



# RARE ANCHOR SPACE OPPORTUNITY

NWC I-17 & THUNDERBIRD RD | PHOENIX, AZ

**AVAILABLE: 20,725 SF**



## **PROJECT HIGHLIGHTS:**

- Easy access to and from Interstate 17
- Located between Lowe's, Home Depot, Best Buy and Fry's Electronics Store
- Preferred C-2 zoning
- Perfect for large box users that don't want to be buried by, but want to be close to Metro Center
- Large monument signage available
- Full signal for easy ingress/egress
- 2nd generation grocery space with ample parking and single truck well



## **FOR INFORMATION CONTACT:**

**Martin Leon**  
**Associate**  
 480.405.2098 - office  
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## **DEMOGRAPHICS**

### **1 MILE**

### **3 MILES**

### **5 MILES**

2016 Population	21,109	142,983	408,237
Employee Population	5,640	72,486	186,492
Average HH Income	\$48,372	\$58,770	\$61,853

## **TRAFFIC COUNTS:**

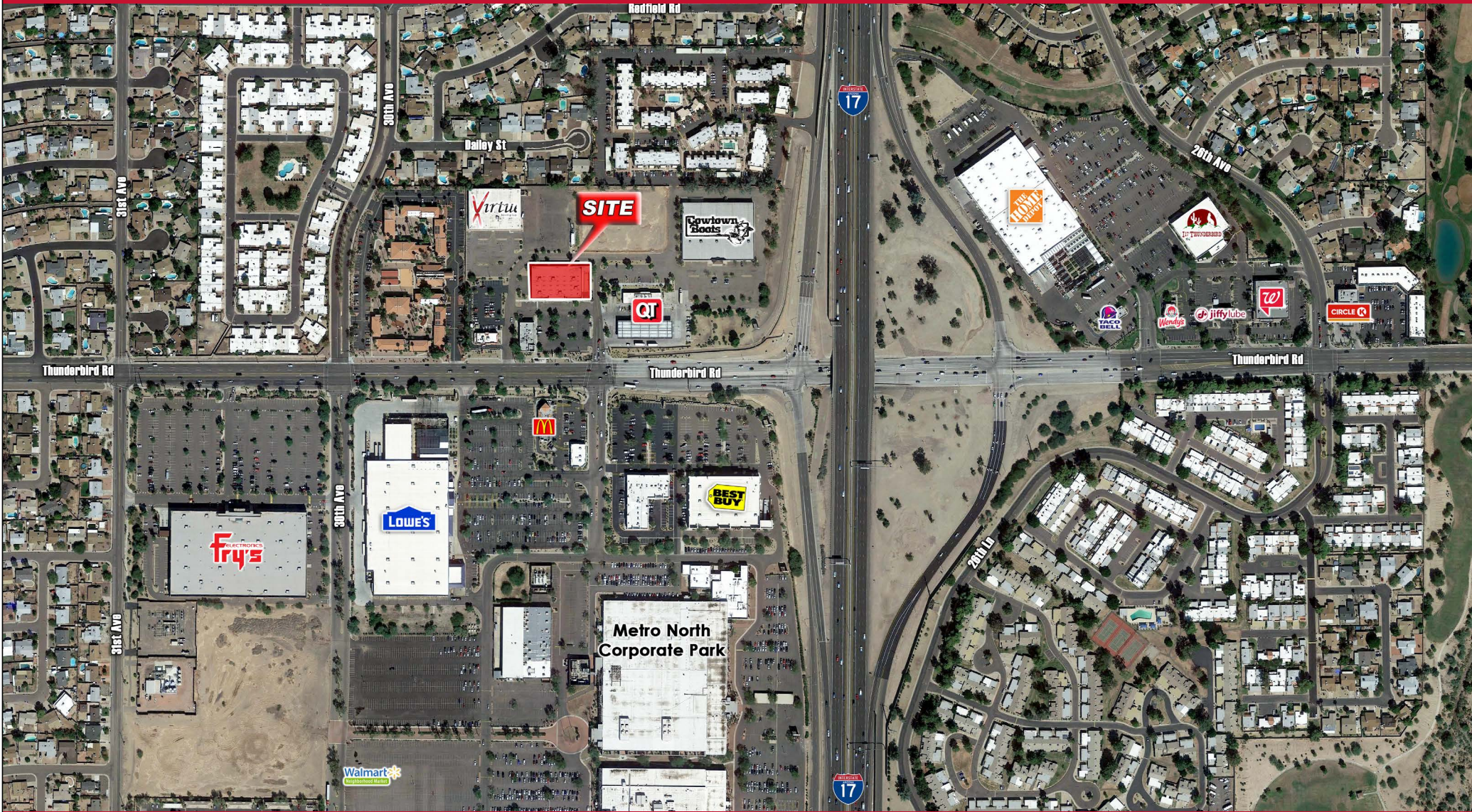
Thunderbird Rd: 45,658 VPD | I-17: 164,000 VPD

