

# SPECIALTY RETAIL SHOPS & PADS AVAILABLE

EXCLUSIVE LISTING | W/NWC OF TATUM BOULEVARD & SHEA BOULEVARD | PHOENIX, ARIZONA



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# PROPERTY OVERVIEW

**NET LAND AREA** ±3.46 acres

**ESTIMATED PROJECT SIZE** ±35,100 SF (Shops & Pads)

**SHOP SPACE & GROUND LEASE PRICING** Call for rates

**ZONING** C-1, City of Phoenix

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2018 Avg. Population	±8,125	±76,080	±211,973
Est. 2018 Avg. Household Income	\$128,637	\$112,064	\$111,380

Source: ESRI, 2018

## TRAFFIC COUNTS

**Shea Boulevard:** ±41,474 VPD (West), ±43,209 VPD (East)

**Tatum Boulevard:** ±28,047 VPD (North), ±28,260 VPD (South)

Source: ESRI, 2018

## COMMENTS

- Irreplaceable infill location located in North Phoenix
- Great Visibility from Shea Boulevard
- Strong traffic counts at intersection
- Project is located ±2 miles from SR51 Freeway (full interchange)
- Strong household incomes and demographics
- Project is located ±1 mile south of Paradise Valley Mall
- Proposed traffic signal planned on Shea Boulevard west of Tatum Boulevard (see site plan)
- Paradise Valley Submarket





# PROPERTY DETAIL MAP

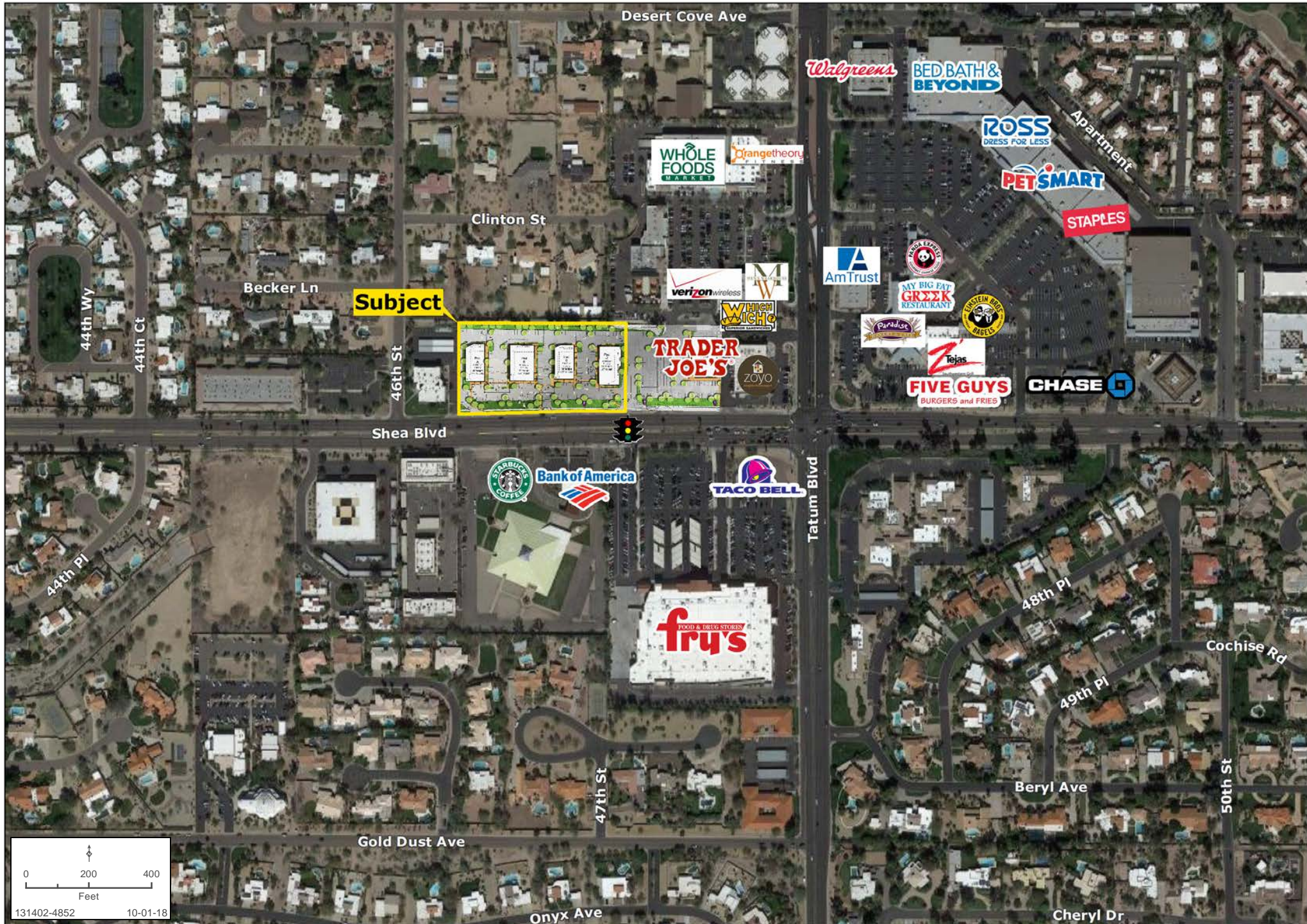
Randolph C. Titzck, P.C. | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com





