



COLUMBIA SQUARE

NORTHEAST CORNER OF 75TH AVE. & CACTUS ROAD, PEORIA, AZ



AVAILABILITY

- 1,200-3,922 sf
- Rate-\$12 psf + NNN
- Suite B-16 Restaurant Space with Equipment \$16 psf NNN

FEATURES

- Busy Intersection
- Monument signage
- 366 parking spaces

TRAFFIC COUNTS

- +/- 41,000 cpd on 75th Ave.
- +/- 47,200 cpd on Cactus Rd.

NOTABLE TENANTS IN TRADE AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	18,974	132,387	346,785
Ave Household Income	\$87,764	\$66,859	\$62,997
Daytime Employment	2,887	48,182	124,488

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.



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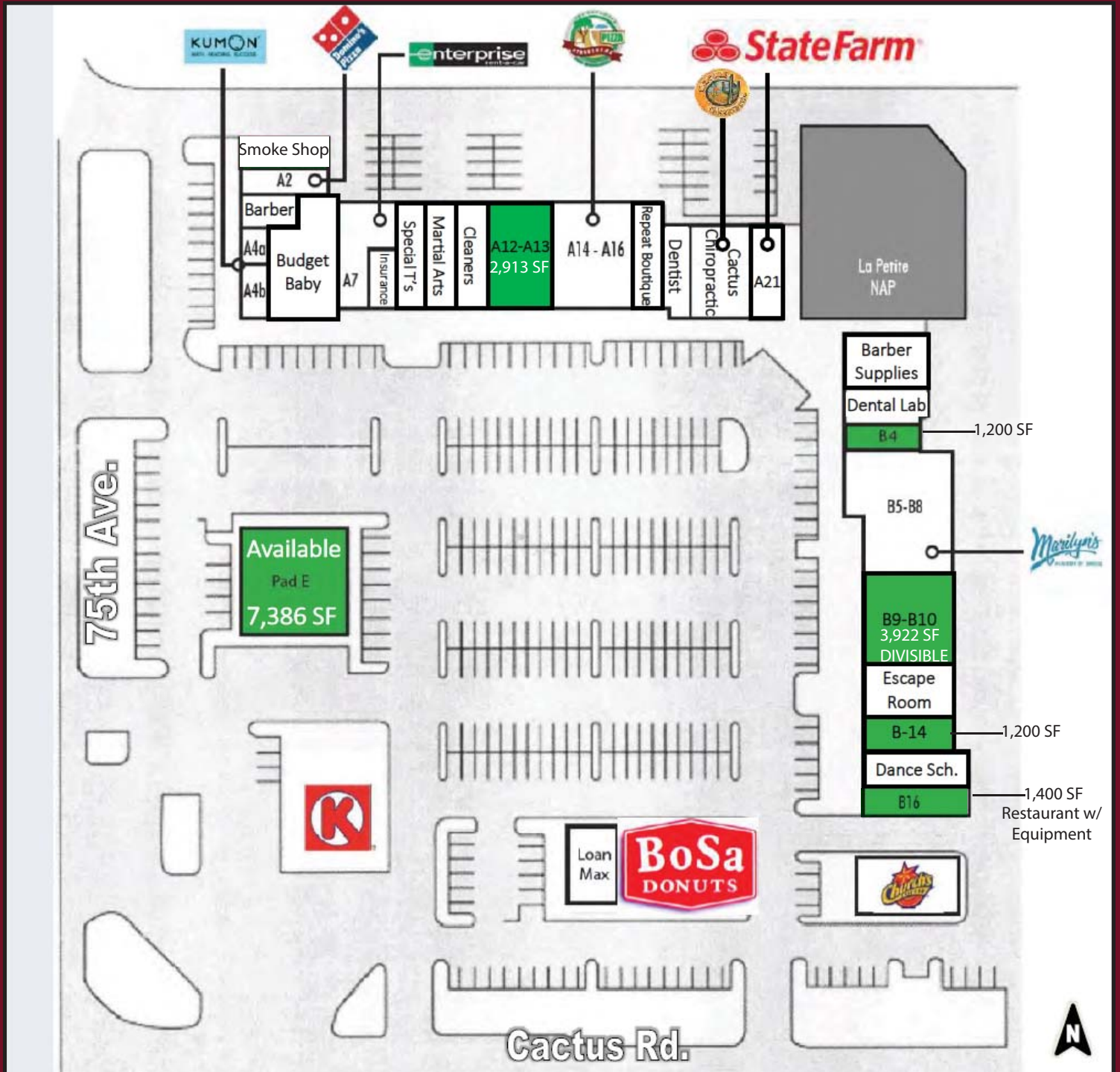
WWW.STRATEGICRETAILGROUP.COM

