



## SHOP SPACE AVAILABLE

### AVAILABILITY

- A3: 1,080 sf
- A4: 1,080 sf  
*(Can be combined to 2,160 sf)*
- A13: 1,290 sf

### FEATURES

- 2-miles from ASU Research Park
- Kyrene School District
- Strong demographics

### TRAFFIC COUNTS

- Rural Road: ±41,133 CPD
- Elliot Road: ±70,658 CPD

### NOTABLE TENANTS IN TRADE AREA



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,782	137,821	368,337
Ave Household Income	\$128,058	\$100,969	\$88,349
Daytime Employment	3,360	65,026	197,929

**James DeCremer**  
D 480 423 7958  
C 602 909 0957  
james.decremer@avisonyoung.com

**Kristina Remon**  
D 480 423 7954  
C 602 621 1529  
kristina.remon@avisonyoung.com

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



#	TENANT	SQ. FT.
A1-2	Rural Animal Clinic	2,400 sf
A3	Available	1,080 sf
A4	Available (Do not disturb)	1,080 sf
A5	American Family Insurance	1,080 sf
A6	Nails	1,080 sf
A7	Water & Ice	1,020 sf
A8	PMT Ambulance	1,020 sf
A9	Clockworks Pizza	1,200 sf
A10	Maple Leaf Chiro	1,800 sf
A11-12	Crepe Bar	2,040 sf

#	TENANT	SQ. FT.
A13	Available	1,290 sf
A14	Anaya's Fresh Mexican	2,310 sf
B1	I like Ike's Place	1,500 sf
B2-3	Pro Fitness Training	3,180 sf
B4	Hammer & Stain	1,080 sf
B5	The Tooth Place	1,020 sf
B6	Massage Hall	1,020 sf
B7	Bronzed Humanity	1,200 sf
B8	Alegris Child Care	6,000 sf

<b>S Rural Rd &amp; E Elliot Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Population</b>						
Estimated Population (2020)	12,782		137,821		368,337	
Projected Population (2025)	13,865		149,698		399,121	
Census Population (2010)	11,354		120,307		325,739	
Census Population (2000)	12,134		124,841		330,589	
Projected Annual Growth (2020 to 2025)	1,083	1.7%	11,877	1.7%	30,784	1.7%
Historical Annual Growth (2010 to 2020)	1,428	1.3%	17,514	1.5%	42,598	1.3%
Historical Annual Growth (2000 to 2010)	-780	-0.6%	-4,534	-0.4%	-4,850	-0.1%
Estimated Population Density (2020)	4,071 psm		4,877 psm		4,692 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2020)	5,076		56,192		150,422	
Projected Households (2025)	5,302		58,574		156,718	
Census Households (2010)	4,489		48,824		131,210	
Census Households (2000)	4,440		47,897		127,753	
Estimated Households with Children (2020)	1,472	29.0%	15,375	27.4%	39,542	26.3%
Estimated Average Household Size (2020)	2.51		2.45		2.39	
<b>Average Household Income</b>						
Estimated Average Household Income (2020)	\$128,058		\$100,969		\$88,349	
Projected Average Household Income (2025)	\$147,641		\$115,693		\$100,458	
Estimated Average Family Income (2020)	\$145,048		\$124,012		\$111,703	
<b>Median Household Income</b>						
Estimated Median Household Income (2020)	\$105,890		\$82,135		\$71,871	
Projected Median Household Income (2025)	\$122,048		\$95,636		\$83,984	
Estimated Median Family Income (2020)	\$121,855		\$100,838		\$90,297	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2020)	\$50,882		\$41,194		\$36,203	
Projected Per Capita Income (2025)	\$56,474		\$45,293		\$39,559	
Estimated Per Capita Income 5 Year Growth	\$5,591	11.0%	\$4,099	10.0%	\$3,356	9.3%
Estimated Average Household Net Worth (2020)	\$1,393,794		\$949,392		\$793,285	
<b>Daytime Demos (2020)</b>						
Total Businesses	433		5,682		16,669	
Total Employees	3,360		65,026		197,929	
Company Headquarter Businesses	1	0.3%	68	1.2%	138	0.8%
Company Headquarter Employees	116	3.5%	5,565	8.6%	29,097	14.7%
Employee Population per Business	7.8		11.4		11.9	
Residential Population per Business	29.5		24.3		22.1	

