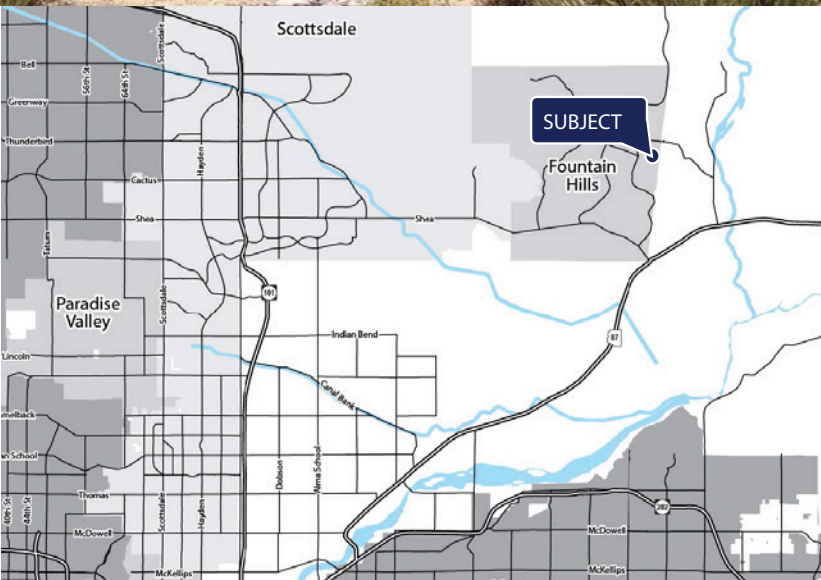




Endcap Space for Lease



AVAILABLE

Suite 120: 4,020 sf with drive-thru

LEASE RATE

\$16 psf, (NNN)

FEATURES

- 11,225 sf building
- Adjacent to Fountain Hills Park
- Located at SWC Saguaro Blvd & Palisades Blvd

