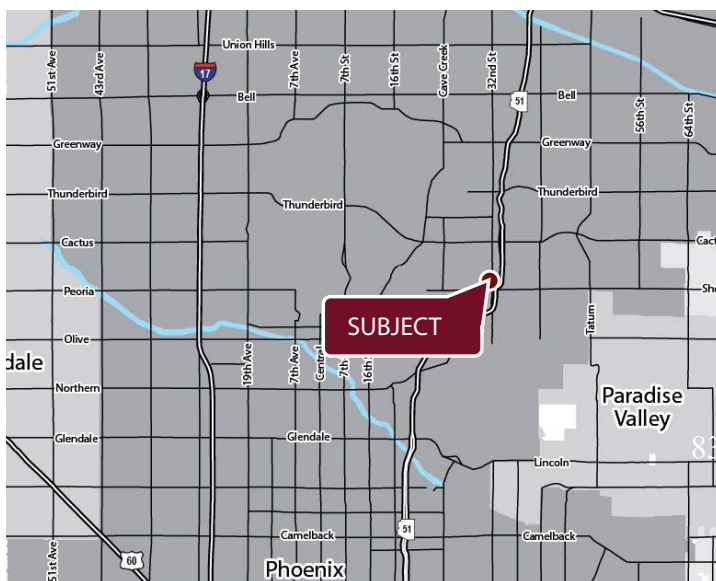


Times Square Shopping Center



AVAILABILITY

- 1,566 sf end cap near SEC Shea Boulevard & 32nd Street

FEATURES

- Close to SR 51 Freeway
- Monument signage
- Very busy shopping center
- High income area

TRAFFIC COUNTS

- ±17,300 CPD on Shea Boulevard
- ±130,000 CPD on Sr 51 Freeway

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,264	82,834	269,567
Ave Household Income	\$121,256	\$100,973	\$107,614
Estimated Households	4,778	36,464	113,449
Daytime Employment	3,506	26,280	91,796

