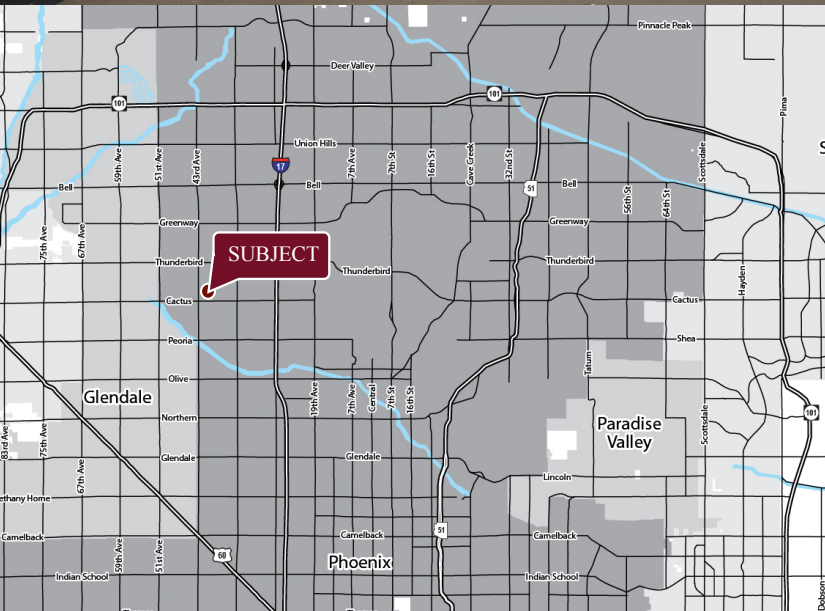


# FRY'S CENTER SHOPS

NEC 43RD AVE. & CACTUS RD.

PHOENIX, AZ



## FORMER RESTAURANT AVAILABLE

### AVAILABILITY

- 2,176 sf Inline-Former Restaurant
- 1,400 SF END CAP AVAILABLE

### FEATURES

- Built-Out Restaurant Space
- Monument signage

### TRAFFIC COUNTS

- +/- 31,344 cpd on Cactus Rd.
- +/- 29,354 cpd on 43rd Ave.

### NOTABLE TENANTS IN TRADE AREA



**STRATEGIC**

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,585	158,117	420,864
Ave Household Income	\$78,413	\$70,248	\$70,344
Daytime Employment	3,401	52,486	140,152

# FORMER RESTAURANT AVAILABLE

# FRY'S CENTER SHOPS

NEC 43RD AVE. & CACTUS RD.

PHOENIX, AZ



Coming Available Suite #1115 1,400 sq ft	<p style="text-align: center;"><b>Fry's Food &amp; Drug</b></p> <p style="text-align: center;"><b>82,950 sq ft</b></p>
Water & Ice Suite #1114/ 970 sq ft	
Cigarettes 4U Suite #1113/ 970 sq ft	
Kingberto's Suite #1112 1,293 sq ft	
Raincharmer Beads Suite #1111 1,293 sq ft	
Metro PCS Suite #1110/ 970 sq ft	
Miracle Ear Suite #1109/ 970 sq ft	
Former Restaurant Suite #1107& 1108 2,176 sq ft	
UK Nails Suite #1106 1,057 sq ft	
Fantastic Sam's Suite #1104 1,750 sq ft	
Sardella's Pizza & Wings Suite #1101 & 1102 4,206 sq ft	



**STRATEGIC**

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

# FORMER RESTAURANT AVAILABLE

# FRY'S CENTER SHOPS

NEC 43RD AVE. & CACTUS RD.

PHOENIX, AZ



**STRATEGIC**

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

15169 N. Scottsdale Road #330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f) www.srgaz.com

# FORMER RESTAURANT AVAILABLE

## FRY'S CENTER SHOPS

NEC 43RD AVE. & CACTUS RD.