MATT SCHRAUTH
602.778.3774
mschrauth@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)

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Preliminary Intersection Design

Planned Improvements

The project improvements will extend approximately 900 feet along each leg of the intersection.

Key project elements include:

- Adding left turn lanes to provide a total of two left turn lanes in each direction.
- Constructing dedicated right turn lanes in all directions.
- Maintaining two through lanes in each direction.
- Constructing raised medians.
- New pavement and lane striping.
- Reconstructing and upgrading city waterlines.
- Relocating underground and overhead utilities.
- Modifying driveways to accommodate the widened roadway.
- Relocating sidewalks, curbs and gutters.
- Providing bicycle lanes in each direction.
- Adding bus bays.
- Installing new street lighting.
- Installing new traffic signals and connecting them with adjacent traffic signals.

*City of Peoria



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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5974/-112.2192

RF5

7440 W Cactus Rd Peoria, AZ 85381	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	18,974	132,387	346,785
Projected Population (2022)	20,601	144,893	379,668
Census Population (2010)	17,833	123,137	324,599
Census Population (2000)	19,258	120,977	312,508
Projected Annual Growth (2017 to 2022)	1,627 1.7%	12,506 1.9%	32,883 1.9%
Historical Annual Growth (2010 to 2017)	1,141 0.9%	9,250 1.1%	22,186 1.0%
Historical Annual Growth (2000 to 2010)	-1,425 -0.7%	2,161 0.2%	12,091 0.4%
Estimated Population Density (2017)	6,041 <i>psm</i>	4,684 <i>psm</i>	4,417 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	6,565	50,739	137,794
Projected Households (2022)	6,924	53,840	146,316
Census Households (2010)	6,126	46,179	127,122
Census Households (2000)	6,139	43,034	119,590
Estimated Households with Children (2017)	2,542 38.7%	16,639 32.8%	40,589 29.5%
Estimated Average Household Size (2017)	2.88	2.57	2.49
Average Household Income			
Estimated Average Household Income (2017)	\$87,764	\$66,859	\$62,997
Projected Average Household Income (2022)	\$104,371	\$79,926	\$75,914
Estimated Average Family Income (2017)	\$94,251	\$77,780	\$74,991
Median Household Income			
Estimated Median Household Income (2017)	\$79,313	\$59,080	\$55,685
Projected Median Household Income (2022)	\$93,825	\$69,760	\$65,432
Estimated Median Family Income (2017)	\$87,296	\$70,405	\$67,915
Per Capita Income			
Estimated Per Capita Income (2017)	\$30,395	\$25,720	\$25,115
Projected Per Capita Income (2022)	\$35,104	\$29,787	\$29,331
Estimated Per Capita Income 5 Year Growth	\$4,709 15.5%	\$4,066 15.8%	\$4,217 16.8%
Estimated Average Household Net Worth (2017)	\$929,254	\$618,631	\$569,509
Daytime Demos (2017)			
Total Businesses	406	4,546	11,999
Total Employees	2,887	48,182	124,488
Company Headquarter Businesses	- 0.1%	12 0.3%	20 0.2%
Company Headquarter Employees	61 2.1%	3,299 6.8%	5,990 4.8%
Employee Population per Business	7.1	10.6	10.4
Residential Population per Business	46.8	29.1	28.9

