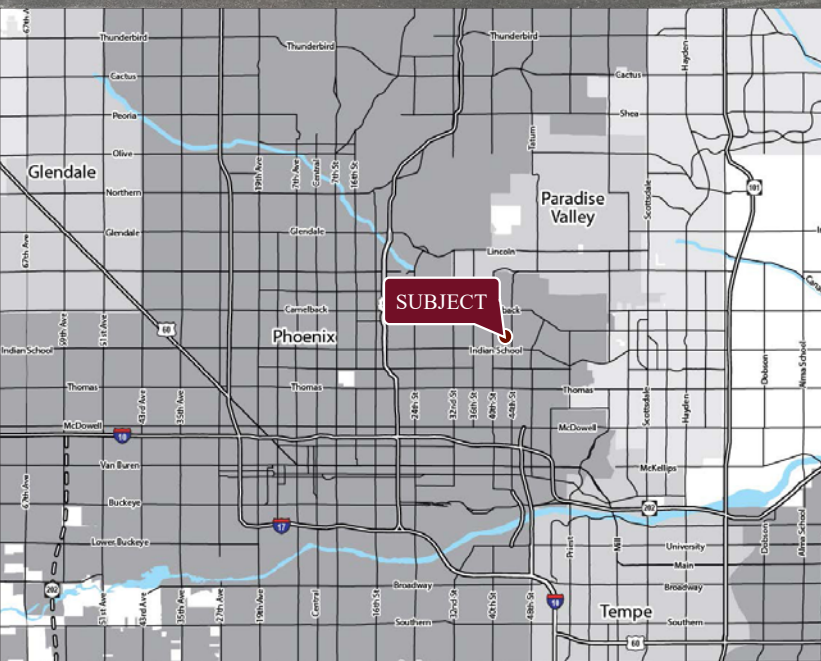




Shop Space Available



AVAILABLE

- 1,400 sf

FEATURES

- Located in highly desirable Arcadia trade area
- Easy accessibility and shared parking with adjacent center
- Monument signage available

TRAFFIC COUNTS

- 44th Street: ±40,000 CPD
- Indian School Road: ±36,000 CPD

NOTABLE TENANTS



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,089	129,705	306,044
Avg. Household Income	\$111,806	\$95,224	\$92,941
Daytime Employment	8,040	70,418	238,125

Josh Stewart
D 480 423 7952
C 602 214 5674
josh.stewart@avisonyoung.com

2777 E Camelback Road
Suite 230
Phoenix, AZ 85016
avisonyoung.com



N 44th St & E Indian School Rd		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2019)		17,089		129,705		306,044	
Projected Population (2024)		18,714		143,399		337,264	
Census Population (2010)		14,950		112,657		253,846	
Census Population (2000)		15,527		117,626		272,698	
Projected Annual Growth (2019 to 2024)		1,625	1.9%	13,694	2.1%	31,221	2.0%
Historical Annual Growth (2010 to 2019)		2,139	1.4%	17,048	1.5%	52,198	1.9%
Historical Annual Growth (2000 to 2010)		-577	-0.4%	-4,969	-0.4%	-18,852	-0.7%
Estimated Population Density (2019)		5,442	psm	4,590	psm	3,899	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2019)		7,948		55,262		135,818	
Projected Households (2024)		8,357		58,680		143,746	
Census Households (2010)		6,827		47,275		110,474	
Census Households (2000)		7,098		47,970		112,690	
Estimated Households with Children (2019)		2,023	25.4%	15,290	27.7%	32,821	24.2%
Estimated Average Household Size (2019)		2.15		2.34		2.23	
Average Household Income							
Estimated Average Household Income (2019)		\$111,806		\$95,224		\$92,941	
Projected Average Household Income (2024)		\$126,191		\$107,021		\$104,464	
Estimated Average Family Income (2019)		\$156,271		\$130,147		\$121,913	
Median Household Income							
Estimated Median Household Income (2019)		\$86,217		\$70,561		\$69,607	
Projected Median Household Income (2024)		\$98,220		\$80,813		\$79,985	
Estimated Median Family Income (2019)		\$116,063		\$93,286		\$90,173	
Per Capita Income							
Estimated Per Capita Income (2019)		\$52,005		\$40,599		\$41,365	
Projected Per Capita Income (2024)		\$56,358		\$43,819		\$44,632	
Estimated Per Capita Income 5 Year Growth		\$4,352	8.4%	\$3,220	7.9%	\$3,267	7.9%
Estimated Average Household Net Worth (2019)		\$1,231,511		\$916,262		\$881,232	
Daytime Demos (2019)							
Total Businesses		923		6,602		20,881	
Total Employees		8,040		70,418		238,125	
Company Headquarter Businesses		10	1.1%	72	1.1%	207	1.0%
Company Headquarter Employees		1,049	13.0%	6,862	9.7%	26,499	11.1%
Employee Population per Business		8.7		10.7		11.4	
Residential Population per Business		18.5		19.6		14.7	