PHOENIX, AZ



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.



**STRATEGIC**

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

15169 N. Scottsdale Road #330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f) www.srgaz.com

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5963/-112.1513

RF5

N 43rd Ave & W Cactus Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2018)	17,585		158,117		420,864	
Projected Population (2023)	18,825		170,873		456,272	
Census Population (2010)	16,691		147,744		386,570	
Census Population (2000)	17,632		153,199		396,753	
Projected Annual Growth (2018 to 2023)	1,240	1.4%	12,756	1.6%	35,408	1.7%
Historical Annual Growth (2010 to 2018)	894	0.7%	10,373	0.9%	34,294	1.1%
Historical Annual Growth (2000 to 2010)	-941	-0.5%	-5,455	-0.4%	-10,183	-0.3%
Estimated Population Density (2018)	5,600 <i>psm</i>		5,595 <i>psm</i>		5,361 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.51 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2018)	6,266		59,810		157,985	
Projected Households (2023)	6,517		62,723		166,268	
Census Households (2010)	5,834		54,674		142,223	
Census Households (2000)	6,107		56,534		145,695	
Estimated Households with Children (2018)	2,228	35.6%	19,735	33.0%	54,010	34.2%
Estimated Average Household Size (2018)	2.76		2.61		2.64	
<b>Average Household Income</b>						
Estimated Average Household Income (2018)	\$78,413		\$70,248		\$70,344	
Projected Average Household Income (2023)	\$88,331		\$78,434		\$78,499	
Estimated Average Family Income (2018)	\$88,406		\$80,083		\$82,139	
<b>Median Household Income</b>						
Estimated Median Household Income (2018)	\$64,894		\$57,927		\$57,918	
Projected Median Household Income (2023)	\$74,597		\$66,437		\$66,136	
Estimated Median Family Income (2018)	\$72,767		\$68,778		\$69,865	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2018)	\$28,053		\$26,667		\$26,487	
Projected Per Capita Income (2023)	\$30,682		\$28,879		\$28,680	
Estimated Per Capita Income 5 Year Growth	\$2,629	9.4%	\$2,212	8.3%	\$2,193	8.3%
Estimated Average Household Net Worth (2018)	\$554,157		\$557,054		\$587,293	
<b>Daytime Demos (2018)</b>						
Total Businesses	365		4,905		13,718	
Total Employees	3,401		52,486		140,152	
Company Headquarter Businesses	-	-	13	0.3%	46	0.3%
Company Headquarter Employees	-	-	4,310	8.2%	7,639	5.5%
Employee Population per Business	9.3		10.7		10.2	
Residential Population per Business	48.2		32.2		30.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5963/-112.1513