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7440 W Cactus Rd

Peoria, AZ 85381

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2017)	15,047	79.3%	99,149	74.9%	256,179	73.9%
Black or African American (2017)	807	4.3%	7,196	5.4%	19,153	5.5%
American Indian or Alaska Native (2017)	208	1.1%	1,762	1.3%	4,513	1.3%
Asian (2017)	642	3.4%	5,664	4.3%	14,135	4.1%
Hawaiian or Pacific Islander (2017)	18	0.1%	214	0.2%	568	0.2%
Other Race (2017)	1,683	8.9%	13,319	10.1%	39,534	11.4%
Two or More Races (2017)	570	3.0%	5,083	3.8%	12,703	3.7%
Not Hispanic or Latino Population (2017)	14,476	76.3%	99,462	75.1%	254,663	73.4%
Hispanic or Latino Population (2017)	4,498	23.7%	32,925	24.9%	92,122	26.6%
Not Hispanic or Latino Population (2022)	15,328	74.4%	106,273	73.3%	272,210	71.7%
Hispanic or Latino Population (2022)	5,274	25.6%	38,620	26.7%	107,458	28.3%
Not Hispanic or Latino Population (2010)	13,714	76.9%	94,227	76.5%	243,472	75.0%
Hispanic or Latino Population (2010)	4,119	23.1%	28,910	23.5%	81,127	25.0%
Not Hispanic or Latino Population (2000)	15,913	82.6%	100,810	83.3%	259,258	83.0%
Hispanic or Latino Population (2000)	3,345	17.4%	20,166	16.7%	53,251	17.0%
Projected Hispanic Annual Growth (2017 to 2022)	776	3.4%	5,695	3.5%	15,336	3.3%
Historic Hispanic Annual Growth (2000 to 2017)	1,153	2.0%	12,759	3.7%	38,872	4.3%

Age Distribution (2017)

Age Under 5	1,032	5.4%	7,613	5.8%	19,373	5.6%
Age 5 to 9 Years	1,168	6.2%	7,937	6.0%	20,296	5.9%
Age 10 to 14 Years	1,383	7.3%	8,977	6.8%	22,191	6.4%
Age 15 to 19 Years	1,524	8.0%	9,738	7.4%	23,212	6.7%
Age 20 to 24 Years	1,224	6.5%	8,990	6.8%	21,756	6.3%
Age 25 to 29 Years	1,131	6.0%	9,122	6.9%	21,934	6.3%
Age 30 to 34 Years	1,101	5.8%	8,376	6.3%	20,500	5.9%
Age 35 to 39 Years	1,146	6.0%	7,868	5.9%	19,641	5.7%
Age 40 to 44 Years	1,303	6.9%	8,303	6.3%	20,347	5.9%
Age 45 to 49 Years	1,406	7.4%	8,956	6.8%	21,658	6.2%
Age 50 to 54 Years	1,560	8.2%	9,436	7.1%	22,605	6.5%
Age 55 to 59 Years	1,446	7.6%	8,984	6.8%	22,389	6.5%
Age 60 to 64 Years	1,077	5.7%	7,396	5.6%	20,402	5.9%
Age 65 to 74 Years	1,518	8.0%	10,843	8.2%	35,577	10.3%
Age 75 to 84 Years	673	3.5%	6,068	4.6%	22,519	6.5%
Age 85 Years or Over	281	1.5%	3,779	2.9%	12,385	3.6%
Median Age	38.2		38.1		40.4	

Gender Age Distribution (2017)

Female Population	9,657	50.9%	69,020	52.1%	181,580	52.4%
Age 0 to 19 Years	2,452	25.4%	16,727	24.2%	41,566	22.9%
Age 20 to 64 Years	5,815	60.2%	40,033	58.0%	98,707	54.4%
Age 65 Years or Over	1,390	14.4%	12,260	17.8%	41,307	22.7%
Female Median Age	39.5		40.3		42.4	
Male Population	9,317	49.1%	63,367	47.9%	165,206	47.6%
Age 0 to 19 Years	2,655	28.5%	17,538	27.7%	43,506	26.3%
Age 20 to 64 Years	5,580	59.9%	37,399	59.0%	92,524	56.0%
Age 65 Years or Over	1,082	11.6%	8,430	13.3%	29,175	17.7%
Male Median Age	36.9		36.0		38.3	