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



N 44th St & E Indian School Rd		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2019)		17,089		129,705		306,044	
Projected Population (2024)		18,714		143,399		337,264	
Census Population (2010)		14,950		112,657		253,846	
Census Population (2000)		15,527		117,626		272,698	
Projected Annual Growth (2019 to 2024)		1,625	1.9%	13,694	2.1%	31,221	2.0%
Historical Annual Growth (2010 to 2019)		2,139	1.4%	17,048	1.5%	52,198	1.9%
Historical Annual Growth (2000 to 2010)		-577	-0.4%	-4,969	-0.4%	-18,852	-0.7%
Estimated Population Density (2019)		5,442	psm	4,590	psm	3,899	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2019)		7,948		55,262		135,818	
Projected Households (2024)		8,357		58,680		143,746	
Census Households (2010)		6,827		47,275		110,474	
Census Households (2000)		7,098		47,970		112,690	
Estimated Households with Children (2019)		2,023	25.4%	15,290	27.7%	32,821	24.2%
Estimated Average Household Size (2019)		2.15		2.34		2.23	
Average Household Income							
Estimated Average Household Income (2019)		\$111,806		\$95,224		\$92,941	
Projected Average Household Income (2024)		\$126,191		\$107,021		\$104,464	
Estimated Average Family Income (2019)		\$156,271		\$130,147		\$121,913	
Median Household Income							
Estimated Median Household Income (2019)		\$86,217		\$70,561		\$69,607	
Projected Median Household Income (2024)		\$98,220		\$80,813		\$79,985	
Estimated Median Family Income (2019)		\$116,063		\$93,286		\$90,173	
Per Capita Income							
Estimated Per Capita Income (2019)		\$52,005		\$40,599		\$41,365	
Projected Per Capita Income (2024)		\$56,358		\$43,819		\$44,632	
Estimated Per Capita Income 5 Year Growth		\$4,352	8.4%	\$3,220	7.9%	\$3,267	7.9%
Estimated Average Household Net Worth (2019)		\$1,231,511		\$916,262		\$881,232	
Daytime Demos (2019)							
Total Businesses		923		6,602		20,881	
Total Employees		8,040		70,418		238,125	
Company Headquarter Businesses		10	1.1%	72	1.1%	207	1.0%
Company Headquarter Employees		1,049	13.0%	6,862	9.7%	26,499	11.1%
Employee Population per Business		8.7		10.7		11.4	
Residential Population per Business		18.5		19.6		14.7	

