

# PARADISE POINT

NEC TATUM BLVD. & THUNDERBIRD RD.  
PHOENIX, AZ



## SHOP SPACES AVAILABLE

### AVAILABILITY

- 900 SF • 1,200 SF • 1,400 SF

### FEATURES

- Anchored by Smart & Final and ACE Hardware
- Half a mile north of Paradise Valley Regional Mall
- Going home side of Tatum Blvd.
- Strong Paradise Valley trade area with high incomes

### TRAFFIC COUNTS

- +/- 28,676 cpd on E Thunderbird Road
- +/- 31,547 cpd on Tatum Blvd.

### NOTABLE TENANTS



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,105	117,604	231,937
Avg Household Income	\$93,612	\$103,389	\$104,755
Daytime Employment	6,957	44,096	143,580



**STRATEGIC**

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#	TENANT	SQ. FT.
A101	Vet Clinic	3,570 sf
A102	Dominos Pizza	1,230 sf
A103	Cigar	723 sf
A103A	Fallout Games	1,377 sf
A104	Nee House Chinese Restaurant	3,300 sf
A105	Ronald S Weissman, DMD	1,200 sf
A106	Brothers Tailer & Clothing	1,800 sf
A107	Tatum Hair & Nails	1,200 sf
A108	Available	900 sf

#	TENANT	SQ. FT.
A109	Edens Grill	1,200 sf
A110	Available	1,200 sf
A111	Shampooch & Kitty Too	1,800 sf
B113	Tatum Wellness Center	1,400 sf
B114	Paradise Village Chiropractic	1,400 sf
B115	Reflexology	1,050 sf
B116	Available	1,400 sf
B117	The UPS Store	1,400 sf



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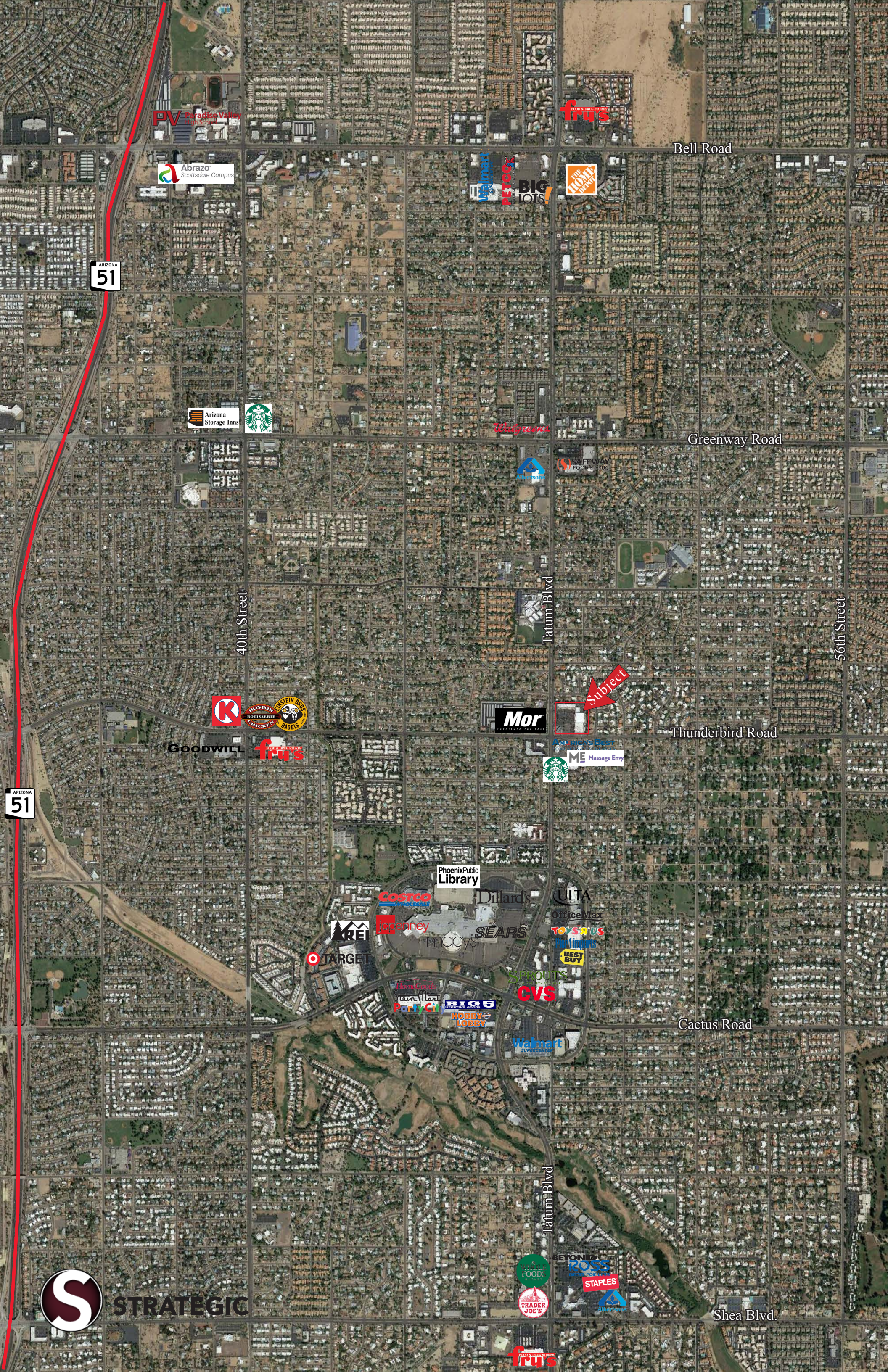
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ARIZONA  
51