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RF5

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Household Income Distribution (2017)						
HH Income \$200,000 or More	466	7.1%	1,584	3.1%	3,681	2.7%
HH Income \$150,000 to \$199,999	441	6.7%	2,317	4.6%	5,579	4.0%
HH Income \$100,000 to \$149,999	1,450	22.1%	6,983	13.8%	17,077	12.4%
HH Income \$75,000 to \$99,999	1,113	17.0%	6,815	13.4%	17,884	13.0%
HH Income \$50,000 to \$74,999	1,140	17.4%	9,962	19.6%	27,777	20.2%
HH Income \$35,000 to \$49,999	883	13.4%	7,690	15.2%	21,111	15.3%
HH Income \$25,000 to \$34,999	352	5.4%	5,667	11.2%	15,288	11.1%
HH Income \$15,000 to \$24,999	378	5.8%	4,865	9.6%	14,337	10.4%
HH Income Under \$15,000	342	5.2%	4,856	9.6%	15,059	10.9%
HH Income \$35,000 or More	5,493	83.7%	35,351	69.7%	93,109	67.6%
HH Income \$75,000 or More	3,470	52.9%	17,699	34.9%	44,221	32.1%
Housing (2017)						
Total Housing Units	6,780		52,976		145,974	
Housing Units Occupied	6,565	96.8%	50,739	95.8%	137,794	94.4%
Housing Units Owner-Occupied	5,356	81.6%	32,536	64.1%	89,508	65.0%
Housing Units, Renter-Occupied	1,209	18.4%	18,203	35.9%	48,286	35.0%
Housing Units, Vacant	215	3.2%	2,237	4.2%	8,180	5.6%
Marital Status (2017)						
Never Married	5,021	32.6%	36,804	34.1%	89,585	31.4%
Currently Married	6,838	44.4%	43,723	40.5%	118,002	41.4%
Separated	819	5.3%	4,669	4.3%	12,911	4.5%
Widowed	762	5.0%	6,845	6.3%	22,757	8.0%
Divorced	1,951	12.7%	15,820	14.7%	41,669	14.6%
Household Type (2017)						
Population Family	16,925	89.2%	108,645	82.1%	281,165	81.1%
Population Non-Family	1,990	10.5%	21,926	16.6%	61,764	17.8%
Population Group Quarters	59	0.3%	1,816	1.4%	3,856	1.1%
Family Households	5,060	77.1%	33,234	65.5%	87,656	63.6%
Non-Family Households	1,505	22.9%	17,505	34.5%	50,138	36.4%
Married Couple with Children	1,685	24.6%	9,734	22.3%	23,657	20.0%
Average Family Household Size	3.3		3.3		3.2	
Household Size (2017)						
1 Person Households	1,139	17.3%	14,039	27.7%	40,984	29.7%
2 Person Households	2,055	31.3%	15,856	31.3%	45,784	33.2%
3 Person Households	1,286	19.6%	8,234	16.2%	19,668	14.3%
4 Person Households	1,155	17.6%	6,722	13.2%	16,013	11.6%
5 Person Households	558	8.5%	3,425	6.8%	8,703	6.3%
6 or More Person Households	372	5.7%	2,462	4.9%	6,642	4.8%
Household Vehicles (2017)						
Households with 0 Vehicles Available	320	4.9%	3,597	7.1%	9,916	7.2%
Households with 1 Vehicles Available	1,664	25.3%	18,719	36.9%	54,934	39.9%
Households with 2 or More Vehicles Available	4,582	69.8%	28,422	56.0%	72,944	52.9%
Total Vehicles Available	13,770		89,369		232,493	
Average Vehicles Per Household	2.1		1.8		1.7	