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<b>S Rural Rd &amp; E Elliot Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Race &amp; Ethnicity</b>						
White (2020)	9,922	77.6%	94,290	68.4%	249,349	67.7%
Black or African American (2020)	612	4.8%	9,663	7.0%	27,969	7.6%
American Indian or Alaska Native (2020)	196	1.5%	4,441	3.2%	10,354	2.8%
Asian (2020)	869	6.8%	10,801	7.8%	26,438	7.2%
Hawaiian or Pacific Islander (2020)	34	0.3%	384	0.3%	1,142	0.3%
Other Race (2020)	615	4.8%	11,753	8.5%	35,781	9.7%
Two or More Races (2020)	535	4.2%	6,489	4.7%	17,304	4.7%
Not Hispanic or Latino Population (2020)	10,458	81.8%	106,606	77.4%	276,808	75.2%
Hispanic or Latino Population (2020)	2,324	18.2%	31,215	22.6%	91,529	24.8%
Not Hispanic or Latino Population (2025)	11,212	80.9%	114,765	76.7%	297,387	74.5%
Hispanic or Latino Population (2025)	2,654	19.1%	34,933	23.3%	101,735	25.5%
Not Hispanic or Latino Population (2010)	9,809	86.4%	96,796	80.5%	253,615	77.9%
Hispanic or Latino Population (2010)	1,545	13.6%	23,511	19.5%	72,124	22.1%
Not Hispanic or Latino Population (2000)	10,894	89.8%	105,873	84.8%	272,639	82.5%
Hispanic or Latino Population (2000)	1,240	10.2%	18,968	15.2%	57,950	17.5%
Projected Hispanic Annual Growth (2020 to 2025)	330	2.8%	3,718	2.4%	10,206	2.2%
Historic Hispanic Annual Growth (2000 to 2020)	1,084	4.4%	12,247	3.2%	33,579	2.9%
<b>Age Distribution (2020)</b>						
Age Under 5	623	4.9%	7,433	5.4%	20,020	5.4%
Age 5 to 9 Years	686	5.4%	7,503	5.4%	20,059	5.4%
Age 10 to 14 Years	773	6.0%	8,311	6.0%	21,483	5.8%
Age 15 to 19 Years	834	6.5%	8,560	6.2%	26,673	7.2%
Age 20 to 24 Years	748	5.9%	11,209	8.1%	35,792	9.7%
Age 25 to 29 Years	829	6.5%	12,329	8.9%	34,150	9.3%
Age 30 to 34 Years	799	6.3%	10,234	7.4%	28,045	7.6%
Age 35 to 39 Years	824	6.4%	8,995	6.5%	24,043	6.5%
Age 40 to 44 Years	770	6.0%	8,170	5.9%	21,678	5.9%
Age 45 to 49 Years	929	7.3%	9,073	6.6%	23,047	6.3%
Age 50 to 54 Years	999	7.8%	9,245	6.7%	22,994	6.2%
Age 55 to 59 Years	1,079	8.4%	9,734	7.1%	23,395	6.4%
Age 60 to 64 Years	893	7.0%	8,158	5.9%	19,676	5.3%
Age 65 to 74 Years	1,239	9.7%	11,358	8.2%	27,585	7.5%
Age 75 to 84 Years	581	4.5%	5,481	4.0%	14,038	3.8%
Age 85 Years or Over	177	1.4%	2,027	1.5%	5,659	1.5%
Median Age	41.0		36.9		35.1	
<b>Gender Age Distribution (2020)</b>						
Female Population	6,458	50.5%	68,956	50.0%	183,258	49.8%
Age 0 to 19 Years	1,413	21.9%	15,542	22.5%	43,146	23.5%
Age 20 to 64 Years	3,971	61.5%	43,043	62.4%	113,734	62.1%
Age 65 Years or Over	1,074	16.6%	10,371	15.0%	26,378	14.4%
Female Median Age	42.6		38.3		36.5	
Male Population	6,324	49.5%	68,865	50.0%	185,079	50.2%
Age 0 to 19 Years	1,502	23.8%	16,266	23.6%	45,089	24.4%
Age 20 to 64 Years	3,898	61.6%	44,105	64.0%	119,085	64.3%
Age 65 Years or Over	924	14.6%	8,495	12.3%	20,904	11.3%
Male Median Age	39.5		35.6		33.8	

