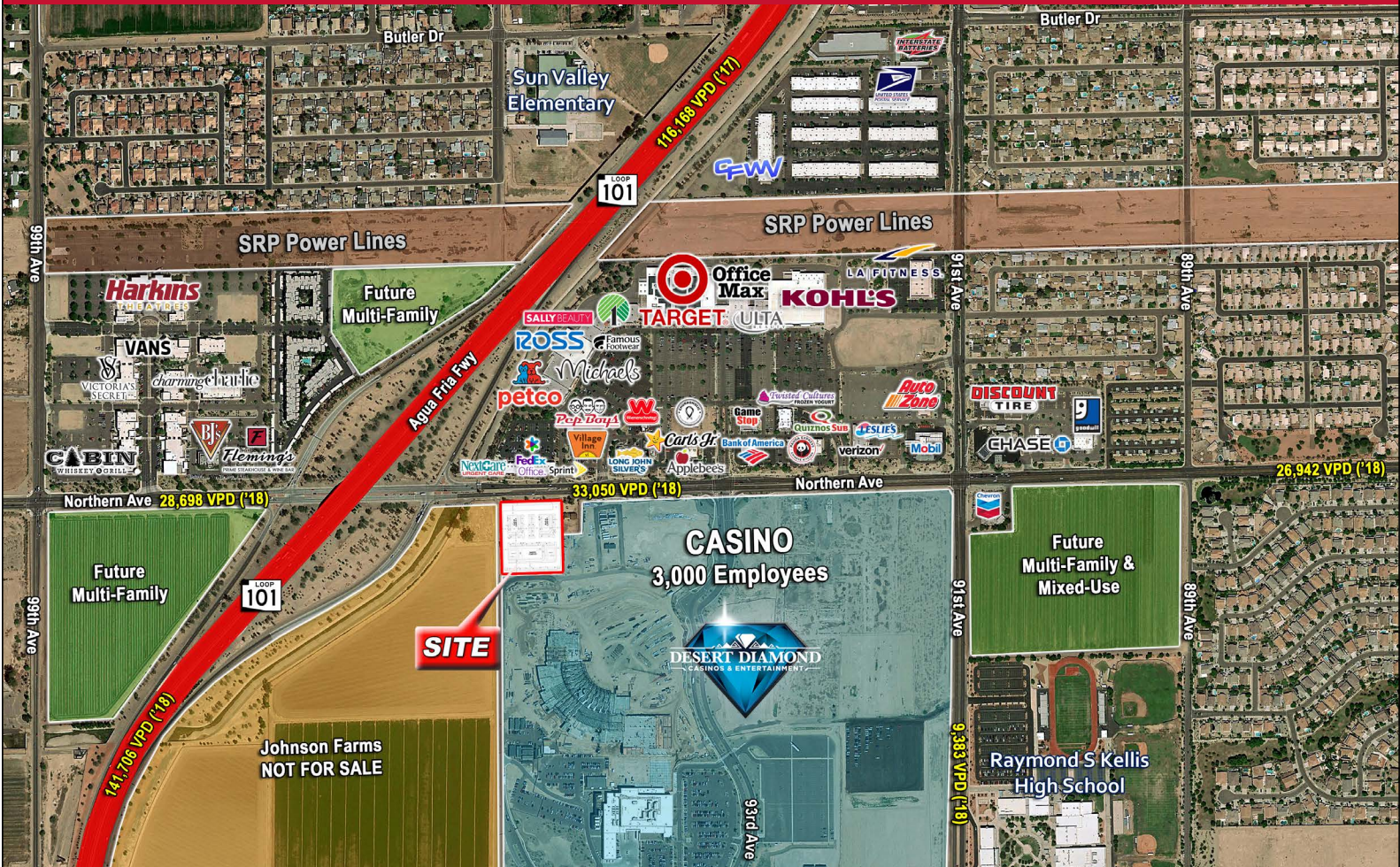




# 101 AND NORTHERN PADS/SHOPS

94TH AVE & NORTHERN, GLENDALE, ARIZONA

**3.3 ACRE DEVELOPMENT, AVAILABLE FOR LEASE, GROUND LEASE OR BUILD TO SUIT**



## PROJECT HIGHLIGHTS:

- Pads and Shops Visible from Loop 101 Freeway and Northern Ave
- Adjacent to Desert Diamond Casino, Currently Undergoing a \$400m Expansion to Develop into an Over 1 million SF, First Class Casino/Hotel Facility (Completion Q4 2019)
- Pylon Signage Available
- Over 30,000 Daytime Employees in a 3 Mile Radius – 3k from Casino after Expansion

| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| 2019 Population    | 7,177    | 81,206   | 319,317  |
| Daytime Population | 7,994    | 75,354   | 264,289  |
| Average HH Income  | \$76,328 | \$67,125 | \$62,914 |