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7440 W Cactus Rd

Peoria, AZ 85381

Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	15,108		106,020		280,506	
Estimated Civilian Employed	9,857	65.2%	63,538	59.9%	154,353	55.0%
Estimated Civilian Unemployed	472	3.1%	3,336	3.1%	8,707	3.1%
Estimated in Armed Forces	-	-	7	-	171	0.1%
Estimated Not in Labor Force	4,779	31.6%	39,139	36.9%	117,275	41.8%
Unemployment Rate	3.1%		3.1%		3.1%	

Occupation (2010)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	10,095		63,554		154,387	
Management, Business, Financial Operations	1,542	15.3%	8,322	13.1%	20,280	13.1%
Professional, Related	1,591	15.8%	11,153	17.5%	26,511	17.2%
Service	1,597	15.8%	11,915	18.7%	28,963	18.8%
Sales, Office	2,918	28.9%	18,919	29.8%	45,911	29.7%
Farming, Fishing, Forestry	8	0.1%	125	0.2%	494	0.3%
Construct, Extraction, Maintenance	1,189	11.8%	5,998	9.4%	14,385	9.3%
Production, Transport Material Moving	1,251	12.4%	7,123	11.2%	17,844	11.6%
White Collar Workers	6,050	59.9%	38,393	60.4%	92,702	60.0%
Blue Collar Workers	4,045	40.1%	25,161	39.6%	61,685	40.0%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$422 M		\$2.69 B		\$7.01 B	
Total Non-Retail Expenditure	\$230 M	54.7%	\$1.46 B	54.2%	\$3.79 B	54.1%
Total Retail Expenditure	\$191 M	45.3%	\$1.23 B	45.8%	\$3.22 B	45.9%
Apparel	\$14.7 M	3.5%	\$93.6 M	3.5%	\$244 M	3.5%
Contributions	\$19.0 M	4.5%	\$112 M	4.2%	\$290 M	4.1%
Education	\$16.3 M	3.9%	\$95.5 M	3.6%	\$244 M	3.5%
Entertainment	\$23.9 M	5.7%	\$151 M	5.6%	\$391 M	5.6%
Food and Beverages	\$61.0 M	14.5%	\$398 M	14.8%	\$1.04 B	14.8%
Furnishings and Equipment	\$14.9 M	3.5%	\$91.8 M	3.4%	\$238 M	3.4%
Gifts	\$10.8 M	2.6%	\$64.9 M	2.4%	\$167 M	2.4%
Health Care	\$32.7 M	7.7%	\$218 M	8.1%	\$573 M	8.2%
Household Operations	\$12.5 M	3.0%	\$75.1 M	2.8%	\$193 M	2.8%
Miscellaneous Expenses	\$6.15 M	1.5%	\$40.0 M	1.5%	\$105 M	1.5%
Personal Care	\$5.45 M	1.3%	\$34.9 M	1.3%	\$91.1 M	1.3%
Personal Insurance	\$3.25 M	0.8%	\$19.4 M	0.7%	\$50.0 M	0.7%
Reading	\$934 K	0.2%	\$5.94 M	0.2%	\$15.5 M	0.2%
Shelter	\$86.8 M	20.6%	\$552 M	20.5%	\$1.44 B	20.6%
Tobacco	\$2.39 M	0.6%	\$17.0 M	0.6%	\$45.0 M	0.6%
Transportation	\$80.0 M	19.0%	\$515 M	19.2%	\$1.34 B	19.2%
Utilities	\$30.7 M	7.3%	\$205 M	7.6%	\$537 M	7.7%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	12,643		89,132		239,957	
Elementary (Grade Level 0 to 8)	478	3.8%	3,683	4.1%	11,550	4.8%
Some High School (Grade Level 9 to 11)	792	6.3%	6,115	6.9%	17,565	7.3%
High School Graduate	3,811	30.1%	25,361	28.5%	70,515	29.4%
Some College	3,423	27.1%	26,309	29.5%	66,835	27.9%
Associate Degree Only	1,428	11.3%	7,889	8.9%	20,117	8.4%
Bachelor Degree Only	1,817	14.4%	13,646	15.3%	35,869	14.9%
Graduate Degree	894	7.1%	6,128	6.9%	17,506	7.3%