# SURROUNDING DEVELOPMENT MAP

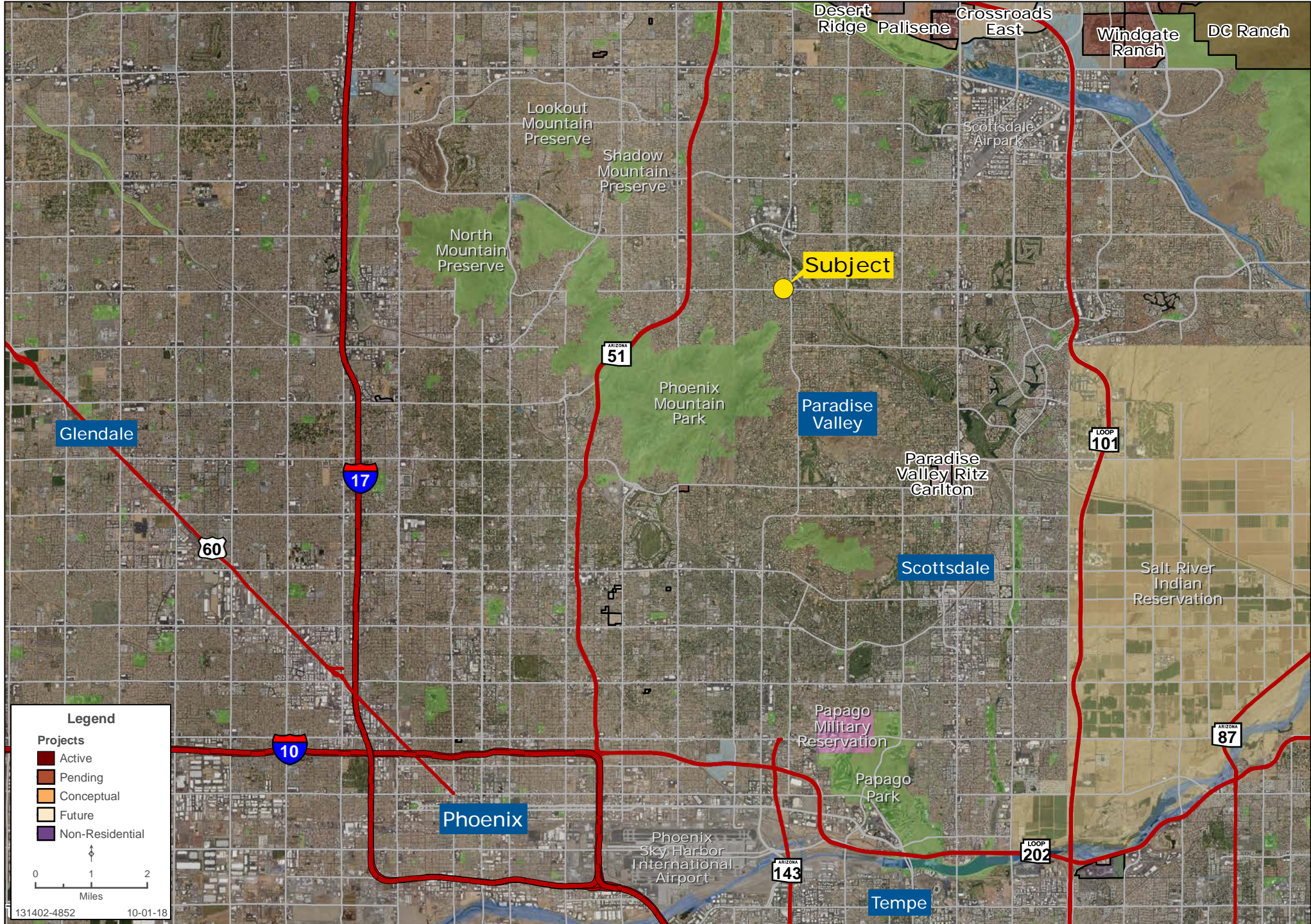
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# REGIONAL MAP

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# CONCEPTUAL ELEVATIONS



Geller, Inc

*Shops at PV Marketplace*

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:  
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Seal  
Date: May 3, 2018  
Project Number: #20.2  
Drawing No.: 010-100  
Sheet Number

