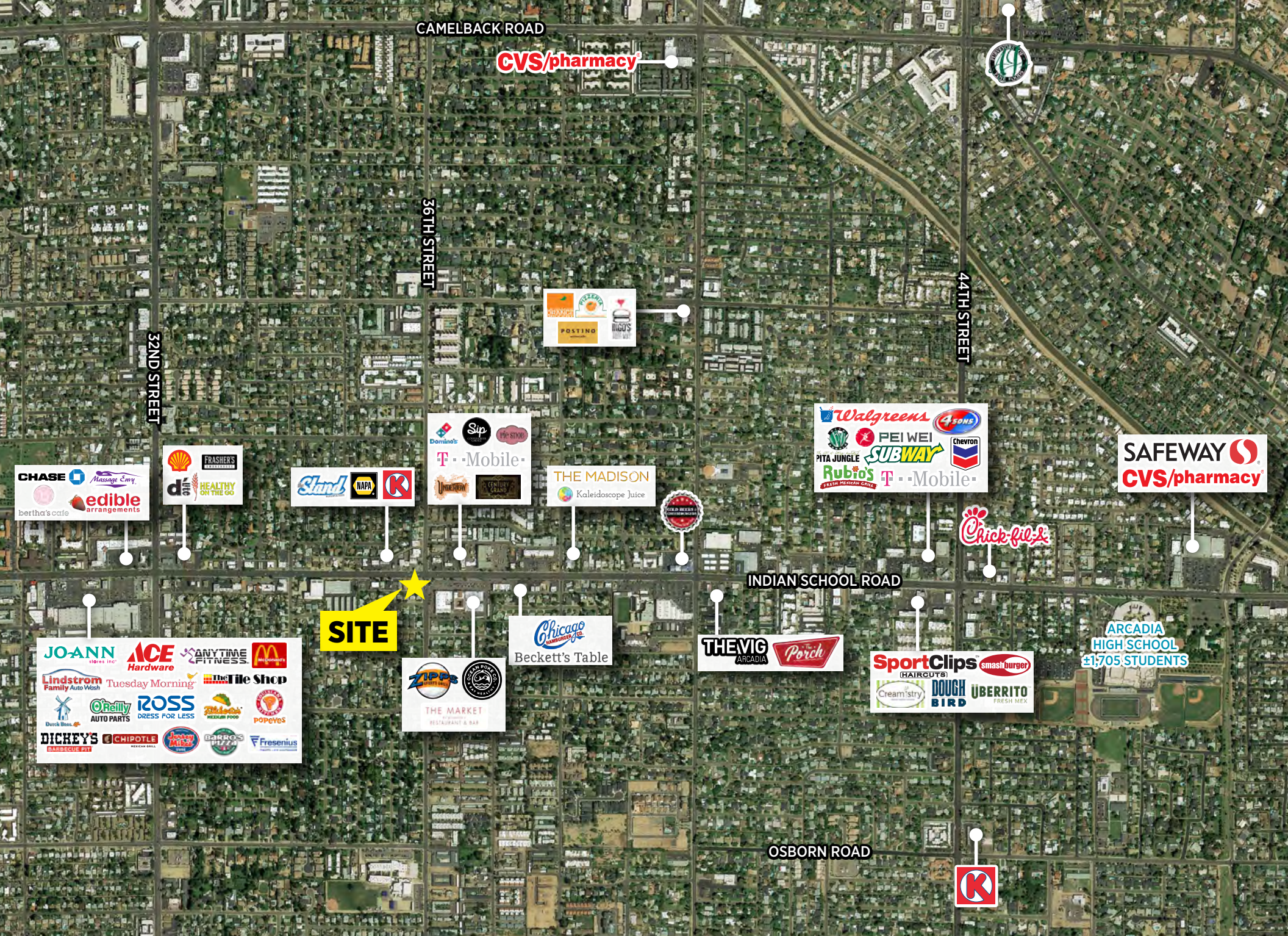
# ARCADIA NEIGHBORHOOD

**SITE**

# PROPERTY PHOTOS

# PROPERTY OVERVIEW





CAMELBACK ROAD

CVS/pharmacy

36TH STREET

32ND STREET

44TH STREET

INDIAN SCHOOL ROAD

OSBORN ROAD

**SITE**

CHASE  
bertha's cafe  
edible arrangements

FRASHER'S  
HEALTHY ON THE GO

Skand  
NAPA  
K

Domino's  
T-Mobile  
Century 21

THE MADISON  
Kaleidoscope Juice

Walgreens  
PEI WEI  
SUBWAY  
Rubio's  
T-Mobile  
Chevron

SAFeway  
CVS/pharmacy

Chick-fil-A

JOANN  
ACE Hardware  
ANYTIME FITNESS  
Lindstrom Family Auto Wash  
Tuesday Morning  
the Tile Shop  
O'Reilly AUTO PARTS  
ROSS DRESS FOR LESS  
Duck Boss  
DICKKEYS BARBECUE PIT  
CHIPOTLE  
Fresenius