NOTABLE TENANTS IN TRADE AREA

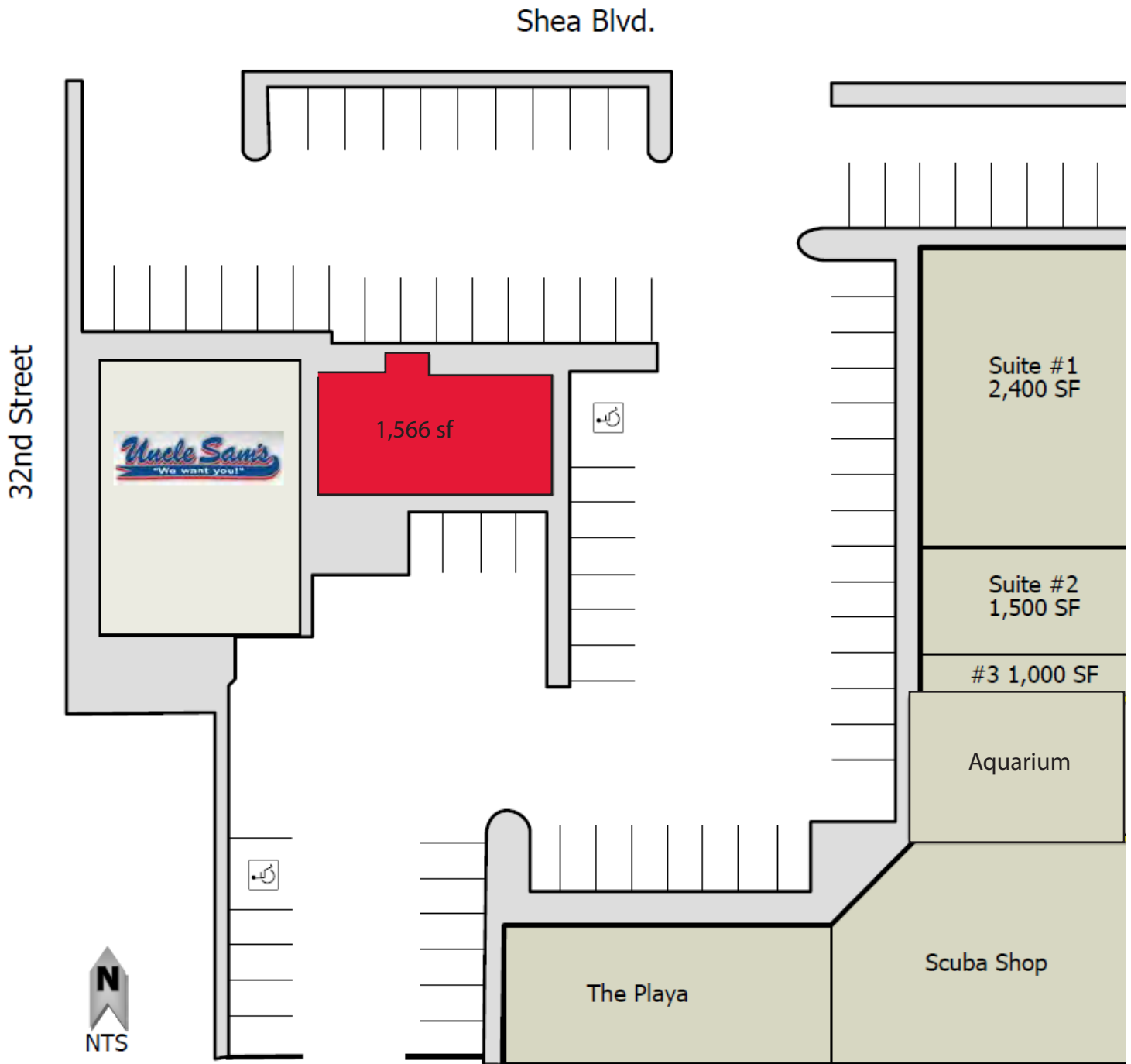


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3217 E Shea Blvd		1 mi radius		3 mi radius		5 mi radius	
Phoenix, AZ 85028							
Population							
Estimated Population (2019)		11,264		83,711		269,567	
Projected Population (2024)		12,268		91,254		294,116	
Census Population (2010)		10,737		76,705		241,017	
Census Population (2000)		11,655		82,822		255,624	
Projected Annual Growth (2019 to 2024)		1,004	1.8%	7,543	1.8%	24,549	1.8%
Historical Annual Growth (2010 to 2019)		527	0.5%	7,006	0.9%	28,550	1.2%
Historical Annual Growth (2000 to 2010)		-918	-0.8%	-6,117	-0.7%	-14,607	-0.6%
Estimated Population Density (2019)		3,587	psm	2,962	psm	3,434	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2019)		4,778		36,464		113,449	
Projected Households (2024)		5,001		38,272		119,231	
Census Households (2010)		4,494		32,902		100,261	
Census Households (2000)		4,609		33,962		101,668	
Estimated Households with Children (2019)		1,282	26.8%	9,235	25.3%	31,094	27.4%
Estimated Average Household Size (2019)		2.34		2.28		2.35	
Average Household Income							
Estimated Average Household Income (2019)		\$121,256		\$100,973		\$107,614	
Projected Average Household Income (2024)		\$137,448		\$114,018		\$121,956	
Estimated Average Family Income (2019)		\$138,162		\$125,472		\$132,722	
Median Household Income							
Estimated Median Household Income (2019)		\$102,473		\$79,959		\$81,772	
Projected Median Household Income (2024)		\$115,735		\$91,713		\$93,546	
Estimated Median Family Income (2019)		\$120,541		\$102,036		\$102,344	
Per Capita Income							
Estimated Per Capita Income (2019)		\$51,485		\$44,031		\$45,382	
Projected Per Capita Income (2024)		\$56,077		\$47,863		\$49,524	
Estimated Per Capita Income 5 Year Growth		\$4,592	8.9%	\$3,832	8.7%	\$4,142	9.1%
Estimated Average Household Net Worth (2019)		\$1,339,842		\$989,698		\$1,062,486	
Daytime Demos (2019)							
Total Businesses		524		3,386		11,059	
Total Employees		3,506		26,280		91,796	
Company Headquarter Businesses		-	-	8	0.2%	55	0.5%
Company Headquarter Employees		3	-	84	0.3%	4,131	4.5%
Employee Population per Business		6.7		7.8		8.3	
Residential Population per Business		21.5		24.7		24.4	