ARIZONA  
51

PV Paradise Valley High School

Abrazo Scottsdale Campus

Arizona Storage Inns



40th Street



GOODWILL



Ammer's Best



ME Massage Envy



Subject

Bell Road

Greenway Road

Thunderbird Road

56th Street

Phoenix Public Library



Dillard's

ULTA

Office Max



SEARS

TOYS R US



macys

Best Buy



SPROUTS

CVS

HomeGoods

Party City

BIG 5

HOBBY LOBBY

Cactus Road

Walmart SUPERCENTER

Tatum Blvd



STRATEGIC

FOOD & DRUG STORES

TRADER JOE'S

BEYOND ROSS

STAPLES

Shea Blvd.



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.6116/-111.9778

RF5

E Thunderbird Rd & N Tatum Blvd	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	14,105	117,604	231,937
Projected Population (2023)	15,332	127,687	251,554
Census Population (2010)	13,339	109,312	208,447
Census Population (2000)	14,802	118,034	213,559
Projected Annual Growth (2018 to 2023)	1,227 1.7%	10,083 1.7%	19,617 1.7%
Historical Annual Growth (2010 to 2018)	766 0.7%	8,292 0.9%	23,490 1.4%
Historical Annual Growth (2000 to 2010)	-1,463 -1.0%	-8,723 -0.7%	-5,112 -0.2%
Estimated Population Density (2018)	4,492 <i>psm</i>	4,161 <i>psm</i>	2,954 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	6,031	48,032	97,869
Projected Households (2023)	6,341	50,547	102,938
Census Households (2010)	5,643	44,322	86,935
Census Households (2000)	5,853	44,868	83,143
Estimated Households with Children (2018)	1,597 26.5%	13,596 28.3%	26,189 26.8%
Estimated Average Household Size (2018)	2.32	2.42	2.35
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$93,612	\$103,389	\$104,755
Projected Average Household Income (2023)	\$107,891	\$119,892	\$121,621
Estimated Average Family Income (2018)	\$107,108	\$122,580	\$127,625
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$79,103	\$81,071	\$81,983
Projected Median Household Income (2023)	\$90,582	\$93,155	\$94,410
Estimated Median Family Income (2018)	\$96,975	\$102,226	\$104,288
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$40,100	\$42,321	\$44,274
Projected Per Capita Income (2023)	\$44,688	\$47,548	\$49,834
Estimated Per Capita Income 5 Year Growth	\$4,587 11.4%	\$5,227 12.4%	\$5,560 12.6%
Estimated Average Household Net Worth (2018)	\$1,037,941	\$1,093,959	\$1,094,528
<b>Daytime Demos (2018)</b>			
Total Businesses	816	5,781	15,427
Total Employees	6,957	44,096	143,580
Company Headquarter Businesses	1 0.1%	23 0.4%	116 0.8%
Company Headquarter Employees	16 0.2%	1,522 3.5%	14,980 10.4%
Employee Population per Business	8.5	7.6	9.3
Residential Population per Business	17.3	20.3	15.0