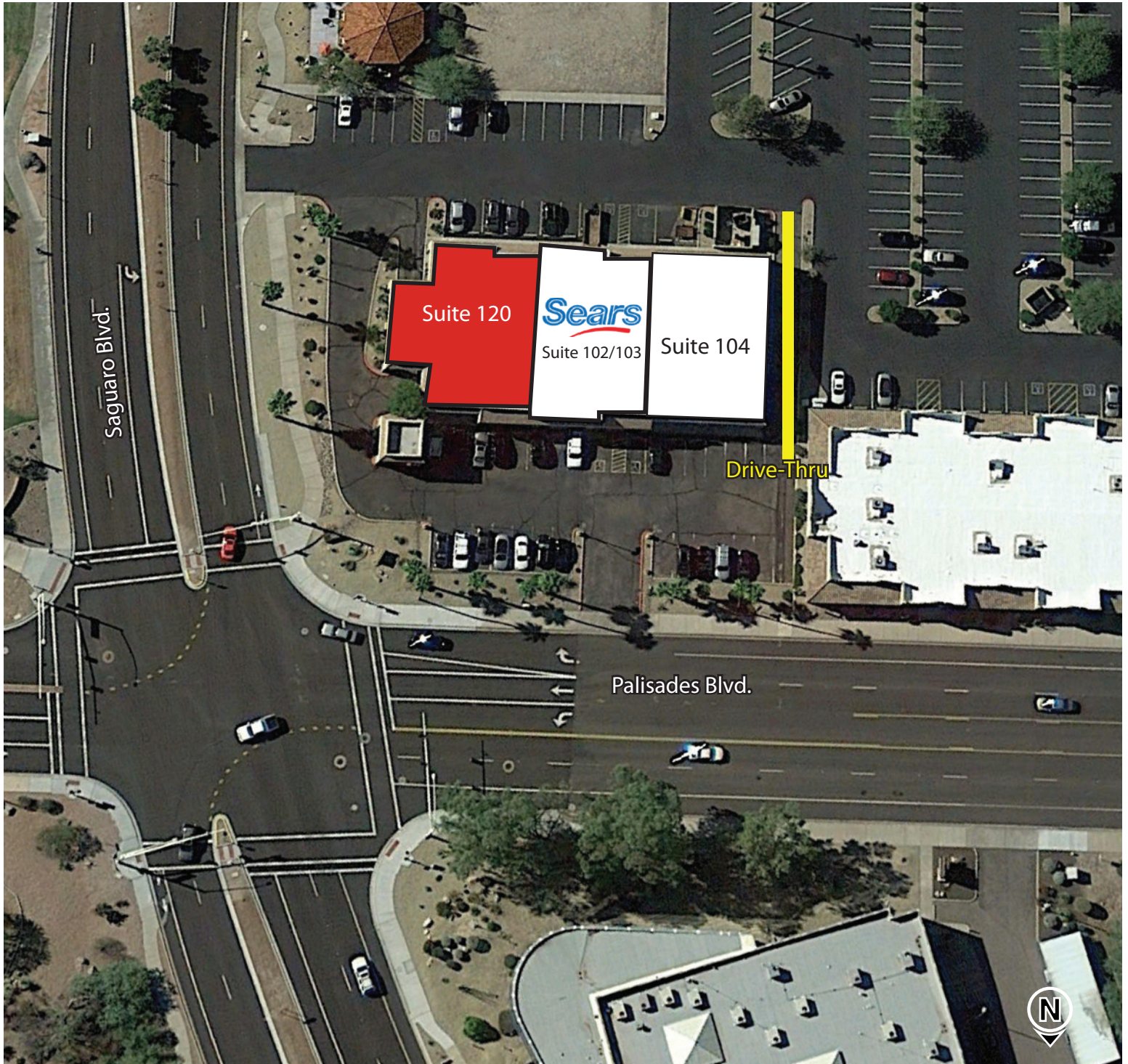
NOTABLE TENANTS IN TRADE AREA



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,973	24,965	31,550
Avg. Household Income	\$91,687	\$134,469	\$158,095
Daytime Employment	3,712	7,527	14,223

Matt Schrauth
D 480 423 7953
C 602 684 6209
matt.schrauth@avisonyoung.com

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



W Palisades Blvd & S Saguaro Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	8,973		24,965		31,550	
Projected Population (2025)	9,728		27,061		34,196	
Census Population (2010)	7,188		22,021		27,920	
Census Population (2000)	6,634		20,047		24,204	
Projected Annual Growth (2020 to 2025)	755	1.7%	2,096	1.7%	2,646	1.7%
Historical Annual Growth (2010 to 2020)	1,785	2.5%	2,944	1.3%	3,630	1.3%
Historical Annual Growth (2000 to 2010)	554	0.8%	1,974	1.0%	3,716	1.5%
Estimated Population Density (2020)	2,858 psm		883 psm		402 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	4,561		11,480		14,199	
Projected Households (2025)	4,758		11,966		14,799	
Census Households (2010)	3,603		9,971		12,386	
Census Households (2000)	2,998		8,450		10,037	
Estimated Households with Children (2020)	645	14.1%	2,077	18.1%	2,814	19.8%
Estimated Average Household Size (2020)	1.93		2.16		2.21	
Average Household Income						
Estimated Average Household Income (2020)	\$91,687		\$134,469		\$158,095	
Projected Average Household Income (2025)	\$102,268		\$158,101		\$186,960	
Estimated Average Family Income (2020)	\$105,021		\$151,718		\$177,725	
Median Household Income						
Estimated Median Household Income (2020)	\$70,336		\$87,833		\$97,731	
Projected Median Household Income (2025)	\$82,044		\$102,417		\$113,102	
Estimated Median Family Income (2020)	\$85,505		\$104,374		\$115,602	
Per Capita Income						
Estimated Per Capita Income (2020)	\$46,735		\$61,888		\$71,197	
Projected Per Capita Income (2025)	\$50,142		\$69,962		\$80,952	
Estimated Per Capita Income 5 Year Growth	\$3,406	7.3%	\$8,074	13.0%	\$9,755	13.7%
Estimated Average Household Net Worth (2020)	\$709,009		\$1,146,962		\$1,368,988	
Daytime Demos (2020)						
Total Businesses	615		1,022		1,496	
Total Employees	3,712		7,527		14,223	
Company Headquarter Businesses	2	0.3%	4	0.4%	5	0.3%
Company Headquarter Employees	27	0.7%	36	0.5%	37	0.3%
Employee Population per Business	6.0		7.4		9.5	
Residential Population per Business	14.6		24.4		21.1	

