

## SHOP SPACE AVAILABLE

### AVAILABILITY

- 600 sf – 1,200 sf (contiguous up to 4,800 sf)
- 3,566 sf

### FEATURES

- Albertsons-anchored shopping center
- 2nd generation space available
- Located within 4-miles of Metrocenter
- Going-home side of the road
- ASU West Campus 0.5-mile North of property

### NOTABLE TENANTS

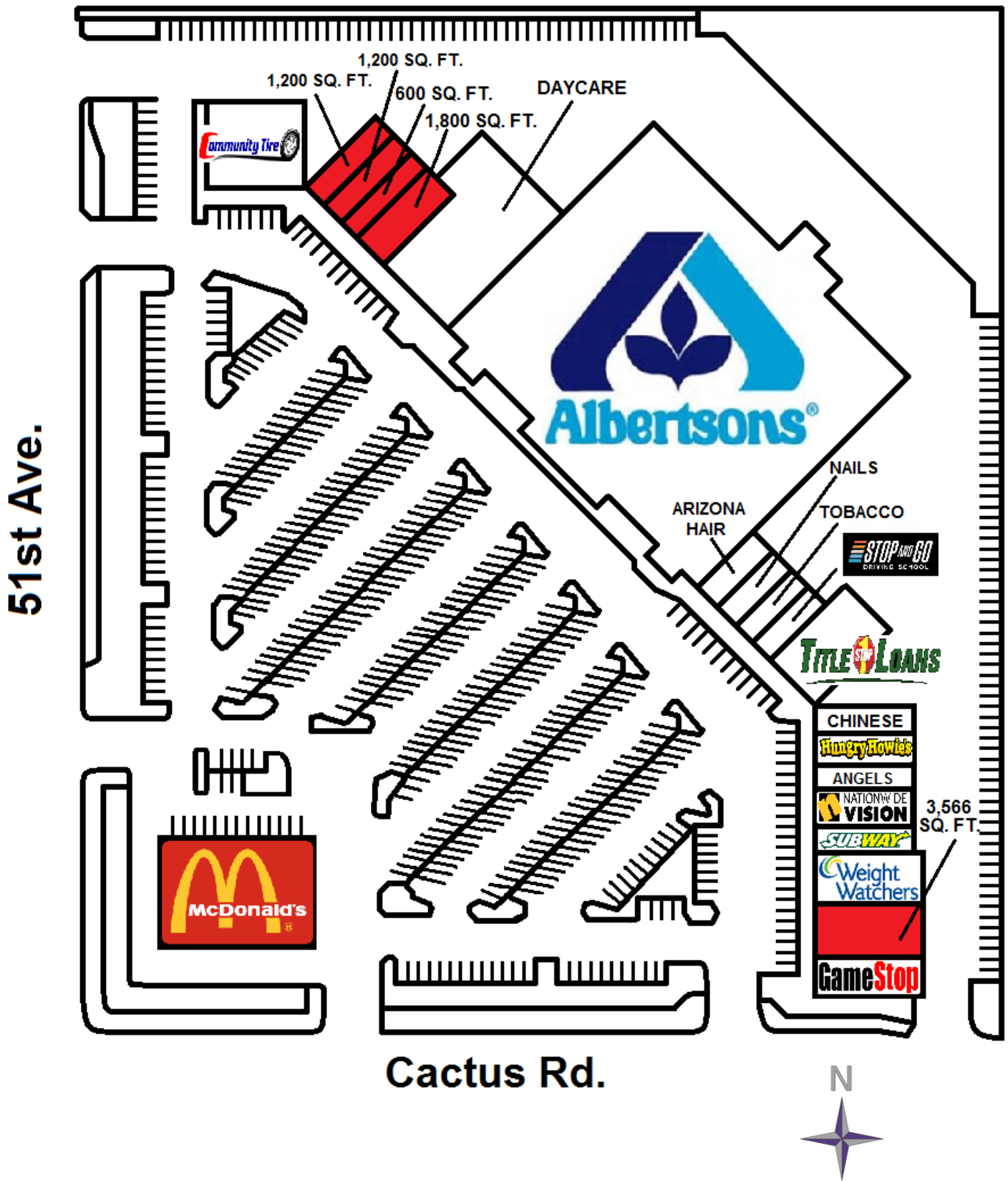


2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	18,921	160,531	432,016
Ave Household Income	\$79,788	\$76,449	\$72,111
Daytime Employment	2,038	36,718	138,677