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Lat/Lon: 33.6116/-111.9778

RF5

## E Thunderbird Rd & N Tatum Blvd

	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2018)	11,730	83.2%	95,590	81.3%	187,957	81.0%
Black or African American (2018)	562	4.0%	3,905	3.3%	8,183	3.5%
American Indian or Alaska Native (2018)	167	1.2%	1,097	0.9%	2,150	0.9%
Asian (2018)	510	3.6%	5,743	4.9%	11,062	4.8%
Hawaiian or Pacific Islander (2018)	16	0.1%	165	0.1%	279	0.1%
Other Race (2018)	626	4.4%	7,272	6.2%	14,809	6.4%
Two or More Races (2018)	495	3.5%	3,832	3.3%	7,498	3.2%
Not Hispanic or Latino Population (2018)	12,159	86.2%	96,849	82.4%	189,914	81.9%
Hispanic or Latino Population (2018)	1,946	13.8%	20,755	17.6%	42,023	18.1%
Not Hispanic or Latino Population (2023)	12,918	84.3%	102,847	80.5%	201,489	80.1%
Hispanic or Latino Population (2023)	2,414	15.7%	24,840	19.5%	50,066	19.9%
Not Hispanic or Latino Population (2010)	12,004	90.0%	93,655	85.7%	177,008	84.9%
Hispanic or Latino Population (2010)	1,335	10.0%	15,657	14.3%	31,439	15.1%
Not Hispanic or Latino Population (2000)	13,784	93.1%	106,162	89.9%	190,748	89.3%
Hispanic or Latino Population (2000)	1,017	6.9%	11,873	10.1%	22,811	10.7%
Projected Hispanic Annual Growth (2018 to 2023)	468	4.8%	4,085	3.9%	8,042	3.8%
Historic Hispanic Annual Growth (2000 to 2018)	929	5.1%	8,883	4.2%	19,212	4.7%
<b>Age Distribution (2018)</b>						
Age Under 5	691	4.9%	6,265	5.3%	12,320	5.3%
Age 5 to 9 Years	752	5.3%	6,589	5.6%	12,738	5.5%
Age 10 to 14 Years	853	6.1%	7,362	6.3%	13,972	6.0%
Age 15 to 19 Years	836	5.9%	7,252	6.2%	13,663	5.9%
Age 20 to 24 Years	776	5.5%	6,304	5.4%	12,621	5.4%
Age 25 to 29 Years	960	6.8%	7,931	6.7%	16,352	7.0%
Age 30 to 34 Years	877	6.2%	7,533	6.4%	15,080	6.5%
Age 35 to 39 Years	827	5.9%	7,542	6.4%	14,793	6.4%
Age 40 to 44 Years	907	6.4%	7,461	6.3%	14,543	6.3%
Age 45 to 49 Years	994	7.0%	8,541	7.3%	16,544	7.1%
Age 50 to 54 Years	1,126	8.0%	8,965	7.6%	17,099	7.4%
Age 55 to 59 Years	1,135	8.0%	8,802	7.5%	17,219	7.4%
Age 60 to 64 Years	1,037	7.4%	7,929	6.7%	15,614	6.7%
Age 65 to 74 Years	1,343	9.5%	11,052	9.4%	22,965	9.9%
Age 75 to 84 Years	608	4.3%	5,412	4.6%	11,396	4.9%
Age 85 Years or Over	381	2.7%	2,661	2.3%	5,018	2.2%
Median Age	41.8		40.9		41.1	
<b>Gender Age Distribution (2018)</b>						
Female Population	7,163	50.8%	59,763	50.8%	118,506	51.1%
Age 0 to 19 Years	1,489	20.8%	13,188	22.1%	25,588	21.6%
Age 20 to 64 Years	4,372	61.0%	35,873	60.0%	70,958	59.9%
Age 65 Years or Over	1,302	18.2%	10,701	17.9%	21,960	18.5%
Female Median Age	43.6		42.3		42.4	
Male Population	6,942	49.2%	57,842	49.2%	113,431	48.9%
Age 0 to 19 Years	1,644	23.7%	14,281	24.7%	27,106	23.9%
Age 20 to 64 Years	4,267	61.5%	35,137	60.7%	68,906	60.7%
Age 65 Years or Over	1,031	14.9%	8,424	14.6%	17,419	15.4%
Male Median Age	40.1		39.4		39.7	