RFS

N 43rd Ave & W Cactus Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2018)	12,851	73.1%	112,796	71.3%	288,176	68.5%
Black or African American (2018)	961	5.5%	9,743	6.2%	27,437	6.5%
American Indian or Alaska Native (2018)	294	1.7%	2,927	1.9%	8,561	2.0%
Asian (2018)	736	4.2%	7,129	4.5%	18,687	4.4%
Hawaiian or Pacific Islander (2018)	44	0.3%	323	0.2%	795	0.2%
Other Race (2018)	1,891	10.8%	18,438	11.7%	59,879	14.2%
Two or More Races (2018)	808	4.6%	6,760	4.3%	17,328	4.1%
Not Hispanic or Latino Population (2018)	13,134	74.7%	114,864	72.6%	287,677	68.4%
Hispanic or Latino Population (2018)	4,452	25.3%	43,254	27.4%	133,187	31.6%
Not Hispanic or Latino Population (2023)	13,892	73.8%	122,724	71.8%	308,536	67.6%
Hispanic or Latino Population (2023)	4,933	26.2%	48,149	28.2%	147,736	32.4%
Not Hispanic or Latino Population (2010)	12,898	77.3%	110,764	75.0%	271,788	70.3%
Hispanic or Latino Population (2010)	3,793	22.7%	36,980	25.0%	114,782	29.7%
Not Hispanic or Latino Population (2000)	15,439	87.6%	130,916	85.5%	318,416	80.3%
Hispanic or Latino Population (2000)	2,192	12.4%	22,283	14.5%	78,337	19.7%
Projected Hispanic Annual Growth (2018 to 2023)	481	2.2%	4,895	2.3%	14,550	2.2%
Historic Hispanic Annual Growth (2000 to 2018)	2,259	5.7%	20,971	5.2%	54,850	3.9%
<b>Age Distribution (2018)</b>						
Age Under 5	1,030	5.9%	9,619	6.1%	27,226	6.5%
Age 5 to 9 Years	1,036	5.9%	9,469	6.0%	26,766	6.4%
Age 10 to 14 Years	1,222	6.9%	10,742	6.8%	29,053	6.9%
Age 15 to 19 Years	1,355	7.7%	11,236	7.1%	29,770	7.1%
Age 20 to 24 Years	1,182	6.7%	10,998	7.0%	29,453	7.0%
Age 25 to 29 Years	1,230	7.0%	12,023	7.6%	32,193	7.6%
Age 30 to 34 Years	1,141	6.5%	10,664	6.7%	28,729	6.8%
Age 35 to 39 Years	1,113	6.3%	10,206	6.5%	27,281	6.5%
Age 40 to 44 Years	1,144	6.5%	9,757	6.2%	26,394	6.3%
Age 45 to 49 Years	1,239	7.0%	10,731	6.8%	28,680	6.8%
Age 50 to 54 Years	1,196	6.8%	10,628	6.7%	28,136	6.7%
Age 55 to 59 Years	1,270	7.2%	10,664	6.7%	27,527	6.5%
Age 60 to 64 Years	1,079	6.1%	9,040	5.7%	22,953	5.5%
Age 65 to 74 Years	1,523	8.7%	13,300	8.4%	33,409	7.9%
Age 75 to 84 Years	627	3.6%	6,360	4.0%	16,542	3.9%
Age 85 Years or Over	198	1.1%	2,681	1.7%	6,751	1.6%
Median Age	36.9		36.7		36.0	
<b>Gender Age Distribution (2018)</b>						
Female Population	8,860	50.4%	80,146	50.7%	212,663	50.5%
Age 0 to 19 Years	2,268	25.6%	19,903	24.8%	54,711	25.7%
Age 20 to 64 Years	5,297	59.8%	47,590	59.4%	125,795	59.2%
Age 65 Years or Over	1,294	14.6%	12,652	15.8%	32,157	15.1%
Female Median Age	37.9		38.3		37.4	
Male Population	8,725	49.6%	77,971	49.3%	208,201	49.5%
Age 0 to 19 Years	2,374	27.2%	21,162	27.1%	58,104	27.9%
Age 20 to 64 Years	5,297	60.7%	47,121	60.4%	125,550	60.3%
Age 65 Years or Over	1,054	12.1%	9,688	12.4%	24,546	11.8%
Male Median Age	35.9		35.2		34.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5963/-112.1513