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

W Palisades Blvd & S Saguaro Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	7,914	88.2%	21,310	85.4%	27,004	85.6%
Black or African American (2020)	238	2.7%	595	2.4%	790	2.5%
American Indian or Alaska Native (2020)	95	1.1%	624	2.5%	664	2.1%
Asian (2020)	241	2.7%	754	3.0%	1,139	3.6%
Hawaiian or Pacific Islander (2020)	18	0.2%	37	0.1%	40	0.1%
Other Race (2020)	213	2.4%	735	2.9%	831	2.6%
Two or More Races (2020)	253	2.8%	909	3.6%	1,081	3.4%
Not Hispanic or Latino Population (2020)	8,017	89.3%	22,263	89.2%	28,158	89.2%
Hispanic or Latino Population (2020)	956	10.7%	2,702	10.8%	3,392	10.8%
Not Hispanic or Latino Population (2025)	8,554	87.9%	23,768	87.8%	30,071	87.9%
Hispanic or Latino Population (2025)	1,174	12.1%	3,293	12.2%	4,125	12.1%
Not Hispanic or Latino Population (2010)	6,852	95.3%	20,985	95.3%	26,640	95.4%
Hispanic or Latino Population (2010)	336	4.7%	1,036	4.7%	1,280	4.6%
Not Hispanic or Latino Population (2000)	6,402	96.5%	19,369	96.6%	23,408	96.7%
Hispanic or Latino Population (2000)	232	3.5%	677	3.4%	796	3.3%
Projected Hispanic Annual Growth (2020 to 2025)	218	4.6%	591	4.4%	733	4.3%
Historic Hispanic Annual Growth (2000 to 2020)	724	15.6%	2,025	14.9%	2,597	16.3%
Age Distribution (2020)						
Age Under 5	263	2.9%	842	3.4%	1,084	3.4%
Age 5 to 9 Years	286	3.2%	967	3.9%	1,276	4.0%
Age 10 to 14 Years	298	3.3%	1,103	4.4%	1,517	4.8%
Age 15 to 19 Years	296	3.3%	1,047	4.2%	1,428	4.5%
Age 20 to 24 Years	265	3.0%	796	3.2%	987	3.1%
Age 25 to 29 Years	327	3.6%	897	3.6%	1,107	3.5%
Age 30 to 34 Years	356	4.0%	956	3.8%	1,169	3.7%
Age 35 to 39 Years	351	3.9%	1,068	4.3%	1,370	4.3%
Age 40 to 44 Years	339	3.8%	1,201	4.8%	1,603	5.1%
Age 45 to 49 Years	449	5.0%	1,531	6.1%	2,074	6.6%
Age 50 to 54 Years	498	5.5%	1,690	6.8%	2,292	7.3%
Age 55 to 59 Years	727	8.1%	2,182	8.7%	2,840	9.0%
Age 60 to 64 Years	847	9.4%	2,392	9.6%	3,065	9.7%
Age 65 to 74 Years	2,038	22.7%	4,951	19.8%	5,940	18.8%
Age 75 to 84 Years	1,203	13.4%	2,530	10.1%	2,885	9.1%
Age 85 Years or Over	429	4.8%	813	3.3%	912	2.9%
Median Age	58.4		54.4		53.4	
Gender Age Distribution (2020)						
Female Population	4,780	53.3%	13,010	52.1%	16,382	51.9%
Age 0 to 19 Years	542	11.3%	1,886	14.5%	2,579	15.7%
Age 20 to 64 Years	2,254	47.2%	6,816	52.4%	8,826	53.9%
Age 65 Years or Over	1,984	41.5%	4,308	33.1%	4,976	30.4%
Female Median Age	59.2		54.9		53.7	
Male Population	4,193	46.7%	11,955	47.9%	15,168	48.1%
Age 0 to 19 Years	601	14.3%	2,072	17.3%	2,726	18.0%
Age 20 to 64 Years	1,905	45.4%	5,896	49.3%	7,682	50.6%
Age 65 Years or Over	1,687	40.2%	3,986	33.3%	4,761	31.4%
Male Median Age	57.4		53.8		53.1	