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3217 E Shea Blvd

Phoenix, AZ 85028

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2019)	9,651	85.7%	66,456	79.4%	208,275	77.3%
Black or African American (2019)	330	2.9%	3,296	3.9%	11,679	4.3%
American Indian or Alaska Native (2019)	107	1.0%	1,068	1.3%	3,800	1.4%
Asian (2019)	372	3.3%	3,313	4.0%	11,848	4.4%
Hawaiian or Pacific Islander (2019)	14	0.1%	105	0.1%	368	0.1%
Other Race (2019)	376	3.3%	6,412	7.7%	23,892	8.9%
Two or More Races (2019)	413	3.7%	3,060	3.7%	9,705	3.6%
Not Hispanic or Latino Population (2019)	9,601	85.2%	65,916	78.7%	205,182	76.1%
Hispanic or Latino Population (2019)	1,663	14.8%	17,795	21.3%	64,385	23.9%
Not Hispanic or Latino Population (2024)	10,287	83.9%	70,859	77.7%	220,900	75.1%
Hispanic or Latino Population (2024)	1,981	16.1%	20,394	22.3%	73,216	24.9%
Not Hispanic or Latino Population (2010)	9,839	91.6%	64,339	83.9%	193,422	80.3%
Hispanic or Latino Population (2010)	898	8.4%	12,365	16.1%	47,595	19.7%
Not Hispanic or Latino Population (2000)	10,893	93.5%	73,135	88.3%	217,385	85.0%
Hispanic or Latino Population (2000)	762	6.5%	9,687	11.7%	38,238	15.0%
Projected Hispanic Annual Growth (2019 to 2024)	318	3.8%	2,599	2.9%	8,831	2.7%
Historic Hispanic Annual Growth (2000 to 2019)	901	6.2%	8,108	4.4%	26,147	3.6%

Age Distribution (2019)

Age Under 5	517	4.6%	4,264	5.1%	14,979	5.6%
Age 5 to 9 Years	551	4.9%	4,585	5.5%	15,520	5.8%
Age 10 to 14 Years	672	6.0%	5,089	6.1%	16,599	6.2%
Age 15 to 19 Years	642	5.7%	5,024	6.0%	16,037	5.9%
Age 20 to 24 Years	539	4.8%	4,634	5.5%	15,338	5.7%
Age 25 to 29 Years	579	5.1%	5,570	6.7%	19,121	7.1%
Age 30 to 34 Years	639	5.7%	5,446	6.5%	17,994	6.7%
Age 35 to 39 Years	790	7.0%	5,571	6.7%	17,544	6.5%
Age 40 to 44 Years	766	6.8%	5,368	6.4%	17,200	6.4%
Age 45 to 49 Years	816	7.2%	5,961	7.1%	18,524	6.9%
Age 50 to 54 Years	861	7.6%	6,112	7.3%	18,850	7.0%
Age 55 to 59 Years	892	7.9%	6,329	7.6%	19,648	7.3%
Age 60 to 64 Years	802	7.1%	5,761	6.9%	17,651	6.5%
Age 65 to 74 Years	1,342	11.9%	8,374	10.0%	25,892	9.6%
Age 75 to 84 Years	627	5.6%	4,022	4.8%	13,214	4.9%
Age 85 Years or Over	229	2.0%	1,603	1.9%	5,458	2.0%
Median Age	43.7		40.9		40.1	

Gender Age Distribution (2019)

Female Population	5,677	50.4%	42,702	51.0%	136,625	50.7%
Age 0 to 19 Years	1,119	19.7%	9,278	21.7%	30,591	22.4%
Age 20 to 64 Years	3,332	58.7%	25,604	60.0%	81,335	59.5%
Age 65 Years or Over	1,225	21.6%	7,819	18.3%	24,699	18.1%
Female Median Age	45.5		42.2		41.4	
Male Population	5,588	49.6%	41,009	49.0%	132,942	49.3%
Age 0 to 19 Years	1,262	22.6%	9,683	23.6%	32,544	24.5%
Age 20 to 64 Years	3,353	60.0%	25,146	61.3%	80,535	60.6%
Age 65 Years or Over	972	17.4%	6,180	15.1%	19,864	14.9%
Male Median Age	41.8		39.6		38.9	