RF5

## N 43rd Ave & W Cactus Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2018)</b>						
HH Income \$200,000 or More	167	2.7%	1,990	3.3%	6,368	4.0%
HH Income \$150,000 to \$199,999	324	5.2%	2,830	4.7%	7,275	4.6%
HH Income \$100,000 to \$149,999	947	15.1%	7,882	13.2%	20,426	12.9%
HH Income \$75,000 to \$99,999	980	15.6%	7,926	13.3%	20,297	12.8%
HH Income \$50,000 to \$74,999	1,689	27.0%	12,474	20.9%	30,584	19.4%
HH Income \$35,000 to \$49,999	748	11.9%	8,970	15.0%	23,556	14.9%
HH Income \$25,000 to \$34,999	502	8.0%	6,445	10.8%	16,598	10.5%
HH Income \$15,000 to \$24,999	440	7.0%	5,448	9.1%	15,333	9.7%
HH Income Under \$15,000	468	7.5%	5,844	9.8%	17,548	11.1%
HH Income \$35,000 or More	4,855	77.5%	42,073	70.3%	108,506	68.7%
HH Income \$75,000 or More	2,418	38.6%	20,629	34.5%	54,366	34.4%
<b>Housing (2018)</b>						
Total Housing Units	6,410		61,616		163,513	
Housing Units Occupied	6,266	97.8%	59,810	97.1%	157,985	96.6%
Housing Units Owner-Occupied	4,419	70.5%	36,135	60.4%	91,511	57.9%
Housing Units, Renter-Occupied	1,847	29.5%	23,675	39.6%	66,474	42.1%
Housing Units, Vacant	143	2.2%	1,806	2.9%	5,527	3.4%
<b>Marital Status (2018)</b>						
Never Married	4,911	34.4%	46,737	36.4%	123,749	36.6%
Currently Married	5,900	41.3%	49,274	38.4%	128,870	38.1%
Separated	708	5.0%	5,270	4.1%	16,112	4.8%
Widowed	814	5.7%	7,520	5.9%	19,193	5.7%
Divorced	1,963	13.7%	19,486	15.2%	49,896	14.8%
<b>Household Type (2018)</b>						
Population Family	14,813	84.2%	129,032	81.6%	343,784	81.7%
Population Non-Family	2,503	14.2%	27,344	17.3%	73,386	17.4%
Population Group Quarters	269	1.5%	1,741	1.1%	3,695	0.9%
Family Households	4,473	71.4%	38,785	64.8%	101,715	64.4%
Non-Family Households	1,794	28.6%	21,025	35.2%	56,270	35.6%
Married Couple with Children	1,304	22.1%	10,894	22.1%	29,867	23.2%
Average Family Household Size	3.3		3.3		3.4	
<b>Household Size (2018)</b>						
1 Person Households	1,283	20.5%	16,184	27.1%	43,341	27.4%
2 Person Households	2,103	33.6%	18,790	31.4%	48,130	30.5%
3 Person Households	1,126	18.0%	9,741	16.3%	25,346	16.0%
4 Person Households	890	14.2%	7,468	12.5%	19,993	12.7%
5 Person Households	522	8.3%	4,296	7.2%	11,492	7.3%
6 or More Person Households	343	5.5%	3,331	5.6%	9,684	6.1%
<b>Household Vehicles (2018)</b>						
Households with 0 Vehicles Available	105	1.7%	3,709	6.2%	11,601	7.3%
Households with 1 Vehicles Available	2,178	34.8%	22,416	37.5%	59,283	37.5%
Households with 2 or More Vehicles Available	3,983	63.6%	33,685	56.3%	87,101	55.1%
Total Vehicles Available	12,073		107,621		278,852	
Average Vehicles Per Household	1.9		1.8		1.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5963/-112.1513