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<b>S Rural Rd &amp; E Elliot 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		757	14.9%	4,600	8.2%	9,609	6.4%
HH Income \$150,000 to \$199,999		587	11.6%	4,805	8.6%	10,179	6.8%
HH Income \$100,000 to \$149,999		1,133	22.3%	10,419	18.5%	25,232	16.8%
HH Income \$75,000 to \$99,999		705	13.9%	8,765	15.6%	21,818	14.5%
HH Income \$50,000 to \$74,999		865	17.0%	11,534	20.5%	29,175	19.4%
HH Income \$35,000 to \$49,999		404	8.0%	6,567	11.7%	20,453	13.6%
HH Income \$25,000 to \$34,999		144	2.8%	3,205	5.7%	10,791	7.2%
HH Income \$15,000 to \$24,999		177	3.5%	3,303	5.9%	11,133	7.4%
HH Income Under \$15,000		304	6.0%	2,993	5.3%	12,031	8.0%
HH Income \$35,000 or More		4,451	87.7%	46,690	83.1%	116,466	77.4%
HH Income \$75,000 or More		3,182	62.7%	28,589	50.9%	66,837	44.4%
<b>Housing (2020)</b>							
Total Housing Units		5,167		57,535		154,542	
Housing Units Occupied		5,076	98.2%	56,192	97.7%	150,422	97.3%
Housing Units Owner-Occupied		3,838	75.6%	31,480	56.0%	75,902	50.5%
Housing Units, Renter-Occupied		1,239	24.4%	24,712	44.0%	74,520	49.5%
Housing Units, Vacant		91	1.8%	1,343	2.4%	4,120	2.7%
<b>Marital Status (2020)</b>							
Never Married		3,421	32.0%	44,133	38.5%	133,315	43.5%
Currently Married		5,079	47.5%	46,776	40.8%	110,740	36.1%
Separated		493	4.6%	4,509	3.9%	12,303	4.0%
Widowed		426	4.0%	4,606	4.0%	11,796	3.8%
Divorced		1,281	12.0%	14,549	12.7%	38,621	12.6%
<b>Household Type (2020)</b>							
Population Family		10,545	82.5%	105,342	76.4%	264,448	71.8%
Population Non-Family		2,216	17.3%	32,134	23.3%	95,511	25.9%
Population Group Quarters		21	0.2%	345	0.3%	8,378	2.3%
Family Households		3,473	68.4%	33,363	59.4%	83,545	55.5%
Non-Family Households		1,604	31.6%	22,830	40.6%	66,877	44.5%
Married Couple with Children		982	19.3%	9,326	19.9%	22,490	20.3%
Average Family Household Size		3.0		3.2		3.2	
<b>Household Size (2020)</b>							
1 Person Households		1,141	22.5%	15,777	28.1%	46,019	30.6%
2 Person Households		1,944	38.3%	19,353	34.4%	50,539	33.6%
3 Person Households		855	16.8%	9,258	16.5%	23,873	15.9%
4 Person Households		735	14.5%	6,899	12.3%	17,438	11.6%
5 Person Households		261	5.1%	2,896	5.2%	7,408	4.9%
6 or More Person Households		141	2.8%	2,009	3.6%	5,145	3.4%
<b>Household Vehicles (2020)</b>							
Households with 0 Vehicles Available		129	2.5%	2,542	4.5%	9,291	6.2%
Households with 1 Vehicles Available		1,424	28.1%	19,887	35.4%	56,295	37.4%
Households with 2 or More Vehicles Available		3,523	69.4%	33,763	60.1%	84,836	56.4%
Total Vehicles Available		10,534		103,373		265,746	
Average Vehicles Per Household		2.1		1.8		1.8	