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3217 E Shea Blvd	1 mi radius		3 mi radius		5 mi radius	
Phoenix, AZ 85028						
Household Income Distribution (2019)						
HH Income \$200,000 or More	615	12.9%	3,450	9.5%	12,502	11.0%
HH Income \$150,000 to \$199,999	649	13.6%	2,970	8.1%	9,127	8.0%
HH Income \$100,000 to \$149,999	1,063	22.2%	5,782	15.9%	17,178	15.1%
HH Income \$75,000 to \$99,999	677	14.2%	5,289	14.5%	15,449	13.6%
HH Income \$50,000 to \$74,999	722	15.1%	7,013	19.2%	20,150	17.8%
HH Income \$35,000 to \$49,999	371	7.8%	4,184	11.5%	13,450	11.9%
HH Income \$25,000 to \$34,999	266	5.6%	2,656	7.3%	9,003	7.9%
HH Income \$15,000 to \$24,999	251	5.2%	2,672	7.3%	8,860	7.8%
HH Income Under \$15,000	165	3.5%	2,448	6.7%	7,730	6.8%
HH Income \$35,000 or More	4,096	85.7%	28,688	78.7%	87,857	77.4%
HH Income \$75,000 or More	3,003	62.8%	17,491	48.0%	54,257	47.8%
Housing (2019)						
Total Housing Units	4,898		38,427		118,576	
Housing Units Occupied	4,778	97.6%	36,464	94.9%	113,449	95.7%
Housing Units Owner-Occupied	3,796	79.4%	24,083	66.0%	71,563	63.1%
Housing Units, Renter-Occupied	983	20.6%	12,380	34.0%	41,886	36.9%
Housing Units, Vacant	120	2.5%	1,963	5.4%	5,127	4.5%
Marital Status (2019)						
Never Married	2,531	26.6%	21,879	31.4%	72,360	32.5%
Currently Married	4,799	50.4%	30,342	43.5%	96,905	43.6%
Separated	179	1.9%	2,614	3.7%	9,199	4.1%
Widowed	677	7.1%	3,962	5.7%	11,765	5.3%
Divorced	1,338	14.1%	10,977	15.7%	32,241	14.5%
Household Type (2019)						
Population Family	9,139	81.1%	64,317	76.8%	209,460	77.7%
Population Non-Family	2,054	18.2%	18,936	22.6%	57,650	21.4%
Population Group Quarters	72	0.6%	458	0.5%	2,457	0.9%
Family Households	3,138	65.7%	21,176	58.1%	67,688	59.7%
Non-Family Households	1,640	34.3%	15,288	41.9%	45,761	40.3%
Married Couple with Children	890	18.5%	5,872	19.4%	19,714	20.3%
Average Family Household Size	2.9		3.0		3.1	
Household Size (2019)						
1 Person Households	1,290	27.0%	12,328	33.8%	36,320	32.0%
2 Person Households	1,899	39.7%	12,700	34.8%	39,079	34.4%
3 Person Households	719	15.0%	4,945	13.6%	15,794	13.9%
4 Person Households	544	11.4%	3,708	10.2%	12,493	11.0%
5 Person Households	228	4.8%	1,666	4.6%	5,741	5.1%
6 or More Person Households	99	2.1%	1,115	3.1%	4,022	3.5%
Household Vehicles (2019)						
Households with 0 Vehicles Available	141	3.0%	1,850	5.1%	6,695	5.9%
Households with 1 Vehicles Available	1,233	25.8%	13,066	35.8%	40,487	35.7%
Households with 2 or More Vehicles Available	3,404	71.2%	21,547	59.1%	66,267	58.4%
Total Vehicles Available	9,664		66,045		204,243	
Average Vehicles Per Household	2.0		1.8		1.8	