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

Alec Miller  
D 480 423 7955  
C 480 531 0369  
alec.miller@avisonyoung.com

2720 E Camelback Road  
Suite 150  
Phoenix, AZ 85016  
avisonyoung.com











N 51st Ave & W Cactus Rd									
	1 mi radius			3 mi radius			5 mi radius		
<b>Population</b>									
Estimated Population (2020)	18,921			160,531			432,016		
Projected Population (2025)	20,511			174,837			474,029		
Census Population (2010)	17,639			148,365			389,557		
Census Population (2000)	18,904			155,361			391,812		
Projected Annual Growth (2020 to 2025)	1,590	1.7%		14,306	1.8%		42,013	1.9%	
Historical Annual Growth (2010 to 2020)	1,282	0.7%		12,166	0.8%		42,459	1.1%	
Historical Annual Growth (2000 to 2010)	-1,265	-0.7%		-6,996	-0.5%		-2,255	-	
Estimated Population Density (2020)	6,026 psm			5,680 psm			5,503 psm		
Trade Area Size	3.1 sq mi			28.3 sq mi			78.5 sq mi		
<b>Households</b>									
Estimated Households (2020)	6,700			59,718			158,627		
Projected Households (2025)	7,036			63,001			168,435		
Census Households (2010)	6,188			54,681			141,959		
Census Households (2000)	6,366			56,373			141,858		
Estimated Households with Children (2020)	2,304	34.4%		19,547	32.7%		55,052	34.7%	
Estimated Average Household Size (2020)	2.75			2.66			2.70		
<b>Average Household Income</b>									
Estimated Average Household Income (2020)	\$79,788			\$76,449			\$72,111		
Projected Average Household Income (2025)	\$88,423			\$84,567			\$78,965		
Estimated Average Family Income (2020)	\$90,776			\$89,318			\$83,652		
<b>Median Household Income</b>									
Estimated Median Household Income (2020)	\$72,848			\$67,354			\$63,846		
Projected Median Household Income (2025)	\$85,381			\$78,668			\$74,268		
Estimated Median Family Income (2020)	\$83,078			\$80,839			\$76,420		
<b>Per Capita Income</b>									
Estimated Per Capita Income (2020)	\$28,437			\$28,549			\$26,571		
Projected Per Capita Income (2025)	\$30,501			\$30,574			\$28,144		
Estimated Per Capita Income 5 Year Growth	\$2,064	7.3%		\$2,025	7.1%		\$1,572	5.9%	
Estimated Average Household Net Worth (2020)	\$641,052			\$651,047			\$627,099		
<b>Daytime Demos (2020)</b>									
Total Businesses	272			4,078			13,237		
Total Employees	2,038			36,718			138,677		
Company Headquarter Businesses	-	-		6	0.1%		51	0.4%	
Company Headquarter Employees	34	1.7%		2,772	7.5%		7,355	5.3%	
Employee Population per Business	7.5			9.0			10.5		
Residential Population per Business	69.6			39.4			32.6		