RF5

## N 43rd Ave & W Cactus Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2018)</b>			
Estimated Labor Population Age 16 Years or Over	14,069	126,260	332,325
Estimated Civilian Employed	8,949 63.6%	79,065 62.6%	206,625 62.2%
Estimated Civilian Unemployed	545 3.9%	3,564 2.8%	9,915 3.0%
Estimated in Armed Forces	- -	9 -	276 0.1%
Estimated Not in Labor Force	4,574 32.5%	43,622 34.5%	115,509 34.8%
Unemployment Rate	3.9%	2.8%	3.0%
<b>Occupation (2015)</b>			
Occupation: Population Age 16 Years or Over	8,945	79,171	206,811
Management, Business, Financial Operations	1,392 15.6%	10,357 13.1%	27,799 13.4%
Professional, Related	1,594 17.8%	14,339 18.1%	37,486 18.1%
Service	1,666 18.6%	15,756 19.9%	41,576 20.1%
Sales, Office	2,670 29.8%	22,915 28.9%	57,054 27.6%
Farming, Fishing, Forestry	2 -	119 0.1%	365 0.2%
Construct, Extraction, Maintenance	669 7.5%	7,190 9.1%	20,477 9.9%
Production, Transport Material Moving	953 10.7%	8,496 10.7%	22,053 10.7%
White Collar Workers	5,655 63.2%	47,611 60.1%	122,340 59.2%
Blue Collar Workers	3,290 36.8%	31,560 39.9%	84,471 40.8%
<b>Consumer Expenditure (2018)</b>			
Total Household Expenditure	\$373 M	\$3.28 B	\$8.63 B
Total Non-Retail Expenditure	\$192 M 51.4%	\$1.69 B 51.6%	\$4.47 B 51.8%
Total Retail Expenditure	\$181 M 48.6%	\$1.59 B 48.4%	\$4.16 B 48.2%
Apparel	\$13.1 M 3.5%	\$115 M 3.5%	\$302 M 3.5%
Contributions	\$15.5 M 4.1%	\$137 M 4.2%	\$366 M 4.2%
Education	\$13.1 M 3.5%	\$117 M 3.6%	\$312 M 3.6%
Entertainment	\$21.0 M 5.6%	\$184 M 5.6%	\$483 M 5.6%
Food and Beverages	\$55.3 M 14.8%	\$486 M 14.8%	\$1.27 B 14.8%
Furnishings and Equipment	\$12.9 M 3.4%	\$112 M 3.4%	\$295 M 3.4%
Gifts	\$8.97 M 2.4%	\$79.0 M 2.4%	\$210 M 2.4%
Health Care	\$29.8 M 8.0%	\$265 M 8.1%	\$694 M 8.0%
Household Operations	\$10.5 M 2.8%	\$91.7 M 2.8%	\$243 M 2.8%
Miscellaneous Expenses	\$5.52 M 1.5%	\$48.7 M 1.5%	\$128 M 1.5%
Personal Care	\$4.86 M 1.3%	\$42.7 M 1.3%	\$112 M 1.3%
Personal Insurance	\$2.70 M 0.7%	\$23.7 M 0.7%	\$62.9 M 0.7%
Reading	\$824 K 0.2%	\$7.25 M 0.2%	\$19.1 M 0.2%
Shelter	\$76.3 M 20.4%	\$674 M 20.5%	\$1.77 B 20.6%
Tobacco	\$2.31 M 0.6%	\$20.7 M 0.6%	\$54.0 M 0.6%
Transportation	\$72.4 M 19.4%	\$629 M 19.2%	\$1.65 B 19.1%
Utilities	\$28.2 M 7.6%	\$250 M 7.6%	\$655 M 7.6%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	11,760	106,053	278,596
Elementary (Grade Level 0 to 8)	392 3.3%	4,806 4.5%	15,630 5.6%
Some High School (Grade Level 9 to 11)	677 5.8%	7,223 6.8%	22,782 8.2%
High School Graduate	3,553 30.2%	30,851 29.1%	79,187 28.4%
Some College	3,406 29.0%	29,482 27.8%	72,569 26.0%
Associate Degree Only	1,055 9.0%	9,741 9.2%	25,010 9.0%
Bachelor Degree Only	1,961 16.7%	16,546 15.6%	41,980 15.1%
Graduate Degree	717 6.1%	7,404 7.0%	21,438 7.7%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5963/-112.1513