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HPD

3217 E Shea Blvd

Phoenix, AZ 85028

1 mi radius 3 mi radius 5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	9,379		68,763		219,313	
Estimated Civilian Employed	6,250	66.6%	44,505	64.7%	141,101	64.3%
Estimated Civilian Unemployed	199	2.1%	1,673	2.4%	5,587	2.5%
Estimated in Armed Forces	-	-	-	-	69	-
Estimated Not in Labor Force	2,930	31.2%	22,585	32.8%	72,557	33.1%
Unemployment Rate	2.1%		2.4%		2.5%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	6,250		44,505		141,101	
Management, Business, Financial Operations	1,470	23.5%	8,997	20.2%	28,257	20.0%
Professional, Related	1,655	26.5%	10,677	24.0%	33,351	23.6%
Service	889	14.2%	7,750	17.4%	25,632	18.2%
Sales, Office	1,514	24.2%	11,368	25.5%	34,636	24.5%
Farming, Fishing, Forestry	2	-	50	0.1%	222	0.2%
Construct, Extraction, Maintenance	278	4.5%	2,632	5.9%	9,822	7.0%
Production, Transport Material Moving	442	7.1%	3,031	6.8%	9,181	6.5%
White Collar Workers	4,639	74.2%	31,042	69.7%	96,244	68.2%
Blue Collar Workers	1,611	25.8%	13,463	30.3%	44,857	31.8%

Consumer Expenditure (2019)

Total Household Expenditure	\$384.3 M		\$2.57 B		\$8.33 B	
Total Non-Retail Expenditure	\$203.16 M	52.9%	\$1.36 B	52.9%	\$4.41 B	53.0%
Total Retail Expenditure	\$181.14 M	47.1%	\$1.21 B	47.1%	\$3.91 B	47.0%
Apparel	\$13.68 M	3.6%	\$90.78 M	3.5%	\$295.71 M	3.6%
Contributions	\$13.27 M	3.5%	\$86.58 M	3.4%	\$284.47 M	3.4%
Education	\$12.5 M	3.3%	\$80.19 M	3.1%	\$266.72 M	3.2%
Entertainment	\$22.33 M	5.8%	\$146.69 M	5.7%	\$477.21 M	5.7%
Food and Beverages	\$55.77 M	14.5%	\$375.15 M	14.6%	\$1.21 B	14.6%
Furnishings and Equipment	\$13.85 M	3.6%	\$91.02 M	3.5%	\$295.72 M	3.6%
Gifts	\$9.96 M	2.6%	\$65.43 M	2.5%	\$216.33 M	2.6%
Health Care	\$31.97 M	8.3%	\$215.39 M	8.4%	\$693.98 M	8.3%
Household Operations	\$15.38 M	4.0%	\$101.77 M	4.0%	\$331.58 M	4.0%
Miscellaneous Expenses	\$7.34 M	1.9%	\$48.85 M	1.9%	\$158.51 M	1.9%
Personal Care	\$5.17 M	1.3%	\$34.43 M	1.3%	\$111.62 M	1.3%
Personal Insurance	\$2.9 M	0.8%	\$18.57 M	0.7%	\$60.82 M	0.7%
Reading	\$850.99 K	0.2%	\$5.65 M	0.2%	\$18.37 M	0.2%
Shelter	\$80.27 M	20.9%	\$539.87 M	21.0%	\$1.75 B	21.0%
Tobacco	\$2.04 M	0.5%	\$14.79 M	0.6%	\$47.05 M	0.6%
Transportation	\$69.98 M	18.2%	\$466.17 M	18.2%	\$1.51 B	18.1%
Utilities	\$27.05 M	7.0%	\$185.72 M	7.2%	\$597.14 M	7.2%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	8,344		60,116		191,095	
Elementary (Grade Level 0 to 8)	129	1.5%	1,784	3.0%	7,334	3.8%
Some High School (Grade Level 9 to 11)	161	1.9%	2,647	4.4%	9,913	5.2%
High School Graduate	1,133	13.6%	10,806	18.0%	35,708	18.7%
Some College	1,875	22.5%	13,786	22.9%	40,770	21.3%
Associate Degree Only	704	8.4%	5,183	8.6%	15,400	8.1%
Bachelor Degree Only	2,726	32.7%	15,502	25.8%	48,383	25.3%
Graduate Degree	1,616	19.4%	10,407	17.3%	33,587	17.6%