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



W Palisades Blvd & S Saguaro Blvd		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)							
HH Income \$200,000 or More		246	5.4%	1,383	12.0%	2,281	16.1%
HH Income \$150,000 to \$199,999		235	5.1%	937	8.2%	1,235	8.7%
HH Income \$100,000 to \$149,999		835	18.3%	2,281	19.9%	2,749	19.4%
HH Income \$75,000 to \$99,999		662	14.5%	1,642	14.3%	1,961	13.8%
HH Income \$50,000 to \$74,999		1,011	22.2%	2,182	19.0%	2,457	17.3%
HH Income \$35,000 to \$49,999		582	12.8%	1,200	10.5%	1,331	9.4%
HH Income \$25,000 to \$34,999		339	7.4%	622	5.4%	780	5.5%
HH Income \$15,000 to \$24,999		439	9.6%	720	6.3%	749	5.3%
HH Income Under \$15,000		214	4.7%	513	4.5%	655	4.6%
HH Income \$35,000 or More		3,570	78.3%	9,625	83.8%	12,015	84.6%
HH Income \$75,000 or More		1,977	43.3%	6,243	54.4%	8,227	57.9%
Housing (2020)							
Total Housing Units		5,450		13,250		16,388	
Housing Units Occupied		4,561	83.7%	11,480	86.6%	14,199	86.6%
Housing Units Owner-Occupied		2,773	60.8%	8,783	76.5%	11,280	79.4%
Housing Units, Renter-Occupied		1,788	39.2%	2,697	23.5%	2,919	20.6%
Housing Units, Vacant		889	19.5%	1,770	15.4%	2,189	15.4%
Marital Status (2020)							
Never Married		1,093	13.4%	3,623	16.4%	4,824	17.4%
Currently Married		4,458	54.9%	13,055	59.2%	16,640	60.1%
Separated		242	3.0%	576	2.6%	655	2.4%
Widowed		906	11.2%	1,908	8.7%	2,138	7.7%
Divorced		1,427	17.6%	2,892	13.1%	3,417	12.3%
Household Type (2020)							
Population Family		6,585	73.4%	20,464	82.0%	26,339	83.5%
Population Non-Family		2,224	24.8%	4,320	17.3%	5,028	15.9%
Population Group Quarters		164	1.8%	181	0.7%	183	0.6%
Family Households		2,639	57.9%	7,856	68.4%	9,999	70.4%
Non-Family Households		1,922	42.1%	3,623	31.6%	4,200	29.6%
Married Couple with Children		381	8.5%	1,418	10.9%	2,045	12.3%
Average Family Household Size		2.5		2.6		2.6	
Household Size (2020)							
1 Person Households		1,646	36.1%	2,992	26.1%	3,456	24.3%
2 Person Households		2,134	46.8%	5,845	50.9%	7,226	50.9%
3 Person Households		427	9.4%	1,247	10.9%	1,625	11.4%
4 Person Households		240	5.3%	926	8.1%	1,248	8.8%
5 Person Households		82	1.8%	314	2.7%	443	3.1%
6 or More Person Households		31	0.7%	156	1.4%	202	1.4%
Household Vehicles (2020)							
Households with 0 Vehicles Available		147	3.2%	314	2.7%	364	2.6%
Households with 1 Vehicles Available		2,258	49.5%	4,223	36.8%	4,811	33.9%
Households with 2 or More Vehicles Available		2,156	47.3%	6,943	60.5%	9,024	63.6%
Total Vehicles Available		7,164		21,069		26,911	
Average Vehicles Per Household		1.6		1.8		1.9	