## TRAFFIC COUNTS:

Northern Ave: 33,050 VPD (AZDOT 2018) | Route 101: 141,706 VPD (AZDOT 2018)



## FOR INFORMATION CONTACT:

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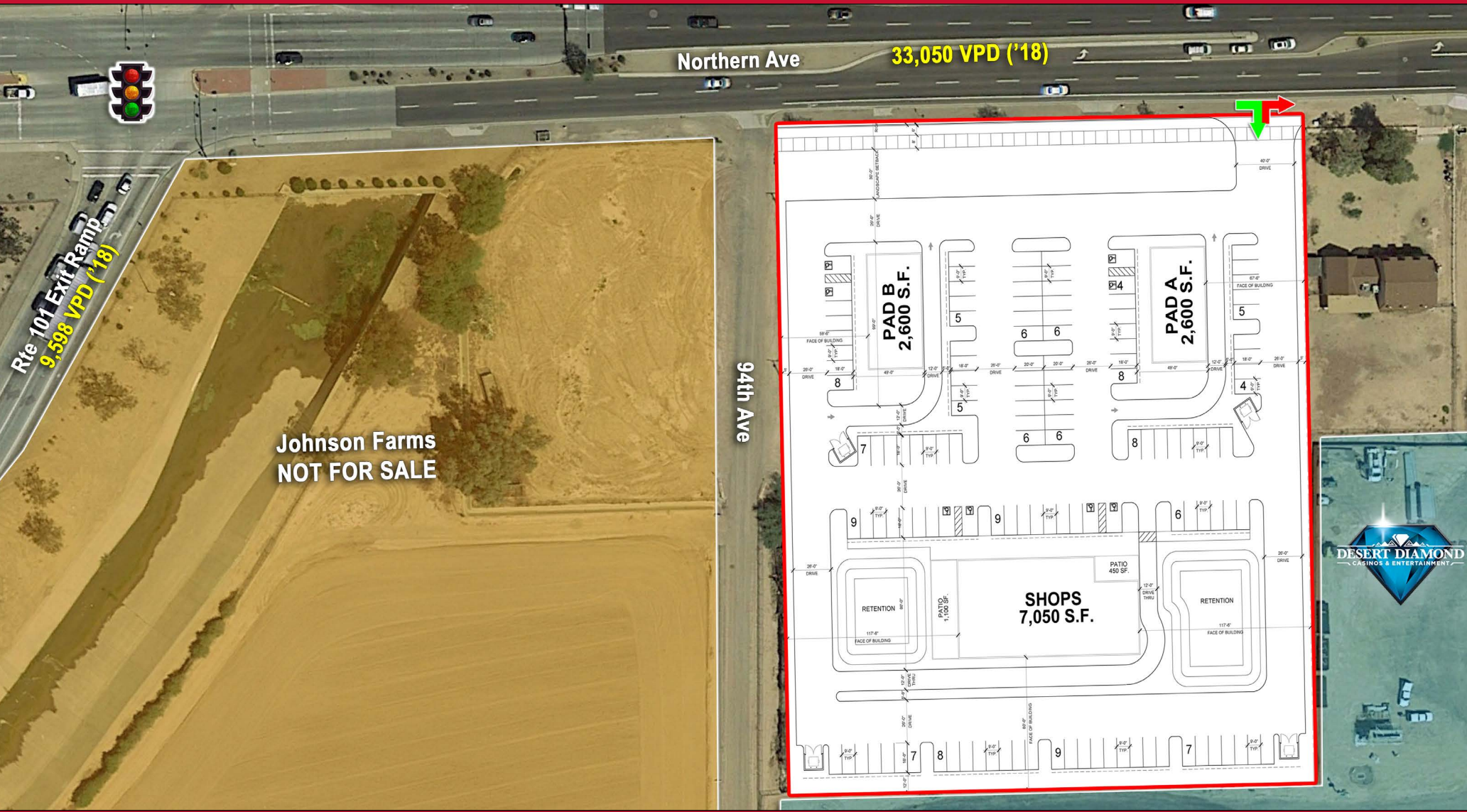