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RF5

## E Thunderbird Rd & N Tatum Blvd

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2018)</b>						
HH Income \$200,000 or More	476	7.9%	5,225	10.9%	10,985	11.2%
HH Income \$150,000 to \$199,999	590	9.8%	3,968	8.3%	7,772	7.9%
HH Income \$100,000 to \$149,999	997	16.5%	7,520	15.7%	15,462	15.8%
HH Income \$75,000 to \$99,999	734	12.2%	6,201	12.9%	12,452	12.7%
HH Income \$50,000 to \$74,999	1,012	16.8%	8,859	18.4%	17,470	17.9%
HH Income \$35,000 to \$49,999	907	15.0%	5,857	12.2%	12,119	12.4%
HH Income \$25,000 to \$34,999	429	7.1%	3,623	7.5%	7,419	7.6%
HH Income \$15,000 to \$24,999	454	7.5%	3,437	7.2%	6,871	7.0%
HH Income Under \$15,000	431	7.1%	3,343	7.0%	7,319	7.5%
HH Income \$35,000 or More	4,717	78.2%	37,629	78.3%	76,260	77.9%
HH Income \$75,000 or More	2,797	46.4%	22,914	47.7%	46,671	47.7%
<b>Housing (2018)</b>						
Total Housing Units	6,278		50,149		103,247	
Housing Units Occupied	6,031	96.1%	48,032	95.8%	97,869	94.8%
Housing Units Owner-Occupied	3,685	61.1%	31,702	66.0%	62,585	63.9%
Housing Units, Renter-Occupied	2,346	38.9%	16,331	34.0%	35,284	36.1%
Housing Units, Vacant	247	3.9%	2,116	4.2%	5,377	5.2%
<b>Marital Status (2018)</b>						
Never Married	3,791	32.1%	30,683	31.5%	61,018	31.6%
Currently Married	5,542	46.9%	45,811	47.0%	88,147	45.7%
Separated	178	1.5%	3,356	3.4%	6,937	3.6%
Widowed	606	5.1%	5,125	5.3%	10,451	5.4%
Divorced	1,690	14.3%	12,413	12.7%	26,354	13.7%
<b>Household Type (2018)</b>						
Population Family	11,025	78.2%	93,791	79.8%	181,232	78.1%
Population Non-Family	2,948	20.9%	22,554	19.2%	48,895	21.1%
Population Group Quarters	132	0.9%	1,259	1.1%	1,810	0.8%
Family Households	3,671	60.9%	30,333	63.2%	59,413	60.7%
Non-Family Households	2,360	39.1%	17,700	36.8%	38,456	39.3%
Married Couple with Children	1,070	19.3%	9,120	19.9%	17,076	19.4%
Average Family Household Size	3.0		3.1		3.1	
<b>Household Size (2018)</b>						
1 Person Households	1,882	31.2%	13,945	29.0%	30,155	30.8%
2 Person Households	2,090	34.7%	16,688	34.7%	34,606	35.4%
3 Person Households	935	15.5%	7,482	15.6%	14,408	14.7%
4 Person Households	715	11.9%	5,897	12.3%	11,089	11.3%
5 Person Households	279	4.6%	2,515	5.2%	4,714	4.8%
6 or More Person Households	130	2.2%	1,504	3.1%	2,897	3.0%
<b>Household Vehicles (2018)</b>						
Households with 0 Vehicles Available	369	6.1%	2,143	4.5%	4,262	4.4%
Households with 1 Vehicles Available	2,081	34.5%	16,943	35.3%	36,066	36.9%
Households with 2 or More Vehicles Available	3,581	59.4%	28,947	60.3%	57,542	58.8%
Total Vehicles Available	11,040		87,350		175,826	
Average Vehicles Per Household	1.8		1.8		1.8	