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



N 44th St & E Indian School Rd		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)							
HH Income \$200,000 or More	1,038	13.1%	5,160	9.3%	11,625	8.6%	
HH Income \$150,000 to \$199,999	790	9.9%	3,541	6.4%	8,792	6.5%	
HH Income \$100,000 to \$149,999	1,375	17.3%	7,123	12.9%	18,059	13.3%	
HH Income \$75,000 to \$99,999	1,055	13.3%	6,583	11.9%	17,732	13.1%	
HH Income \$50,000 to \$74,999	1,299	16.3%	9,840	17.8%	24,402	18.0%	
HH Income \$35,000 to \$49,999	905	11.4%	8,148	14.7%	18,730	13.8%	
HH Income \$25,000 to \$34,999	551	6.9%	5,074	9.2%	11,721	8.6%	
HH Income \$15,000 to \$24,999	480	6.0%	4,831	8.7%	12,110	8.9%	
HH Income Under \$15,000	456	5.7%	4,962	9.0%	12,647	9.3%	
HH Income \$35,000 or More	6,462	81.3%	40,395	73.1%	99,340	73.1%	
HH Income \$75,000 or More	4,257	53.6%	22,406	40.5%	56,208	41.4%	
Housing (2019)							
Total Housing Units	8,298		58,378		144,247		
Housing Units Occupied	7,948	95.8%	55,262	94.7%	135,818	94.2%	
Housing Units Owner-Occupied	4,314	54.3%	25,609	46.3%	59,655	43.9%	
Housing Units, Renter-Occupied	3,635	45.7%	29,654	53.7%	76,163	56.1%	
Housing Units, Vacant	350	4.4%	3,116	5.6%	8,429	6.2%	
Marital Status (2019)							
Never Married	5,831	41.6%	44,626	42.6%	111,365	44.3%	
Currently Married	5,214	37.2%	36,307	34.7%	80,406	32.0%	
Separated	450	3.2%	5,582	5.3%	13,291	5.3%	
Widowed	593	4.2%	4,541	4.3%	11,724	4.7%	
Divorced	1,945	13.9%	13,620	13.0%	34,387	13.7%	
Household Type (2019)							
Population Family	12,318	72.1%	95,726	73.8%	213,566	69.8%	
Population Non-Family	4,767	27.9%	33,673	26.0%	89,554	29.3%	
Population Group Quarters	4	-	306	0.2%	2,924	1.0%	
Family Households	4,048	50.9%	28,420	51.4%	65,273	48.1%	
Non-Family Households	3,900	49.1%	26,842	48.6%	70,545	51.9%	
Married Couple with Children	1,200	23.0%	8,488	23.4%	17,744	22.1%	
Average Family Household Size	3.0		3.4		3.3		
Household Size (2019)							
1 Person Households	3,184	40.1%	21,261	38.5%	55,416	40.8%	
2 Person Households	2,440	30.7%	16,019	29.0%	40,778	30.0%	
3 Person Households	1,049	13.2%	6,729	12.2%	15,685	11.5%	
4 Person Households	774	9.7%	5,278	9.6%	11,555	8.5%	
5 Person Households	320	4.0%	3,041	5.5%	6,349	4.7%	
6 or More Person Households	181	2.3%	2,934	5.3%	6,034	4.4%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	491	6.2%	4,873	8.8%	12,065	8.9%	
Households with 1 Vehicles Available	2,905	36.6%	22,036	39.9%	57,582	42.4%	
Households with 2 or More Vehicles Available	4,552	57.3%	28,353	51.3%	66,171	48.7%	
Total Vehicles Available	13,929		90,766		216,527		
Average Vehicles Per Household	1.8		1.6		1.6		