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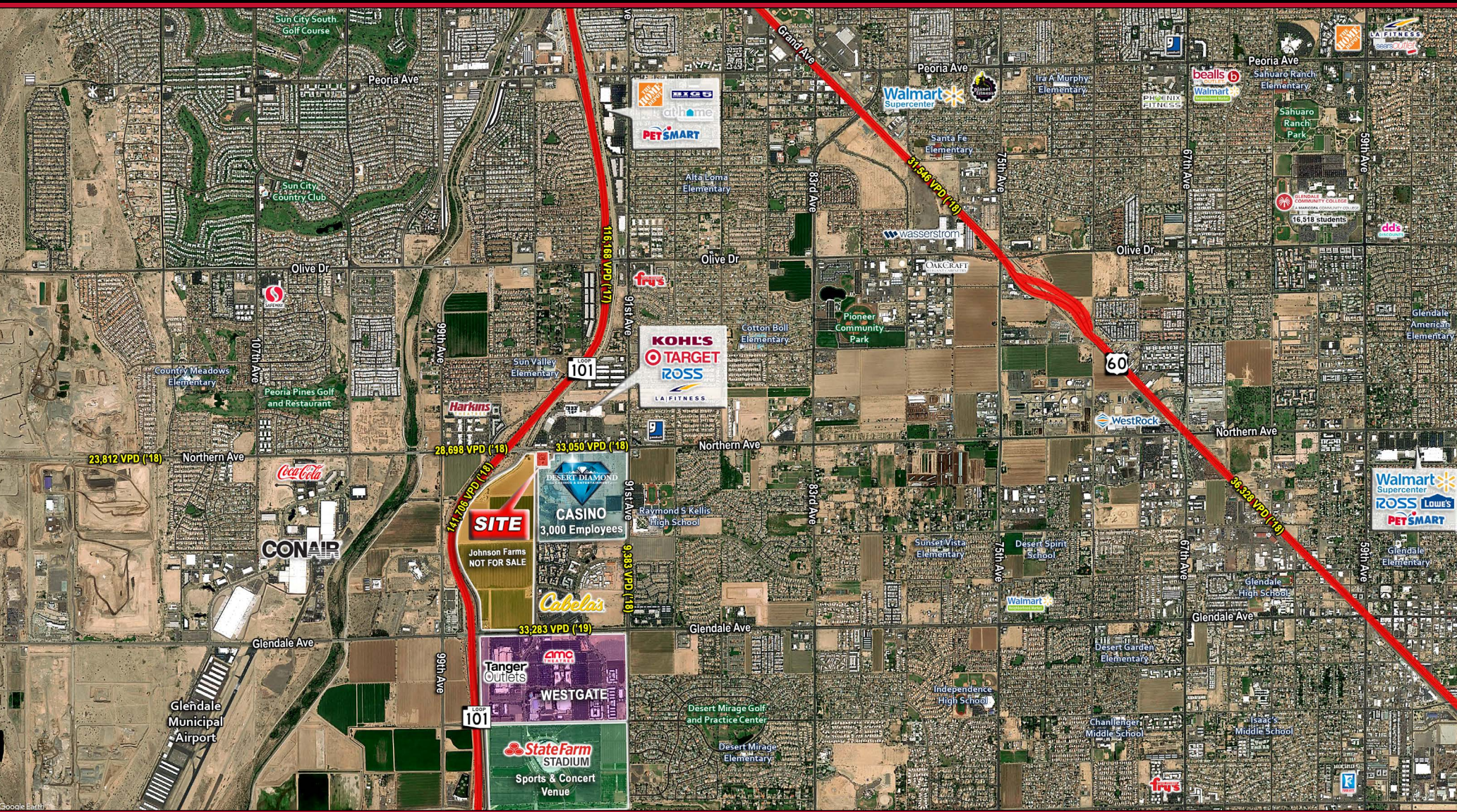
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# 101 AND NORTHERN PADS/SHOPS



## DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.55089  
Longitude: -112.26306

|  | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|
| <b>POPULATION SUMMARY</b>                                |           |           |           |
| 2000 Total Population                                    | 2,278     | 57,339    | 250,461   |
| 2010 Total Population                                    | 5,627     | 71,184    | 287,413   |
| 2019 Total Population                                    | 7,177     | 81,206    | 319,317   |
| 2024 Total Population                                    | 8,306     | 87,554    | 342,657   |
| 2019-2024 Annual Rate                                    | 2.97%     | 1.52%     | 1.42%     |
| 2019 Total Daytime Population                            | 7,994     | 75,354    | 264,289   |
| Workers  | 4,620     | 31,252    | 83,507    |
| Residents  | 3,374     | 44,102    | 180,782   |
| <b>HOUSEHOLD SUMMARY</b>                                 |           |           |           |
| 2000 Households  | 743       | 21,555    | 88,207    |
| 2010 Households  | 2,083     | 26,745    | 99,346    |
| 2019 Households  | 2,670     | 30,194    | 108,920   |
| 2024 Households  | 3,160     | 32,504    | 116,427   |
| <b>2019 HOUSING UNIT SUMMARY</b>                         |           |           |           |
| Owner Occupied Housing Units                             | 47.1%     | 58.4%     | 54.9%     |
| Renter Occupied Housing Units                            | 42.8%     | 30.4%     | 33.2%     |
| <b>2019 HOUSEHOLD INCOME &amp; HOME VALUE</b>            |           |           |           |
| Average Household Income                                 | \$76,328  | \$67,125  | \$62,914  |
| Average Home Value                                       | \$265,280 | \$224,146 | \$209,392 |
| <b>2019 POPULATION BY RACE/ETHNICITY</b>                 |           |           |           |
| Total  | 7,177     | 81,207    | 319,317   |
| White Alone  | 64.9%     | 65.0%     | 61.3%     |
| Black Alone  | 6.2%      | 7.2%      | 7.1%      |
| American Indian Alone                                    | 2.0%      | 1.8%      | 1.7%      |
| Asian Alone  | 5.2%      | 4.1%      | 3.1%      |
| Pacific Islander Alone                                   | 0.3%      | 0.2%      | 0.2%      |
| Some Other Race Alone                                    | 16.2%     | 17.2%     | 22.2%     |
| Two or More Races  | 5.3%      | 4.6%      | 4.4%      |
| Hispanic Origin  | 32.3%     | 36.5%     | 46.8%     |
| Diversity Index  | 75.9      | 77.0      | 80.8      |
| <b>2019 POPULATION BY AGE</b>                            |           |           |           |
| Total  | 7,175     | 81,206    | 319,318   |
| 0 - 4  | 6.8%      | 6.3%      | 7.5%      |
| 5 - 9  | 6.9%      | 6.1%      | 7.2%      |
| 10 - 14  | 6.9%      | 6.1%      | 6.9%      |
| 15 - 24  | 12.7%     | 12.5%     | 13.8%     |
| 25 - 34  | 20.5%     | 16.3%     | 16.0%     |
| 35 - 44  | 14.2%     | 11.0%     | 11.4%     |
| 45 - 54  | 11.6%     | 10.9%     | 10.6%     |
| 55 - 64  | 10.7%     | 11.6%     | 10.4%     |
| 65 - 74  | 6.8%      | 10.5%     | 8.6%      |
| 75 - 84  | 2.1%      | 5.8%      | 4.8%      |
| 85 +   | 0.7%      | 2.9%      | 2.6%      |
| 18 +   | 75.7%     | 77.8%     | 74.4%     |
| 2019 Median Age  | 33.2      | 37.3      | 34.0      |
| <b>2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b> |           |           |           |
| Total  | 4,782     | 55,997    | 206,019   |
| Some College, No Degree                                  | 32.6%     | 27.5%     | 25.1%     |
| Associate Degree   | 8.6%      | 8.8%      | 8.3%      |
| Bachelor's Degree  | 18.1%     | 14.0%     | 11.3%     |
| Graduate/Professional Degree                             | 8.1%      | 6.3%      | 5.8%      |