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



W Palisades Blvd & S Saguaro Blvd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	8,065		21,839		27,370	
Estimated Civilian Employed	3,977	49.3%	11,321	51.8%	14,244	52.0%
Estimated Civilian Unemployed	113	1.4%	356	1.6%	458	1.7%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	3,975	49.3%	10,162	46.5%	12,668	46.3%
Unemployment Rate	1.4%		1.6%		1.7%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	3,977		11,321		14,244	
Management, Business, Financial Operations	697	17.5%	2,451	21.6%	3,243	22.8%
Professional, Related	930	23.4%	2,557	22.6%	3,413	24.0%
Service	756	19.0%	1,848	16.3%	2,199	15.4%
Sales, Office	1,017	25.6%	2,961	26.2%	3,679	25.8%
Farming, Fishing, Forestry	3	-	8	-	14	0.1%
Construct, Extraction, Maintenance	315	7.9%	696	6.1%	760	5.3%
Production, Transport Material Moving	260	6.5%	800	7.1%	935	6.6%
White Collar Workers	2,644	66.5%	7,969	70.4%	10,335	72.6%
Blue Collar Workers	1,333	33.5%	3,352	29.6%	3,908	27.4%
Consumer Expenditure (2020)						
Total Household Expenditure	\$302.98 M		\$1.01 B		\$1.42 B	
Total Non-Retail Expenditure	\$159.93 M	52.8%	\$534.04 M	52.9%	\$750.31 M	53.0%
Total Retail Expenditure	\$143.05 M	47.2%	\$475.55 M	47.1%	\$664.85 M	47.0%
Apparel	\$10.44 M	3.4%	\$35.46 M	3.5%	\$50.1 M	3.5%
Contributions	\$10.02 M	3.3%	\$35.07 M	3.5%	\$50.27 M	3.6%
Education	\$8.47 M	2.8%	\$31.71 M	3.1%	\$46.66 M	3.3%
Entertainment	\$17.04 M	5.6%	\$58.22 M	5.8%	\$82.23 M	5.8%
Food and Beverages	\$44.55 M	14.7%	\$146.54 M	14.5%	\$204.23 M	14.4%
Furnishings and Equipment	\$10.63 M	3.5%	\$36.18 M	3.6%	\$50.97 M	3.6%
Gifts	\$7.47 M	2.5%	\$26.45 M	2.6%	\$38.27 M	2.7%
Health Care	\$26.51 M	8.7%	\$85.71 M	8.5%	\$118.45 M	8.4%
Household Operations	\$11.95 M	3.9%	\$40.44 M	4.0%	\$57.09 M	4.0%
Miscellaneous Expenses	\$5.78 M	1.9%	\$19.31 M	1.9%	\$27.1 M	1.9%
Personal Care	\$4.09 M	1.3%	\$13.58 M	1.3%	\$19 M	1.3%
Personal Insurance	\$2.12 M	0.7%	\$7.53 M	0.7%	\$10.77 M	0.8%
Reading	\$679.83 K	0.2%	\$2.27 M	0.2%	\$3.18 M	0.2%
Shelter	\$63.46 M	20.9%	\$210.16 M	20.8%	\$294.54 M	20.8%
Tobacco	\$1.87 M	0.6%	\$5.55 M	0.6%	\$7.45 M	0.5%
Transportation	\$55.21 M	18.2%	\$183.25 M	18.2%	\$255.56 M	18.1%
Utilities	\$22.68 M	7.5%	\$72.17 M	7.1%	\$99.31 M	7.0%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	7,565		20,211		25,259	
Elementary (Grade Level 0 to 8)	86	1.1%	253	1.2%	339	1.3%
Some High School (Grade Level 9 to 11)	155	2.0%	492	2.4%	553	2.2%
High School Graduate	1,323	17.5%	3,129	15.5%	3,590	14.2%
Some College	1,842	24.3%	4,632	22.9%	5,383	21.3%
Associate Degree Only	799	10.6%	2,009	9.9%	2,481	9.8%
Bachelor Degree Only	2,147	28.4%	5,938	29.4%	7,624	30.2%
Graduate Degree	1,213	16.0%	3,759	18.6%	5,288	20.9%