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<b>N 51st Ave &amp; W Cactus Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Race &amp; Ethnicity</b>						
White (2020)	13,908	73.5%	114,468	71.3%	290,858	67.3%
Black or African American (2020)	1,093	5.8%	10,120	6.3%	29,818	6.9%
American Indian or Alaska Native (2020)	254	1.3%	2,779	1.7%	8,546	2.0%
Asian (2020)	963	5.1%	7,653	4.8%	20,222	4.7%
Hawaiian or Pacific Islander (2020)	50	0.3%	340	0.2%	873	0.2%
Other Race (2020)	1,760	9.3%	18,235	11.4%	63,379	14.7%
Two or More Races (2020)	894	4.7%	6,936	4.3%	18,320	4.2%
Not Hispanic or Latino Population (2020)	14,349	75.8%	116,749	72.7%	290,488	67.2%
Hispanic or Latino Population (2020)	4,572	24.2%	43,782	27.3%	141,528	32.8%
Not Hispanic or Latino Population (2025)	15,360	74.9%	125,553	71.8%	314,687	66.4%
Hispanic or Latino Population (2025)	5,151	25.1%	49,284	28.2%	159,342	33.6%
Not Hispanic or Latino Population (2010)	14,032	79.6%	112,674	75.9%	271,346	69.7%
Hispanic or Latino Population (2010)	3,607	20.4%	35,691	24.1%	118,211	30.3%
Not Hispanic or Latino Population (2000)	16,688	88.3%	132,806	85.5%	310,852	79.3%
Hispanic or Latino Population (2000)	2,216	11.7%	22,555	14.5%	80,960	20.7%
Projected Hispanic Annual Growth (2020 to 2025)	580	2.5%	5,502	2.5%	17,813	2.5%
Historic Hispanic Annual Growth (2000 to 2020)	2,356	5.3%	21,227	4.7%	60,568	3.7%
<b>Age Distribution (2020)</b>						
Age Under 5	1,000	5.3%	9,006	5.6%	26,726	6.2%
Age 5 to 9 Years	1,068	5.6%	9,381	5.8%	27,260	6.3%
Age 10 to 14 Years	1,256	6.6%	10,679	6.7%	29,589	6.8%
Age 15 to 19 Years	1,442	7.6%	11,303	7.0%	30,465	7.1%
Age 20 to 24 Years	1,267	6.7%	10,935	6.8%	30,427	7.0%
Age 25 to 29 Years	1,310	6.9%	11,847	7.4%	33,460	7.7%
Age 30 to 34 Years	1,224	6.5%	10,937	6.8%	30,687	7.1%
Age 35 to 39 Years	1,185	6.3%	10,297	6.4%	28,249	6.5%
Age 40 to 44 Years	1,151	6.1%	10,020	6.2%	27,279	6.3%
Age 45 to 49 Years	1,235	6.5%	10,498	6.5%	28,084	6.5%
Age 50 to 54 Years	1,257	6.6%	10,742	6.7%	28,078	6.5%
Age 55 to 59 Years	1,400	7.4%	10,989	6.8%	27,595	6.4%
Age 60 to 64 Years	1,225	6.5%	9,696	6.0%	23,778	5.5%
Age 65 to 74 Years	1,731	9.1%	14,417	9.0%	35,093	8.1%
Age 75 to 84 Years	807	4.3%	7,027	4.4%	17,836	4.1%
Age 85 Years or Over	363	1.9%	2,758	1.7%	7,411	1.7%
Median Age	38.0		37.5		36.0	
<b>Gender Age Distribution (2020)</b>						
Female Population	9,634	50.9%	81,578	50.8%	219,454	50.8%
Age 0 to 19 Years	2,299	23.9%	19,516	23.9%	55,426	25.3%
Age 20 to 64 Years	5,725	59.4%	48,391	59.3%	129,722	59.1%
Age 65 Years or Over	1,610	16.7%	13,670	16.8%	34,306	15.6%
Female Median Age	39.4		39.1		37.5	
Male Population	9,287	49.1%	78,953	49.2%	212,562	49.2%
Age 0 to 19 Years	2,466	26.6%	20,853	26.4%	58,613	27.6%
Age 20 to 64 Years	5,530	59.5%	47,570	60.3%	127,915	60.2%
Age 65 Years or Over	1,291	13.9%	10,530	13.3%	26,034	12.2%
Male Median Age	36.6		35.9		34.6	