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**S Rural Rd & E Elliot Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	10,526		112,990		302,849	
Estimated Civilian Employed	7,162	68.0%	80,113	70.9%	209,504	69.2%
Estimated Civilian Unemployed	268	2.5%	2,620	2.3%	7,335	2.4%
Estimated in Armed Forces	-	-	36	-	134	-
Estimated Not in Labor Force	3,096 29.4%		30,221 26.7%		85,876 28.4%	
Unemployment Rate	2.5%		2.3%		2.4%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	7,162		80,113		209,504	
Management, Business, Financial Operations	1,574	22.0%	14,620	18.2%	34,735	16.6%
Professional, Related	2,193	30.6%	21,868	27.3%	53,818	25.7%
Service	1,138	15.9%	11,679	14.6%	35,174	16.8%
Sales, Office	1,344	18.8%	18,467	23.1%	52,032	24.8%
Farming, Fishing, Forestry	7	-	96	0.1%	357	0.2%
Construct, Extraction, Maintenance	295	4.1%	4,782	6.0%	11,904	5.7%
Production, Transport Material Moving	610	8.5%	8,601	10.7%	21,484	10.3%
White Collar Workers	5,112 71.4%		54,954 68.6%		140,585 67.1%	
Blue Collar Workers	2,050 28.6%		25,159 31.4%		68,919 32.9%	
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$424.67 M		\$3.96 B		\$9.63 B	
Total Non-Retail Expenditure	\$224.71 M	52.9%	\$2.09 B	52.8%	\$5.08 B	52.8%
Total Retail Expenditure	\$199.96 M	47.1%	\$1.87 B	47.2%	\$4.55 B	47.2%
Apparel	\$15.22 M	3.6%	\$140.56 M	3.5%	\$340.36 M	3.5%
Contributions	\$14.71 M	3.5%	\$130.23 M	3.3%	\$311.23 M	3.2%
Education	\$14.2 M	3.3%	\$121.5 M	3.1%	\$287.96 M	3.0%
Entertainment	\$24.71 M	5.8%	\$225.52 M	5.7%	\$543.39 M	5.6%
Food and Beverages	\$61.61 M	14.5%	\$582.06 M	14.7%	\$1.42 B	14.8%
Furnishings and Equipment	\$15.3 M	3.6%	\$140.13 M	3.5%	\$337.84 M	3.5%
Gifts	\$11.2 M	2.6%	\$98.83 M	2.5%	\$235.95 M	2.5%
Health Care	\$34.88 M	8.2%	\$331.04 M	8.4%	\$808.92 M	8.4%
Household Operations	\$16.99 M	4.0%	\$155.57 M	3.9%	\$375.94 M	3.9%
Miscellaneous Expenses	\$8.1 M	1.9%	\$75 M	1.9%	\$181.83 M	1.9%
Personal Care	\$5.7 M	1.3%	\$53.19 M	1.3%	\$129.24 M	1.3%
Personal Insurance	\$3.2 M	0.8%	\$28.19 M	0.7%	\$67.02 M	0.7%
Reading	\$934.99 K	0.2%	\$8.62 M	0.2%	\$20.88 M	0.2%
Shelter	\$88.79 M	20.9%	\$835.4 M	21.1%	\$2.04 B	21.2%
Tobacco	\$2.23 M	0.5%	\$23.22 M	0.6%	\$58.75 M	0.6%
Transportation	\$77.22 M	18.2%	\$724.62 M	18.3%	\$1.76 B	18.3%
Utilities	\$29.67 M	7.0%	\$287.57 M	7.3%	\$708.9 M	7.4%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	9,119		94,804		244,310	
Elementary (Grade Level 0 to 8)	106	1.2%	2,018	2.1%	6,367	2.6%
Some High School (Grade Level 9 to 11)	301	3.3%	3,863	4.1%	11,345	4.6%
High School Graduate	1,305	14.3%	15,251	16.1%	43,839	17.9%
Some College	1,861	20.4%	21,924	23.1%	58,107	23.8%
Associate Degree Only	636	7.0%	7,539	8.0%	22,273	9.1%
Bachelor Degree Only	2,687	29.5%	26,358	27.8%	62,640	25.6%
Graduate Degree	2,224	24.4%	17,852	18.8%	39,740	16.3%