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E Thunderbird Rd & N Tatum Blvd	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2018)</b>			
Estimated Labor Population Age 16 Years or Over	11,644	95,934	190,182
Estimated Civilian Employed	7,901 67.9%	63,886 66.6%	124,872 65.7%
Estimated Civilian Unemployed	300 2.6%	2,229 2.3%	4,300 2.3%
Estimated in Armed Forces	- -	29 -	61 -
Estimated Not in Labor Force	3,443 29.6%	29,790 31.1%	60,949 32.0%
Unemployment Rate	2.6%	2.3%	2.3%
<b>Occupation (2015)</b>			
Occupation: Population Age 16 Years or Over	7,906	63,861	124,889
Management, Business, Financial Operations	1,433 18.1%	12,491 19.6%	25,239 20.2%
Professional, Related	1,864 23.6%	15,695 24.6%	30,583 24.5%
Service	1,476 18.7%	11,361 17.8%	22,247 17.8%
Sales, Office	2,184 27.6%	16,509 25.9%	31,205 25.0%
Farming, Fishing, Forestry	3 -	141 0.2%	281 0.2%
Construct, Extraction, Maintenance	418 5.3%	3,370 5.3%	6,828 5.5%
Production, Transport Material Moving	528 6.7%	4,294 6.7%	8,506 6.8%
White Collar Workers	5,482 69.3%	44,695 70.0%	87,028 69.7%
Blue Collar Workers	2,424 30.7%	19,166 30.0%	37,861 30.3%
<b>Consumer Expenditure (2018)</b>			
Total Household Expenditure	\$403 M	\$3.43 B	\$7.05 B
Total Non-Retail Expenditure	\$212 M 52.5%	\$1.80 B 52.6%	\$3.72 B 52.7%
Total Retail Expenditure	\$191 M 47.5%	\$1.63 B 47.4%	\$3.34 B 47.3%
Apparel	\$14.1 M 3.5%	\$121 M 3.5%	\$248 M 3.5%
Contributions	\$19.2 M 4.8%	\$167 M 4.9%	\$346 M 4.9%
Education	\$16.1 M 4.0%	\$139 M 4.0%	\$288 M 4.1%
Entertainment	\$22.8 M 5.7%	\$194 M 5.7%	\$399 M 5.7%
Food and Beverages	\$57.8 M 14.4%	\$491 M 14.3%	\$1.01 B 14.3%
Furnishings and Equipment	\$14.2 M 3.5%	\$121 M 3.5%	\$249 M 3.5%
Gifts	\$10.7 M 2.6%	\$91.7 M 2.7%	\$190 M 2.7%
Health Care	\$31.2 M 7.7%	\$264 M 7.7%	\$542 M 7.7%
Household Operations	\$12.1 M 3.0%	\$104 M 3.0%	\$215 M 3.0%
Miscellaneous Expenses	\$5.84 M 1.4%	\$49.4 M 1.4%	\$102 M 1.4%
Personal Care	\$5.20 M 1.3%	\$44.2 M 1.3%	\$90.9 M 1.3%
Personal Insurance	\$3.18 M 0.8%	\$27.5 M 0.8%	\$56.7 M 0.8%
Reading	\$902 K 0.2%	\$7.67 M 0.2%	\$15.8 M 0.2%
Shelter	\$83.3 M 20.7%	\$709 M 20.7%	\$1.46 B 20.7%
Tobacco	\$2.26 M 0.6%	\$18.9 M 0.6%	\$38.5 M 0.5%
Transportation	\$74.8 M 18.6%	\$635 M 18.5%	\$1.30 B 18.4%
Utilities	\$29.2 M 7.2%	\$247 M 7.2%	\$506 M 7.2%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	10,195	83,831	166,622
Elementary (Grade Level 0 to 8)	146 1.4%	2,671 3.2%	5,610 3.4%
Some High School (Grade Level 9 to 11)	490 4.8%	3,833 4.6%	7,725 4.6%
High School Graduate	1,827 17.9%	14,750 17.6%	29,540 17.7%
Some College	2,487 24.4%	18,323 21.9%	37,326 22.4%
Associate Degree Only	979 9.6%	7,102 8.5%	13,309 8.0%
Bachelor Degree Only	2,724 26.7%	23,241 27.7%	45,014 27.0%
Graduate Degree	1,541 15.1%	13,910 16.6%	28,097 16.9%