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<b>N 51st Ave &amp; W Cactus Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	267	4.0%	2,515	4.2%	6,760	4.3%
HH Income \$150,000 to \$199,999	324	4.8%	3,268	5.5%	7,739	4.9%
HH Income \$100,000 to \$149,999	1,392	20.8%	10,107	16.9%	23,860	15.0%
HH Income \$75,000 to \$99,999	1,164	17.4%	9,591	16.1%	24,185	15.2%
HH Income \$50,000 to \$74,999	1,243	18.6%	12,529	21.0%	32,897	20.7%
HH Income \$35,000 to \$49,999	844	12.6%	7,723	12.9%	21,514	13.6%
HH Income \$25,000 to \$34,999	523	7.8%	4,617	7.7%	13,429	8.5%
HH Income \$15,000 to \$24,999	357	5.3%	3,770	6.3%	11,658	7.3%
HH Income Under \$15,000	585	8.7%	5,597	9.4%	16,586	10.5%
HH Income \$35,000 or More	5,234	78.1%	45,734	76.6%	116,954	73.7%
HH Income \$75,000 or More	3,147	47.0%	25,482	42.7%	62,544	39.4%
<b>Housing (2020)</b>						
Total Housing Units	7,020		62,496		166,714	
Housing Units Occupied	6,700	95.4%	59,718	95.6%	158,627	95.1%
Housing Units Owner-Occupied	4,690	70.0%	37,656	63.1%	89,700	56.5%
Housing Units, Renter-Occupied	2,010	30.0%	22,062	36.9%	68,927	43.5%
Housing Units, Vacant	320	4.8%	2,779	4.7%	8,087	5.1%
<b>Marital Status (2020)</b>						
Never Married	4,913	31.5%	46,997	35.7%	129,674	37.2%
Currently Married	6,827	43.8%	52,262	39.8%	132,083	37.9%
Separated	677	4.3%	6,996	5.3%	18,924	5.4%
Widowed	1,006	6.4%	7,460	5.7%	19,238	5.5%
Divorced	2,176	13.9%	17,750	13.5%	48,523	13.9%
<b>Household Type (2020)</b>						
Population Family	15,876	83.9%	132,442	82.5%	355,444	82.3%
Population Non-Family	2,578	13.6%	26,239	16.3%	72,384	16.8%
Population Group Quarters	467	2.5%	1,850	1.2%	4,187	1.0%
Family Households	4,770	71.2%	39,560	66.2%	103,377	65.2%
Non-Family Households	1,930	28.8%	20,157	33.8%	55,250	34.8%
Married Couple with Children	1,374	20.1%	11,101	21.2%	30,322	23.0%
Average Family Household Size	3.3		3.3		3.4	
<b>Household Size (2020)</b>						
1 Person Households	1,443	21.5%	15,491	25.9%	42,385	26.7%
2 Person Households	2,144	32.0%	18,657	31.2%	46,947	29.6%
3 Person Households	1,253	18.7%	10,040	16.8%	26,057	16.4%
4 Person Households	976	14.6%	7,829	13.1%	21,039	13.3%
5 Person Households	524	7.8%	4,389	7.3%	11,981	7.6%
6 or More Person Households	360	5.4%	3,311	5.5%	10,218	6.4%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	420	6.3%	3,952	6.6%	12,675	8.0%
Households with 1 Vehicles Available	1,870	27.9%	19,267	32.3%	54,964	34.6%
Households with 2 or More Vehicles Available	4,410	65.8%	36,499	61.1%	90,988	57.4%
Total Vehicles Available	13,433		114,089		288,611	
Average Vehicles Per Household	2.0		1.9		1.8	