A3  
Design

*Shops* at PV Marketplace\*

\*working file, subject to change



# CONCEPTUAL ELEVATIONS



Entry Drive Character



Geller, Inc

*Shops* at PV Marketplace

- ▲ Development Review Set
- △ Bid Set
- △ City Submitted
- △ Construction Set

Revisions:

Ownership of Instruments of Service:  
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Scale: \_\_\_\_\_  
Date: May 2, 2018  
Project Number: #002  
Drawn by: jsh/cfb  
Sheet Number: \_\_\_\_\_

**A4**  
Design

\*working tile, subject to change

*Shops* at PV Marketplace\*





## Executive Summary

Tatum & Shea  
4638 E Shea Blvd, Phoenix, Arizona, 85028  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.58323  
Longitude: -111.98056

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,098	76,080	211,973
2010 Population	7,529	69,966	198,452
2018 Population	8,125	74,830	217,501
2023 Population	8,570	78,775	231,229
2000-2010 Annual Rate	-0.73%	-0.83%	-0.66%
2010-2018 Annual Rate	0.93%	0.82%	1.12%
2018-2023 Annual Rate	1.07%	1.03%	1.23%
2018 Male Population	48.0%	49.1%	49.2%
2018 Female Population	52.0%	50.9%	50.8%
2018 Median Age	50.4	45.9	44.8

In the identified area, the current year population is 217,501. In 2010, the Census count in the area was 198,452. The rate of change since 2010 was 1.12% annually. The five-year projection for the population in the area is 231,229 representing a change of 1.23% annually from 2018 to 2023. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 50.4, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	89.9%	86.6%	82.9%
2018 Black Alone	1.7%	2.2%	2.5%
2018 American Indian/Alaska Native Alone	0.6%	1.0%	1.1%
2018 Asian Alone	4.0%	3.0%	4.1%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	1.5%	4.1%	6.3%
2018 Two or More Races	2.3%	3.0%	3.0%
2018 Hispanic Origin (Any Race)	6.5%	11.8%	17.1%

Persons of Hispanic origin represent 17.1% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,505	29,328	84,445
2010 Households	3,455	28,641	83,408
2018 Total Households	3,713	30,683	91,336
2023 Total Households	3,905	32,281	96,941
2000-2010 Annual Rate	-0.14%	-0.24%	-0.12%
2010-2018 Annual Rate	0.88%	0.84%	1.11%
2018-2023 Annual Rate	1.01%	1.02%	1.20%
2018 Average Household Size	2.18	2.41	2.36

The household count in this area has changed from 83,408 in 2010 to 91,336 in the current year, a change of 1.11% annually. The five-year projection of households is 96,941, a change of 1.20% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 55,831 in the specified area.





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Prepared by Esri  
Latitude: 33.58323  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$87,379	\$78,355	\$75,112
2023 Median Household Income	\$99,412	\$86,314	\$83,816
2018-2023 Annual Rate	2.61%	1.95%	2.22%
<b>Average Household Income</b>			
2018 Average Household Income	\$128,637	\$112,064	\$111,380
2023 Average Household Income	\$146,633	\$127,334	\$128,301
2018-2023 Annual Rate	2.65%	2.59%	2.87%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$57,277	\$46,547	\$47,122
2023 Per Capita Income	\$65,126	\$52,793	\$54,120
2018-2023 Annual Rate	2.60%	2.55%	2.81%

### Households by Income

Current median household income is \$75,112 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$83,816 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$111,380 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$128,301 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$47,122 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$54,120 in five years, compared to \$36,530 for all U.S. households

### Housing

2000 Total Housing Units	3,829	30,766	91,128
2000 Owner Occupied Housing Units	2,465	22,146	60,424
2000 Renter Occupied Housing Units	1,039	7,182	24,021
2000 Vacant Housing Units	325	1,438	6,683
2010 Total Housing Units	4,157	31,629	94,813
2010 Owner Occupied Housing Units	2,600	20,967	57,687
2010 Renter Occupied Housing Units	855	7,674	25,721
2010 Vacant Housing Units	702	2,988	11,405
2018 Total Housing Units	4,371	33,256	101,645
2018 Owner Occupied Housing Units	2,686	21,413	59,771
2018 Renter Occupied Housing Units	1,026	9,269	31,565
2018 Vacant Housing Units	658	2,573	10,309
2023 Total Housing Units	4,546	34,924	107,743
2023 Owner Occupied Housing Units	2,867	22,722	64,359
2023 Renter Occupied Housing Units	1,038	9,560	32,582
2023 Vacant Housing Units	641	2,643	10,802

Currently, 58.8% of the 101,645 housing units in the area are owner occupied; 31.1%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 94,813 housing units in the area - 60.8% owner occupied, 27.1% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 3.14%. Median home value in the area is \$353,327, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.77% annually to \$385,809.