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	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2015)</b>						
1 Detached Unit	3,962	70.2%	33,457	75.5%	63,342	72.9%
1 Attached Unit	193	3.4%	1,873	4.2%	4,778	5.5%
2 to 4 Units	196	3.5%	1,873	4.2%	4,281	4.9%
5 to 9 Units	609	10.8%	2,599	5.9%	5,230	6.0%
10 to 19 Units	329	5.8%	2,867	6.5%	5,601	6.4%
20 to 49 Units	199	3.5%	1,324	3.0%	3,032	3.5%
50 or More Units	489	8.7%	2,849	6.4%	6,813	7.8%
Mobile Home or Trailer	50	0.9%	1,118	2.5%	4,623	5.3%
Other Structure	6	0.1%	54	0.1%	86	0.1%
<b>Homes Built By Year (2015)</b>						
Homes Built 2010 or later	75	1.3%	815	1.8%	1,668	1.9%
Homes Built 2000 to 2009	290	5.1%	3,991	9.0%	12,836	14.8%
Homes Built 1990 to 1999	691	12.2%	9,991	22.5%	22,011	25.3%
Homes Built 1980 to 1989	2,133	37.8%	14,304	32.3%	26,895	30.9%
Homes Built 1970 to 1979	2,388	42.3%	14,205	32.1%	23,372	26.9%
Homes Built 1960 to 1969	253	4.5%	2,775	6.3%	5,737	6.6%
Homes Built 1950 to 1959	98	1.7%	900	2.0%	2,150	2.5%
Homes Built Before 1949	66	1.2%	355	0.8%	899	1.0%
<b>Home Values (2015)</b>						
Home Values \$1,000,000 or More	26	0.7%	384	1.3%	1,277	2.2%
Home Values \$500,000 to \$999,999	274	7.8%	3,962	13.2%	8,147	14.0%
Home Values \$400,000 to \$499,999	507	14.4%	3,815	12.7%	6,680	11.5%
Home Values \$300,000 to \$399,999	921	26.1%	6,492	21.7%	11,160	19.2%
Home Values \$200,000 to \$299,999	1,101	31.2%	8,605	28.7%	16,876	29.0%
Home Values \$150,000 to \$199,999	456	12.9%	4,201	14.0%	8,202	14.1%
Home Values \$100,000 to \$149,999	223	6.3%	1,956	6.5%	4,185	7.2%
Home Values \$70,000 to \$99,999	58	1.7%	643	2.1%	1,387	2.4%
Home Values \$50,000 to \$69,999	30	0.8%	328	1.1%	791	1.4%
Home Values \$25,000 to \$49,999	14	0.4%	221	0.7%	547	0.9%
Home Values Under \$25,000	54	1.5%	655	2.2%	1,937	3.3%
Owner-Occupied Median Home Value	\$293,191		\$312,329		\$324,690	
Renter-Occupied Median Rent	\$910		\$967		\$972	
<b>Transportation To Work (2015)</b>						
Drive to Work Alone	5,302	77.0%	43,708	77.1%	85,649	76.5%
Drive to Work in Carpool	458	6.7%	5,162	9.1%	10,534	9.4%
Travel to Work by Public Transportation	154	2.2%	1,018	1.8%	1,980	1.8%
Drive to Work on Motorcycle	17	0.2%	178	0.3%	382	0.3%
Walk or Bicycle to Work	243	3.5%	1,167	2.1%	2,276	2.0%
Other Means	75	1.1%	733	1.3%	1,669	1.5%
Work at Home	638	9.3%	4,704	8.3%	9,442	8.4%
<b>Travel Time (2015)</b>						
Travel to Work in 14 Minutes or Less	1,504	24.1%	15,881	30.6%	28,547	27.9%
Travel to Work in 15 to 29 Minutes	3,402	54.4%	26,070	50.2%	50,717	49.5%
Travel to Work in 30 to 59 Minutes	2,066	33.1%	14,460	27.8%	30,502	29.8%
Travel to Work in 60 Minutes or More	175	2.8%	1,997	3.8%	4,379	4.3%
Average Minutes Travel to Work	21.5		20.2		21.2	

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