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

RF5

N 44th St & E Indian School Rd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	13,851		103,167		247,783	
Estimated Civilian Employed	9,926	71.7%	69,273	67.1%	164,584	66.4%
Estimated Civilian Unemployed	271	2.0%	2,752	2.7%	6,828	2.8%
Estimated in Armed Forces	41	0.3%	216	0.2%	295	0.1%
Estimated Not in Labor Force	3,613	26.1%	30,927	30.0%	76,077	30.7%
Unemployment Rate	2.0%		2.7%		2.8%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	9,926		69,273		164,584	
Management, Business, Financial Operations	2,152	21.7%	12,605	18.2%	30,852	18.7%
Professional, Related	2,773	27.9%	14,295	20.6%	36,136	22.0%
Service	1,547	15.6%	14,493	20.9%	32,655	19.8%
Sales, Office	2,593	26.1%	17,543	25.3%	40,679	24.7%
Farming, Fishing, Forestry	7	-	230	0.3%	373	0.2%
Construct, Extraction, Maintenance	384	3.9%	4,653	6.7%	11,152	6.8%
Production, Transport Material Moving	470	4.7%	5,452	7.9%	12,737	7.7%
White Collar Workers	7,518	75.7%	44,443	64.2%	107,667	65.4%
Blue Collar Workers	2,408	24.3%	24,829	35.8%	56,917	34.6%
Consumer Expenditure (2019)						
Total Household Expenditure	\$603.12 M		\$3.7 B		\$8.97 B	
Total Non-Retail Expenditure	\$320.13 M	53.1%	\$1.96 B	53.1%	\$4.76 B	53.1%
Total Retail Expenditure	\$282.99 M	46.9%	\$1.73 B	46.9%	\$4.21 B	46.9%
Apparel	\$21.51 M	3.6%	\$131.39 M	3.6%	\$317.6 M	3.5%
Contributions	\$20.59 M	3.4%	\$124.12 M	3.4%	\$299.63 M	3.3%
Education	\$19.57 M	3.2%	\$116.99 M	3.2%	\$280.05 M	3.1%
Entertainment	\$34.56 M	5.7%	\$209.53 M	5.7%	\$506.8 M	5.7%
Food and Beverages	\$87.81 M	14.6%	\$541.21 M	14.6%	\$1.31 B	14.7%
Furnishings and Equipment	\$21.43 M	3.6%	\$129.87 M	3.5%	\$314.4 M	3.5%
Gifts	\$15.76 M	2.6%	\$95.19 M	2.6%	\$229.33 M	2.6%
Health Care	\$49.74 M	8.2%	\$306.9 M	8.3%	\$747.48 M	8.3%
Household Operations	\$23.99 M	4.0%	\$146.21 M	4.0%	\$353.86 M	3.9%
Miscellaneous Expenses	\$11.5 M	1.9%	\$70.17 M	1.9%	\$170.13 M	1.9%
Personal Care	\$8.09 M	1.3%	\$49.5 M	1.3%	\$120.18 M	1.3%
Personal Insurance	\$4.39 M	0.7%	\$26.22 M	0.7%	\$63.14 M	0.7%
Reading	\$1.33 M	0.2%	\$8.1 M	0.2%	\$19.68 M	0.2%
Shelter	\$127.64 M	21.2%	\$785.83 M	21.3%	\$1.91 B	21.3%
Tobacco	\$3.37 M	0.6%	\$21.81 M	0.6%	\$53.51 M	0.6%
Transportation	\$108.96 M	18.1%	\$666.28 M	18.0%	\$1.62 B	18.0%
Utilities	\$42.87 M	7.1%	\$268.02 M	7.2%	\$652.62 M	7.3%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	12,184		87,801		211,844	
Elementary (Grade Level 0 to 8)	267	2.2%	5,962	6.8%	14,631	6.9%
Some High School (Grade Level 9 to 11)	448	3.7%	6,849	7.8%	14,552	6.9%
High School Graduate	1,914	15.7%	16,355	18.6%	37,537	17.7%
Some College	2,561	21.0%	18,614	21.2%	44,701	21.1%
Associate Degree Only	910	7.5%	5,963	6.8%	14,805	7.0%
Bachelor Degree Only	3,836	31.5%	21,499	24.5%	53,541	25.3%
Graduate Degree	2,248	18.5%	12,558	14.3%	32,077	15.1%