RF5

N 43rd Ave & W Cactus Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2015)</b>						
1 Detached Unit	5,375	92.1%	41,784	76.4%	102,081	71.8%
1 Attached Unit	111	1.9%	2,793	5.1%	7,261	5.1%
2 to 4 Units	139	2.4%	2,271	4.2%	8,033	5.6%
5 to 9 Units	160	2.7%	2,876	5.3%	9,390	6.6%
10 to 19 Units	208	3.6%	4,472	8.2%	11,160	7.8%
20 to 49 Units	80	1.4%	1,358	2.5%	4,706	3.3%
50 or More Units	115	2.0%	3,584	6.6%	8,730	6.1%
Mobile Home or Trailer	75	1.3%	739	1.4%	6,576	4.6%
Other Structure	1	-	20	-	198	0.1%
<b>Homes Built By Year (2015)</b>						
Homes Built 2010 or later	80	1.4%	709	1.3%	1,880	1.3%
Homes Built 2000 to 2009	257	4.4%	3,954	7.2%	14,302	10.1%
Homes Built 1990 to 1999	633	10.9%	7,028	12.9%	23,064	16.2%
Homes Built 1980 to 1989	1,004	17.2%	14,441	26.4%	39,011	27.4%
Homes Built 1970 to 1979	3,743	64.2%	23,235	42.5%	48,229	33.9%
Homes Built 1960 to 1969	305	5.2%	7,263	13.3%	17,111	12.0%
Homes Built 1950 to 1959	114	2.0%	1,959	3.6%	9,259	6.5%
Homes Built Before 1949	72	1.2%	672	1.2%	3,228	2.3%
<b>Home Values (2015)</b>						
Home Values \$1,000,000 or More	25	0.6%	222	0.7%	575	0.7%
Home Values \$500,000 to \$999,999	186	4.5%	1,684	5.0%	4,869	5.7%
Home Values \$400,000 to \$499,999	171	4.2%	1,638	4.8%	4,895	5.7%
Home Values \$300,000 to \$399,999	327	8.0%	3,260	9.6%	9,694	11.3%
Home Values \$200,000 to \$299,999	999	24.3%	8,869	26.2%	22,600	26.4%
Home Values \$150,000 to \$199,999	1,372	33.4%	8,893	26.3%	20,047	23.4%
Home Values \$100,000 to \$149,999	848	20.7%	6,538	19.3%	14,481	16.9%
Home Values \$70,000 to \$99,999	258	6.3%	2,571	7.6%	6,046	7.1%
Home Values \$50,000 to \$69,999	107	2.6%	904	2.7%	2,565	3.0%
Home Values \$25,000 to \$49,999	37	0.9%	594	1.8%	1,652	1.9%
Home Values Under \$25,000	64	1.6%	819	2.4%	3,546	4.1%
Owner-Occupied Median Home Value	\$179,246		\$188,820		\$195,752	
Renter-Occupied Median Rent	\$926		\$819		\$787	
<b>Transportation To Work (2015)</b>						
Drive to Work Alone	6,604	77.2%	59,416	77.2%	157,124	76.8%
Drive to Work in Carpool	922	10.8%	8,433	11.0%	23,402	11.4%
Travel to Work by Public Transportation	178	2.1%	1,895	2.5%	4,982	2.4%
Drive to Work on Motorcycle	40	0.5%	326	0.4%	818	0.4%
Walk or Bicycle to Work	208	2.4%	1,672	2.2%	4,350	2.1%
Other Means	103	1.2%	975	1.3%	2,490	1.2%
Work at Home	496	5.8%	4,260	5.5%	11,403	5.6%
<b>Travel Time (2015)</b>						
Travel to Work in 14 Minutes or Less	1,720	21.4%	16,344	22.5%	41,042	21.2%
Travel to Work in 15 to 29 Minutes	3,286	40.8%	28,831	39.6%	74,996	38.8%
Travel to Work in 30 to 59 Minutes	2,779	34.5%	24,151	33.2%	65,274	33.8%
Travel to Work in 60 Minutes or More	629	7.8%	5,403	7.4%	13,739	7.1%
Average Minutes Travel to Work	24.3		23.9		24.3	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.