ZIPPS  
THE MARKET RESTAURANT & BAR

Chicago HAMBURGERS  
Beckett's Table

THE VIG ARCADIA  
The Porch

SportClips (HAIRCUTS)  
smash burger  
Cream'istry  
DOUGH BIRD  
UBERRITO FRESH MEX

ARCADIA HIGH SCHOOL  
1,705 STUDENTS

K

CAMELBACK MOUNTAIN

SCOTTSDALE FASHION SQUARE

DOWNTOWN SCOTTSDALE

PAPAGO PARK

ARCADIA NEIGHBORHOOD



36TH STREET



INDIAN SCHOOL ROAD



SITE



**CAMELBACK COLONNADE**

Best Buy, Fry's, Staples, Petco, PetSmart, ZUPAS, PORK 'N' FISH, ZUPAS, Petco, PetSmart

**BILTMORE FASHION PARK**

Apple, Zuzu Burgers, The Cheese Cake Factory, SIT...STAY, Seamus, Tanera, BLANCO, THE CAPITAL, True Food

**PIESTEWA PEAK**

**ARIZONA BILTMORE RESORT**

**CAMELBACK CORRIDOR**

**TOWN & COUNTRY**

Whole Foods, Cafe Rio, Jaks, Glassroots, hopdoddy, MANGO, Dunkin' Donuts