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

N 44th St & E Indian School Rd		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)							
1 Detached Unit	5,018	73.5%	28,042	59.3%	62,963	57.0%	
1 Attached Unit	532	7.8%	3,705	7.8%	12,372	11.2%	
2 to 4 Units	504	7.4%	4,471	9.5%	10,747	9.7%	
5 to 9 Units	511	7.5%	3,431	7.3%	9,905	9.0%	
10 to 19 Units	453	6.6%	4,333	9.2%	10,731	9.7%	
20 to 49 Units	277	4.1%	3,599	7.6%	8,716	7.9%	
50 or More Units	608	8.9%	6,237	13.2%	17,628	16.0%	
Mobile Home or Trailer	42	0.6%	1,295	2.7%	2,537	2.3%	
Other Structure	3	-	148	0.3%	218	0.2%	
Homes Built By Year (2019)							
Homes Built 2010 or later	452	6.6%	2,662	5.6%	7,866	7.1%	
Homes Built 2000 to 2009	636	9.3%	6,054	12.8%	14,459	13.1%	
Homes Built 1990 to 1999	652	9.5%	5,669	12.0%	14,730	13.3%	
Homes Built 1980 to 1989	629	9.2%	6,268	13.3%	17,149	15.5%	
Homes Built 1970 to 1979	1,349	19.8%	9,560	20.2%	24,768	22.4%	
Homes Built 1960 to 1969	1,274	18.7%	9,221	19.5%	23,862	21.6%	
Homes Built 1950 to 1959	2,814	41.2%	12,952	27.4%	23,520	21.3%	
Homes Built Before 1949	143	2.1%	2,877	6.1%	9,464	8.6%	
Home Values (2019)							
Home Values \$1,000,000 or More	213	5.4%	1,473	6.4%	2,567	4.9%	
Home Values \$500,000 to \$999,999	1,173	29.5%	4,980	21.7%	8,492	16.0%	
Home Values \$400,000 to \$499,999	559	14.1%	2,314	10.1%	5,225	9.9%	
Home Values \$300,000 to \$399,999	738	18.6%	3,533	15.4%	9,943	18.8%	
Home Values \$200,000 to \$299,999	875	22.0%	5,643	24.6%	15,222	28.8%	
Home Values \$150,000 to \$199,999	273	6.9%	2,685	11.7%	7,046	13.3%	
Home Values \$100,000 to \$149,999	158	4.0%	1,704	7.4%	4,149	7.8%	
Home Values \$70,000 to \$99,999	70	1.8%	674	2.9%	1,520	2.9%	
Home Values \$50,000 to \$69,999	34	0.8%	390	1.7%	817	1.5%	
Home Values \$25,000 to \$49,999	37	0.9%	341	1.5%	744	1.4%	
Home Values Under \$25,000	33	0.8%	674	2.9%	1,365	2.6%	
Owner-Occupied Median Home Value	\$468,175		\$434,598		\$398,558		
Renter-Occupied Median Rent	\$975		\$857		\$919		
Transportation To Work (2019)							
Drive to Work Alone	6,337	74.2%	47,368	73.8%	112,338	74.0%	
Drive to Work in Carpool	758	8.9%	7,332	11.4%	16,045	10.6%	
Travel to Work by Public Transportation	256	3.0%	2,384	3.7%	5,571	3.7%	
Drive to Work on Motorcycle	34	0.4%	195	0.3%	537	0.4%	
Walk or Bicycle to Work	246	2.9%	2,162	3.4%	5,236	3.4%	
Other Means	123	1.4%	1,025	1.6%	2,197	1.4%	
Work at Home	789	9.2%	3,750	5.8%	9,872	6.5%	
Travel Time (2019)							
Travel to Work in 14 Minutes or Less	2,901	34.0%	18,024	28.1%	41,234	27.2%	
Travel to Work in 15 to 29 Minutes	4,285	50.2%	30,017	46.7%	71,433	47.1%	
Travel to Work in 30 to 59 Minutes	1,546	18.1%	14,253	22.2%	34,518	22.7%	
Travel to Work in 60 Minutes or More	245	2.9%	2,778	4.3%	6,429	4.2%	
Average Minutes Travel to Work	19.0		19.6		20.3		

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