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

W Palisades Blvd & S Saguaro Blvd		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)							
1 Detached Unit		1,859	51.6%	7,764	77.9%	10,130	81.8%
1 Attached Unit		834	23.1%	1,169	11.7%	1,350	10.9%
2 to 4 Units		829	23.0%	1,047	10.5%	1,080	8.7%
5 to 9 Units		344	9.5%	460	4.6%	476	3.8%
10 to 19 Units		201	5.6%	275	2.8%	282	2.3%
20 to 49 Units		117	3.2%	156	1.6%	160	1.3%
50 or More Units		334	9.3%	446	4.5%	513	4.1%
Mobile Home or Trailer		40	1.1%	140	1.4%	185	1.5%
Other Structure		3	-	22	0.2%	23	0.2%
Homes Built By Year (2020)							
Homes Built 2010 or later		181	5.0%	424	4.2%	489	4.0%
Homes Built 2000 to 2009		775	21.5%	1,687	16.9%	2,652	21.4%
Homes Built 1990 to 1999		1,275	35.4%	4,224	42.4%	5,427	43.8%
Homes Built 1980 to 1989		1,481	41.1%	3,286	33.0%	3,620	29.2%
Homes Built 1970 to 1979		638	17.7%	1,359	13.6%	1,441	11.6%
Homes Built 1960 to 1969		124	3.4%	249	2.5%	282	2.3%
Homes Built 1950 to 1959		62	1.7%	151	1.5%	169	1.4%
Homes Built Before 1949		26	0.7%	101	1.0%	119	1.0%
Home Values (2020)							
Home Values \$1,000,000 or More		6	0.3%	145	1.8%	358	3.5%
Home Values \$500,000 to \$999,999		314	12.7%	2,464	30.8%	3,777	37.0%
Home Values \$400,000 to \$499,999		267	10.8%	1,529	19.1%	1,946	19.1%
Home Values \$300,000 to \$399,999		796	32.1%	2,176	27.2%	2,343	22.9%
Home Values \$200,000 to \$299,999		787	31.8%	1,382	17.3%	1,470	14.4%
Home Values \$150,000 to \$199,999		307	12.4%	472	5.9%	490	4.8%
Home Values \$100,000 to \$149,999		180	7.2%	257	3.2%	265	2.6%
Home Values \$70,000 to \$99,999		17	0.7%	52	0.7%	54	0.5%
Home Values \$50,000 to \$69,999		3	0.1%	25	0.3%	25	0.2%
Home Values \$25,000 to \$49,999		17	0.7%	43	0.5%	45	0.4%
Home Values Under \$25,000		32	1.3%	97	1.2%	118	1.2%
Owner-Occupied Median Home Value		\$306,186		\$418,591		\$465,845	
Renter-Occupied Median Rent		\$1,019		\$1,159		\$1,197	
Transportation To Work (2020)							
Drive to Work Alone		3,545	80.5%	9,418	75.7%	11,968	76.0%
Drive to Work in Carpool		305	6.9%	882	7.1%	1,001	6.4%
Travel to Work by Public Transportation		19	0.4%	68	0.5%	78	0.5%
Drive to Work on Motorcycle		-	-	4	-	5	-
Walk or Bicycle to Work		46	1.0%	185	1.5%	197	1.2%
Other Means		21	0.5%	285	2.3%	346	2.2%
Work at Home		466	10.6%	1,606	12.9%	2,150	13.7%
Travel Time (2020)							
Travel to Work in 14 Minutes or Less		999	22.7%	2,830	22.7%	3,234	20.5%
Travel to Work in 15 to 29 Minutes		807	18.3%	2,451	19.7%	3,311	21.0%
Travel to Work in 30 to 59 Minutes		1,625	36.9%	4,151	33.3%	5,250	33.3%
Travel to Work in 60 Minutes or More		105	2.4%	404	3.2%	472	3.0%
Average Minutes Travel to Work		26.8		26.6		27.0	

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