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**N 51st Ave & W Cactus Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	15,346		129,395		342,782	
Estimated Civilian Employed	9,086	59.2%	77,076	59.6%	205,172	59.9%
Estimated Civilian Unemployed	614	4.0%	5,179	4.0%	13,721	4.0%
Estimated in Armed Forces	-	-	41	-	439	0.1%
Estimated Not in Labor Force	5,646	36.8%	47,099	36.4%	123,450	36.0%
Unemployment Rate	4.0%		4.0%		4.0%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	9,086		77,076		205,172	
Management, Business, Financial Operations	1,210	13.3%	10,647	13.8%	26,903	13.1%
Professional, Related	1,984	21.8%	15,024	19.5%	38,041	18.5%
Service	1,700	18.7%	13,858	18.0%	41,384	20.2%
Sales, Office	2,292	25.2%	19,690	25.5%	51,195	25.0%
Farming, Fishing, Forestry	3	-	148	0.2%	498	0.2%
Construct, Extraction, Maintenance	793	8.7%	7,157	9.3%	20,584	10.0%
Production, Transport Material Moving	1,104	12.1%	10,553	13.7%	26,567	12.9%
White Collar Workers	5,487	60.4%	45,360	58.9%	116,139	56.6%
Blue Collar Workers	3,599	39.6%	31,715	41.1%	89,033	43.4%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$404.13 M		\$3.47 B		\$8.84 B	
Total Non-Retail Expenditure	\$212.02 M	52.5%	\$1.83 B	52.6%	\$4.65 B	52.6%
Total Retail Expenditure	\$192.11 M	47.5%	\$1.65 B	47.4%	\$4.18 B	47.4%
Apparel	\$14.19 M	3.5%	\$122.12 M	3.5%	\$310.91 M	3.5%
Contributions	\$12.76 M	3.2%	\$110.07 M	3.2%	\$278.83 M	3.2%
Education	\$11.42 M	2.8%	\$99.38 M	2.9%	\$253.19 M	2.9%
Entertainment	\$22.77 M	5.6%	\$195.33 M	5.6%	\$494.87 M	5.6%
Food and Beverages	\$60.07 M	14.9%	\$515.91 M	14.8%	\$1.31 B	14.9%
Furnishings and Equipment	\$14.17 M	3.5%	\$121.52 M	3.5%	\$307.8 M	3.5%
Gifts	\$9.5 M	2.4%	\$82.31 M	2.4%	\$209.41 M	2.4%
Health Care	\$34.59 M	8.6%	\$296.28 M	8.5%	\$751.79 M	8.5%
Household Operations	\$15.67 M	3.9%	\$134.94 M	3.9%	\$342.75 M	3.9%
Miscellaneous Expenses	\$7.6 M	1.9%	\$65.42 M	1.9%	\$166.11 M	1.9%
Personal Care	\$5.43 M	1.3%	\$46.64 M	1.3%	\$118.51 M	1.3%
Personal Insurance	\$2.8 M	0.7%	\$23.95 M	0.7%	\$60.36 M	0.7%
Reading	\$870.83 K	0.2%	\$7.5 M	0.2%	\$19.04 M	0.2%
Shelter	\$84.73 M	21.0%	\$731.78 M	21.1%	\$1.87 B	21.1%
Tobacco	\$2.53 M	0.6%	\$21.86 M	0.6%	\$56.24 M	0.6%
Transportation	\$74.66 M	18.5%	\$638.87 M	18.4%	\$1.62 B	18.3%
Utilities	\$30.34 M	7.5%	\$260.73 M	7.5%	\$665.01 M	7.5%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	12,889		109,227		287,549	
Elementary (Grade Level 0 to 8)	419	3.3%	4,522	4.1%	15,799	5.5%
Some High School (Grade Level 9 to 11)	921	7.1%	7,843	7.2%	23,739	8.3%
High School Graduate	3,458	26.8%	31,236	28.6%	81,407	28.3%
Some College	3,458	26.8%	29,670	27.2%	73,948	25.7%
Associate Degree Only	1,487	11.5%	10,831	9.9%	27,262	9.5%
Bachelor Degree Only	2,203	17.1%	16,695	15.3%	43,591	15.2%
Graduate Degree	944	7.3%	8,429	7.7%	21,802	7.6%