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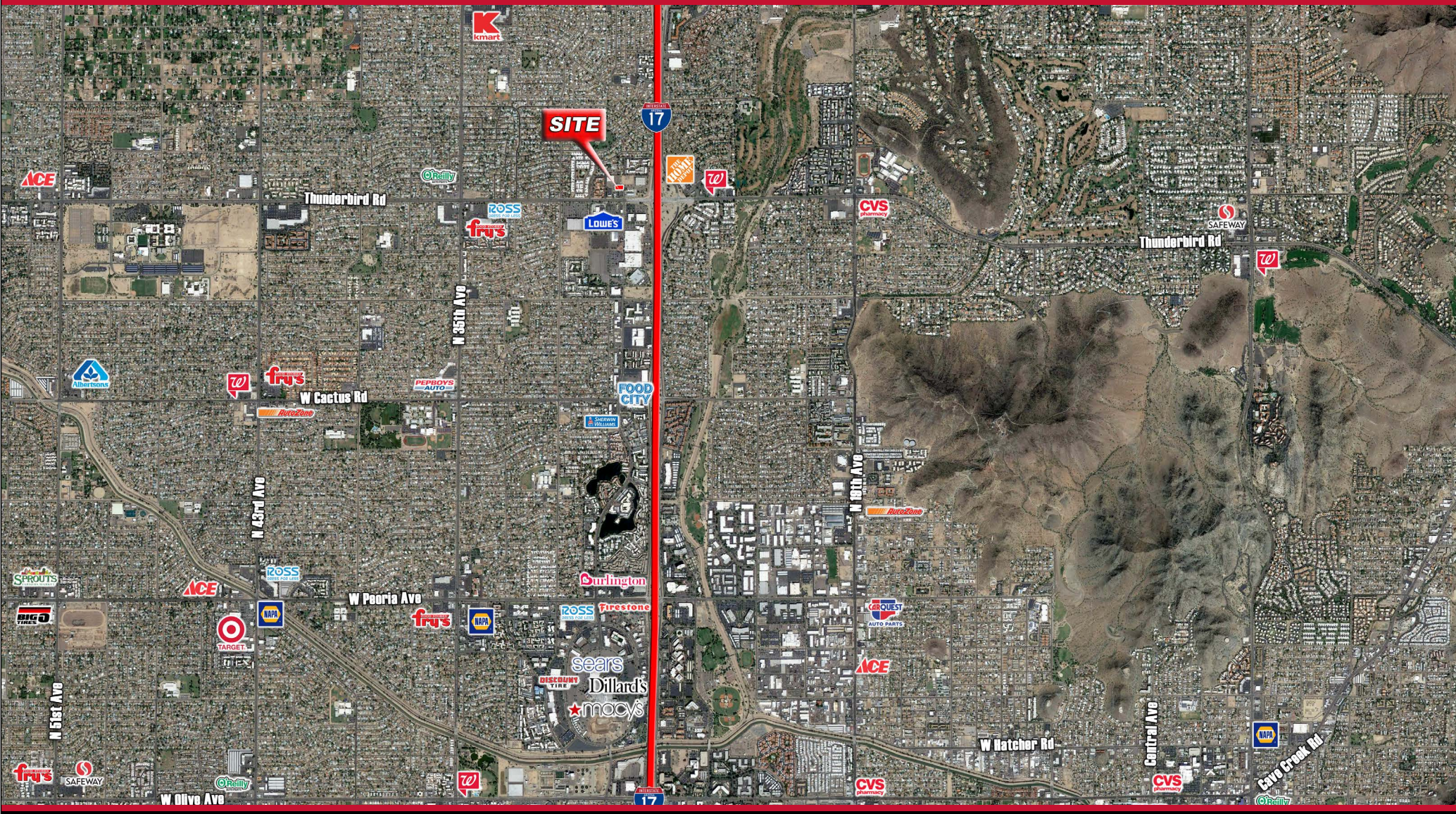


**GPS RETAIL ADVISORS**  
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	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
2016 Population	21,109	142,983	408,237
2010 Population	19,160	131,066	378,523
% Proj Growth 2016 - 2021	10.6%	9.2%	8.4%
<b>HOUSEHOLDS</b>			
2016 Households	8,370	54,451	158,956
Family Households w Children	2,479	16,471	44,869
Persons Per Household	2.5	2.6	2.6
<b>AREA EMPLOYMENT</b>			
Employees	5,640	72,486	186,492
Employers	230	3,115	8,125
<b>RACE</b>			
% White	62.3%	62.4%	63.8%
% Black	4.2%	3.9%	4.1%
% Asian	2.9%	3.2%	3.4%
% Hispanic	26.1%	26.3%	24.6%
<b>INCOME</b>			
2016 Median Household Income	\$40,207	\$48,322	\$50,961
2016 Average Household Income	\$48,372	\$58,770	\$61,853
2016 Per Capita Income	\$19,222	\$23,027	\$24,703
<b>HIGHEST EDUCATIONAL ATTAINMENT</b>			
Education Base - Age 25+	13,717	93,599	270,948
Less than 9th Grade	5.2%	4.9%	4.8%
Some High School	7.7%	8.4%	7.8%
High School or GED	28.7%	29.0%	27.2%
Some College	30.5%	27.8%	27.6%
Associates Degree	8.6%	8.0%	8.9%
Bachelors Degree or Higher	19.2%	21.8%	23.7%
<b>POPULATION by EMPLOYMENT TYPE</b>			
% White Collar	59.3%	62.1%	64.3%
% Blue Collar	40.7%	37.9%	35.7%
<b>AGE</b>			
Median Age	35.0	36.9	37.8
<b>HOUSING</b>			
% Renter Occupied Housing Units	45.4%	38.5%	36.2%
% Owner Occupied Housing	44.5%	52.1%	54.2%