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Peoria, AZ 85381

Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	5,822	95.0%	34,665	75.1%	93,510	73.6%
1 Attached Unit	158	2.6%	2,727	5.9%	10,221	8.0%
2 to 4 Units	69	1.1%	1,204	2.6%	5,193	4.1%
5 to 9 Units	94	1.5%	2,142	4.6%	5,925	4.7%
10 to 19 Units	27	0.4%	2,690	5.8%	6,769	5.3%
20 to 49 Units	49	0.8%	1,413	3.1%	3,136	2.5%
50 or More Units	23	0.4%	2,813	6.1%	7,231	5.7%
Mobile Home or Trailer	503	8.2%	3,009	6.5%	5,697	4.5%
Other Structure	10	0.2%	64	0.1%	111	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	33	0.5%	276	0.6%	803	0.6%
Homes Built 2000 to 2004	605	9.9%	6,555	14.2%	16,808	13.2%
Homes Built 1990 to 1999	1,968	32.1%	12,889	27.9%	30,308	23.8%
Homes Built 1980 to 1989	2,941	48.0%	16,140	35.0%	30,083	23.7%
Homes Built 1970 to 1979	704	11.5%	10,316	22.3%	38,804	30.5%
Homes Built 1960 to 1969	197	3.2%	1,965	4.3%	11,981	9.4%
Homes Built 1950 to 1959	102	1.7%	1,076	2.3%	4,569	3.6%
Homes Built Before 1949	44	0.7%	438	0.9%	1,794	1.4%

Home Values (2010)

Home Values \$1,000,000 or More	28	0.6%	228	0.7%	617	0.7%
Home Values \$500,000 to \$999,999	256	5.0%	1,533	5.0%	4,176	4.9%
Home Values \$400,000 to \$499,999	206	4.0%	1,261	4.1%	3,489	4.1%
Home Values \$300,000 to \$399,999	624	12.3%	3,397	11.1%	9,148	10.8%
Home Values \$200,000 to \$299,999	1,616	31.8%	7,266	23.7%	20,074	23.7%
Home Values \$150,000 to \$199,999	1,205	23.7%	7,060	23.0%	18,487	21.8%
Home Values \$100,000 to \$149,999	724	14.2%	6,068	19.8%	17,261	20.4%
Home Values \$70,000 to \$99,999	352	6.9%	2,570	8.4%	8,105	9.6%
Home Values \$50,000 to \$69,999	111	2.2%	884	2.9%	2,886	3.4%
Home Values \$25,000 to \$49,999	118	2.3%	627	2.0%	1,663	2.0%
Home Values Under \$25,000	224	4.4%	1,503	4.9%	3,264	3.9%
Owner-Occupied Median Home Value	\$202,565		\$184,093		\$180,309	
Renter-Occupied Median Rent	\$977		\$824		\$824	

Transportation To Work (2010)

Drive to Work Alone	7,241	80.6%	48,880	79.6%	126,543	78.6%
Drive to Work in Carpool	1,116	12.4%	6,659	10.8%	17,935	11.1%
Travel to Work by Public Transportation	57	0.6%	1,167	1.9%	3,128	1.9%
Drive to Work on Motorcycle	25	0.3%	215	0.3%	678	0.4%
Walk or Bicycle to Work	124	1.4%	1,218	2.0%	3,403	2.1%
Other Means	123	1.4%	495	0.8%	1,327	0.8%
Work at Home	294	3.3%	2,811	4.6%	7,983	5.0%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,088	24.0%	12,644	21.6%	29,528	19.3%
Travel to Work in 15 to 29 Minutes	3,695	42.5%	23,270	39.7%	56,886	37.2%
Travel to Work in 30 to 59 Minutes	3,366	38.8%	20,685	35.3%	49,968	32.7%
Travel to Work in 60 Minutes or More	612	7.0%	4,090	7.0%	10,705	7.0%
Average Minutes Travel to Work	25.0		24.4		24.7	

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