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<b>N 51st Ave &amp; W Cactus Rd</b>		<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Units In Structure (2020)</b>							
1 Detached Unit		5,255	84.9%	41,554	76.0%	98,840	69.6%
1 Attached Unit		184	3.0%	2,099	3.8%	6,555	4.6%
2 to 4 Units		116	1.9%	2,390	4.4%	8,606	6.1%
5 to 9 Units		358	5.8%	2,713	5.0%	10,617	7.5%
10 to 19 Units		269	4.4%	3,804	7.0%	10,418	7.3%
20 to 49 Units		101	1.6%	1,548	2.8%	4,711	3.3%
50 or More Units		345	5.6%	3,906	7.1%	11,740	8.3%
Mobile Home or Trailer		70	1.1%	1,626	3.0%	6,840	4.8%
Other Structure		2	-	77	0.1%	300	0.2%
<b>Homes Built By Year (2020)</b>							
Homes Built 2010 or later		188	3.0%	1,689	3.1%	5,498	3.9%
Homes Built 2000 to 2009		404	6.5%	4,153	7.6%	15,807	11.1%
Homes Built 1990 to 1999		857	13.9%	7,611	13.9%	26,168	18.4%
Homes Built 1980 to 1989		1,793	29.0%	15,952	29.2%	39,288	27.7%
Homes Built 1970 to 1979		2,923	47.2%	21,660	39.6%	44,143	31.1%
Homes Built 1960 to 1969		309	5.0%	6,530	11.9%	16,895	11.9%
Homes Built 1950 to 1959		170	2.8%	1,388	2.5%	7,889	5.6%
Homes Built Before 1949		54	0.9%	735	1.3%	2,940	2.1%
<b>Home Values (2020)</b>							
Home Values \$1,000,000 or More		25	0.5%	215	0.6%	503	0.6%
Home Values \$500,000 to \$999,999		155	3.3%	1,789	4.7%	4,299	4.8%
Home Values \$400,000 to \$499,999		228	4.9%	1,837	4.9%	4,563	5.1%
Home Values \$300,000 to \$399,999		564	12.0%	4,388	11.7%	11,438	12.8%
Home Values \$200,000 to \$299,999		1,897	40.5%	13,331	35.4%	31,059	34.6%
Home Values \$150,000 to \$199,999		1,097	23.4%	8,816	23.4%	19,022	21.2%
Home Values \$100,000 to \$149,999		435	9.3%	3,924	10.4%	8,825	9.8%
Home Values \$70,000 to \$99,999		103	2.2%	1,123	3.0%	3,135	3.5%
Home Values \$50,000 to \$69,999		32	0.7%	441	1.2%	1,224	1.4%
Home Values \$25,000 to \$49,999		40	0.9%	449	1.2%	1,117	1.2%
Home Values Under \$25,000		87	1.9%	1,150	3.1%	4,084	4.6%
Owner-Occupied Median Home Value		\$223,618		\$221,235		\$219,986	
Renter-Occupied Median Rent		\$989		\$902		\$867	
<b>Transportation To Work (2020)</b>							
Drive to Work Alone		6,979	78.8%	58,165	77.1%	154,011	75.8%
Drive to Work in Carpool		922	10.4%	8,573	11.4%	24,727	12.2%
Travel to Work by Public Transportation		136	1.5%	1,933	2.6%	5,931	2.9%
Drive to Work on Motorcycle		12	0.1%	302	0.4%	631	0.3%
Walk or Bicycle to Work		147	1.7%	1,433	1.9%	3,930	1.9%
Other Means		96	1.1%	874	1.2%	2,826	1.4%
Work at Home		567	6.4%	4,196	5.6%	11,028	5.4%
<b>Travel Time (2020)</b>							
Travel to Work in 14 Minutes or Less		1,711	19.3%	14,780	19.6%	38,123	18.8%
Travel to Work in 15 to 29 Minutes		3,201	36.1%	27,105	35.9%	72,726	35.8%
Travel to Work in 30 to 59 Minutes		3,036	34.3%	25,200	33.4%	67,622	33.3%
Travel to Work in 60 Minutes or More		543	6.1%	5,519	7.3%	15,031	7.4%
Average Minutes Travel to Work		24.7		24.7		25.2	

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