**ARCADIA NEIGHBORHOOD**

**INDIAN SCHOOL ROAD**

**SITE**

**36TH STREET**

**THE MARKET**  
BY JENNIFER'S  
RESTAURANT & BAR



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**SOUTH  
MOUNTAIN**

**CHASE  
FIELD**

**DOWNTOWN  
PHOENIX**

**Banner  
University Medical Center**

**PHOENIX  
CHILDREN'S  
Hospital**

**MIDTOWN  
PHOENIX**



**36TH STREET**

**THE MARKET  
BY DENVER'S  
RESTAURANT & BAR**



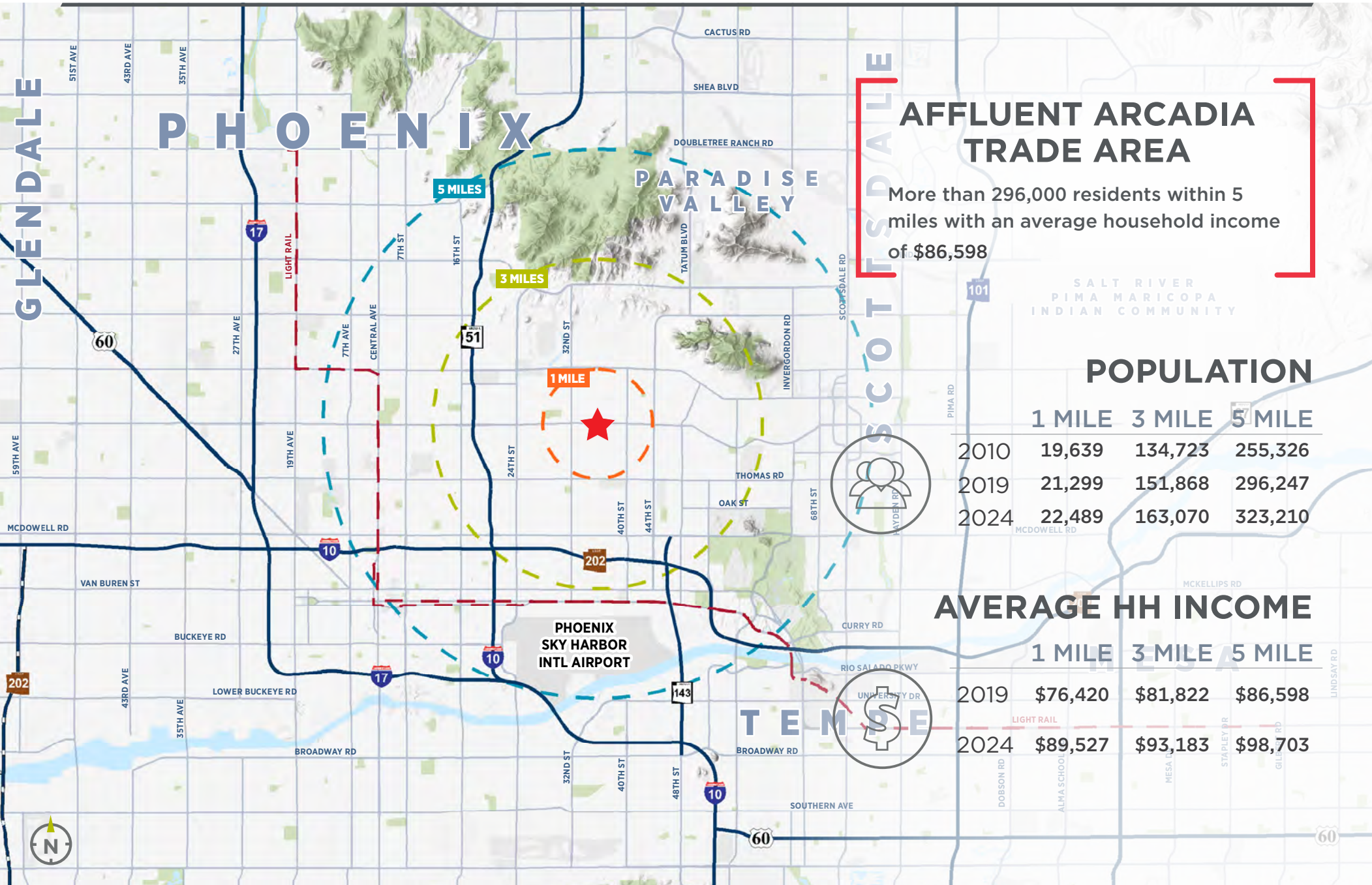
**INDIAN SCHOOL ROAD**



**SITE**







## AFFLUENT ARCADIA TRADE AREA

More than 296,000 residents within 5 miles with an average household income of \$86,598

### POPULATION

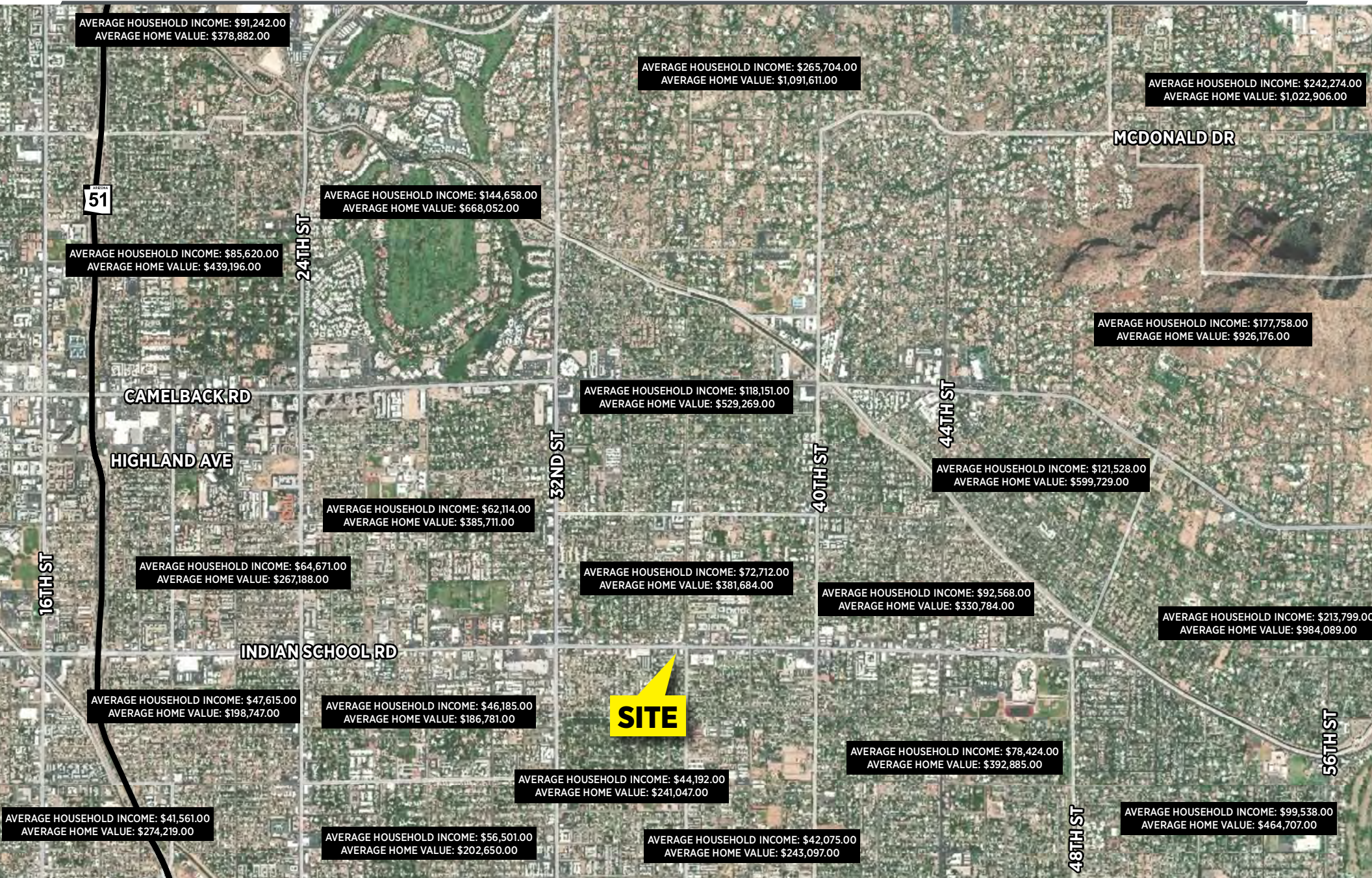
	1 MILE	3 MILE	5 MILE
2010	19,639	134,723	255,326
2019	21,299	151,868	296,247
2024	22,489	163,070	323,210

### AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
2019	\$76,420	\$81,822	\$86,598
2024	\$89,527	\$93,183	\$98,703

# INCOME MAP - ARCADIA, PARADISE VALLEY AND BILTMORE

## PROPERTY OVERVIEW



**SITE**

## Population

Metro Phoenix is the fifth largest city in the United States and anchors the nation's 11th largest metropolitan area, with 4.8 million residents. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bioscience and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are crisscrossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year which is good for business rather than tourists.

The population of Greater Phoenix is 4.8 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.1 – two years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$62,609. This is 6% above the national median average household income, which stands at \$59,039.

## Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. Arizona is nationally ranked #2 as a top state for workforce quality and availability, and #1 in higher education degree opportunities. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Phoenix has recently seen many companies move or expand from California including Google-Waymo, McKesson, Dexcom, DoubleDutch, Entertainment Partners,

Uber and ZipRecruiter. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk – no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation. In addition, Metro Phoenix also attracts major software development and internet employers such as Yelp, GoDaddy, PayPal, Zenefits, Infusionsoft, Weebly and Clearlink.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities. Arizona is among national leaders with more than 1,400 active clinical trials and is expected to add 43,000 healthcare jobs in the next decade – more than Minneapolis, Philadelphia, San Francisco and Seattle.



## Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chock-full of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Marathon and college football's PlayStation Fiesta Bowl and Cactus Bowl. Phoenix has played host to the Super Bowl in 2015 and 2007 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 NCAA Men's Basketball Final Four. Phoenix is one of 13 U.S. cities with franchises in all four major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB), Arizona Cardinals (NFL) and Arizona Coyotes (NHL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 450 hotels with more than 62,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Pointe Hiltons Tapatio Cliffs and Squaw Peak Resorts, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at



Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary on Camelback, The Camby, The Wigwam, W Scottsdale, The Ritz-Carlton and the Fairmont Scottsdale Princess.

## Housing

As one might expect in the 11th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The city has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family-oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.

The number of units in the area is set to increase with the soon to be completed of Sky at Chandler Airpark (504-units), Pearl Biltmore (474-units) and Apollo (391-units). The 441-unit Camden North End and the 400-unit Avalon Apartment Homes are the most recent multifamily developments to be completed, adding more than 2,200 units throughout the Phoenix area.

## MAJOR PHOENIX EMPLOYERS

State of Arizona	U-Haul
Banner Health	Dignity Health
Fry's	USAA
Walmart	The Boeing Company
Wells Fargo	Phoenix Childrens Hospital
Maricopa County	Vanguard
City of Phoenix	General Dynamics
Intel	American Express
Arizona State University	Amazon
Bank of America	Honeywell
State Farm Insurance	HonorHealth
Mayo Clinic	Cox Communications

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 - ESRI Forecasts; 2019 MAG Employer Database; 2019 ARMLS and FBS, DMCA; Costar; 2016 Arizona Department of Education; Arizona State University - Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Visit Phoenix; City of Phoenix; flyrfd.com; venuecoalition.com; voysearch.com; wekopa.com; tripsavvy.com



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