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<b>S Rural Rd &amp; E Elliot 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		3,613	80.5%	33,611	68.8%	83,050	63.3%
1 Attached Unit		634	14.1%	4,083	8.4%	8,903	6.8%
2 to 4 Units		73	1.6%	2,301	4.7%	8,763	6.7%
5 to 9 Units		263	5.9%	3,612	7.4%	11,980	9.1%
10 to 19 Units		175	3.9%	5,111	10.5%	13,786	10.5%
20 to 49 Units		78	1.7%	2,017	4.1%	6,801	5.2%
50 or More Units		119	2.7%	4,107	8.4%	13,070	10.0%
Mobile Home or Trailer		119	2.6%	1,312	2.7%	3,960	3.0%
Other Structure		4	-	38	-	110	-
<b>Homes Built By Year (2020)</b>							
Homes Built 2010 or later		224	5.0%	2,878	5.9%	7,771	5.9%
Homes Built 2000 to 2009		308	6.9%	4,409	9.0%	13,364	10.2%
Homes Built 1990 to 1999		968	21.6%	12,923	26.5%	32,159	24.5%
Homes Built 1980 to 1989		1,834	40.9%	15,610	32.0%	41,227	31.4%
Homes Built 1970 to 1979		1,379	30.7%	15,073	30.9%	37,659	28.7%
Homes Built 1960 to 1969		180	4.0%	3,592	7.4%	12,112	9.2%
Homes Built 1950 to 1959		55	1.2%	1,031	2.1%	4,070	3.1%
Homes Built Before 1949		129	2.9%	676	1.4%	2,059	1.6%
<b>Home Values (2020)</b>							
Home Values \$1,000,000 or More		52	1.5%	263	0.9%	492	0.7%
Home Values \$500,000 to \$999,999		949	28.2%	2,986	10.5%	5,700	8.1%
Home Values \$400,000 to \$499,999		428	12.7%	3,609	12.7%	6,259	8.9%
Home Values \$300,000 to \$399,999		806	23.9%	7,581	26.6%	16,265	23.2%
Home Values \$200,000 to \$299,999		959	28.5%	11,148	39.1%	29,529	42.0%
Home Values \$150,000 to \$199,999		335	9.9%	3,134	11.0%	9,163	13.0%
Home Values \$100,000 to \$149,999		162	4.8%	1,232	4.3%	3,780	5.4%
Home Values \$70,000 to \$99,999		25	0.7%	320	1.1%	1,237	1.8%
Home Values \$50,000 to \$69,999		30	0.9%	165	0.6%	579	0.8%
Home Values \$25,000 to \$49,999		14	0.4%	265	0.9%	691	1.0%
Home Values Under \$25,000		45	1.3%	601	2.1%	1,812	2.6%
Owner-Occupied Median Home Value		\$396,542		\$308,085		\$279,202	
Renter-Occupied Median Rent		\$1,078		\$1,052		\$1,010	
<b>Transportation To Work (2020)</b>							
Drive to Work Alone		5,056	79.7%	52,854	77.1%	139,281	75.8%
Drive to Work in Carpool		410	6.5%	6,723	9.8%	17,817	9.7%
Travel to Work by Public Transportation		114	1.8%	2,246	3.3%	6,344	3.5%
Drive to Work on Motorcycle		9	0.1%	266	0.4%	734	0.4%
Walk or Bicycle to Work		132	2.1%	1,788	2.6%	7,564	4.1%
Other Means		117	1.8%	940	1.4%	2,509	1.4%
Work at Home		504	7.9%	3,732	5.4%	9,446	5.1%
<b>Travel Time (2020)</b>							
Travel to Work in 14 Minutes or Less		1,899	29.9%	22,288	32.5%	56,999	31.0%
Travel to Work in 15 to 29 Minutes		3,079	48.5%	34,762	50.7%	89,020	48.5%
Travel to Work in 30 to 59 Minutes		1,405	22.2%	15,740	23.0%	44,246	24.1%
Travel to Work in 60 Minutes or More		200	3.2%	2,785	4.1%	8,125	4.4%
Average Minutes Travel to Work		20.2		19.8		19.9	

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