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3217 E Shea Blvd		1 mi radius		3 mi radius		5 mi radius	
Phoenix, AZ 85028							
Units In Structure (2019)							
1 Detached Unit		4,151	92.4%	23,978	72.9%	71,207	71.0%
1 Attached Unit		116	2.6%	2,437	7.4%	7,187	7.2%
2 to 4 Units		63	1.4%	1,865	5.7%	7,193	7.2%
5 to 9 Units		107	2.4%	1,992	6.1%	6,048	6.0%
10 to 19 Units		53	1.2%	1,925	5.9%	6,327	6.3%
20 to 49 Units		41	0.9%	1,093	3.3%	4,244	4.2%
50 or More Units		210	4.7%	2,491	7.6%	7,639	7.6%
Mobile Home or Trailer		34	0.8%	612	1.9%	3,420	3.4%
Other Structure		3	-	71	0.2%	184	0.2%
Homes Built By Year (2019)							
Homes Built 2010 or later		117	2.6%	1,366	4.2%	4,417	4.4%
Homes Built 2000 to 2009		164	3.7%	2,490	7.6%	10,527	10.5%
Homes Built 1990 to 1999		341	7.6%	5,423	16.5%	17,439	17.4%
Homes Built 1980 to 1989		668	14.9%	8,203	24.9%	25,888	25.8%
Homes Built 1970 to 1979		2,418	53.8%	12,553	38.2%	30,886	30.8%
Homes Built 1960 to 1969		868	19.3%	3,906	11.9%	12,258	12.2%
Homes Built 1950 to 1959		181	4.0%	1,850	5.6%	9,892	9.9%
Homes Built Before 1949		22	0.5%	673	2.0%	2,142	2.1%
Home Values (2019)							
Home Values \$1,000,000 or More		21	0.6%	474	2.1%	2,178	3.3%
Home Values \$500,000 to \$999,999		436	12.2%	3,251	14.6%	11,057	16.9%
Home Values \$400,000 to \$499,999		489	13.7%	2,356	10.6%	8,994	13.7%
Home Values \$300,000 to \$399,999		1,304	36.6%	5,005	22.5%	14,538	22.2%
Home Values \$200,000 to \$299,999		1,057	29.6%	6,663	30.0%	16,326	24.9%
Home Values \$150,000 to \$199,999		316	8.9%	2,778	12.5%	7,194	11.0%
Home Values \$100,000 to \$149,999		78	2.2%	1,558	7.0%	4,167	6.4%
Home Values \$70,000 to \$99,999		17	0.5%	524	2.4%	1,452	2.2%
Home Values \$50,000 to \$69,999		6	0.2%	276	1.2%	700	1.1%
Home Values \$25,000 to \$49,999		16	0.5%	200	0.9%	806	1.2%
Home Values Under \$25,000		20	0.6%	499	2.2%	1,893	2.9%
Owner-Occupied Median Home Value		\$336,396		\$342,864		\$387,362	
Renter-Occupied Median Rent		\$1,013		\$916		\$903	
Transportation To Work (2019)							
Drive to Work Alone		4,178	74.7%	31,384	76.0%	99,936	75.3%
Drive to Work in Carpool		498	8.9%	3,917	9.5%	13,913	10.5%
Travel to Work by Public Transportation		83	1.5%	857	2.1%	3,206	2.4%
Drive to Work on Motorcycle		19	0.3%	145	0.4%	448	0.3%
Walk or Bicycle to Work		99	1.8%	947	2.3%	3,057	2.3%
Other Means		34	0.6%	548	1.3%	1,861	1.4%
Work at Home		682	12.2%	3,472	8.4%	10,365	7.8%
Travel Time (2019)							
Travel to Work in 14 Minutes or Less		1,137	20.3%	8,336	20.2%	28,815	21.7%
Travel to Work in 15 to 29 Minutes		2,805	50.2%	20,227	49.0%	58,456	44.0%
Travel to Work in 30 to 59 Minutes		1,363	24.4%	10,748	26.0%	37,338	28.1%
Travel to Work in 60 Minutes or More		161	2.9%	1,336	3.2%	5,050	3.8%
Average Minutes Travel to Work		21.7		21.9		22.5	

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