

SHOP SPACE AVAILABLE

AVAILABILITY

- 6,176 sf

FEATURES

- 31,000 sf center
- Rate: \$10 psf + NNN
- Built in 1987
- Monument signage available
- Across from Paradise Valley Community College
- Parking: 4.5:1000

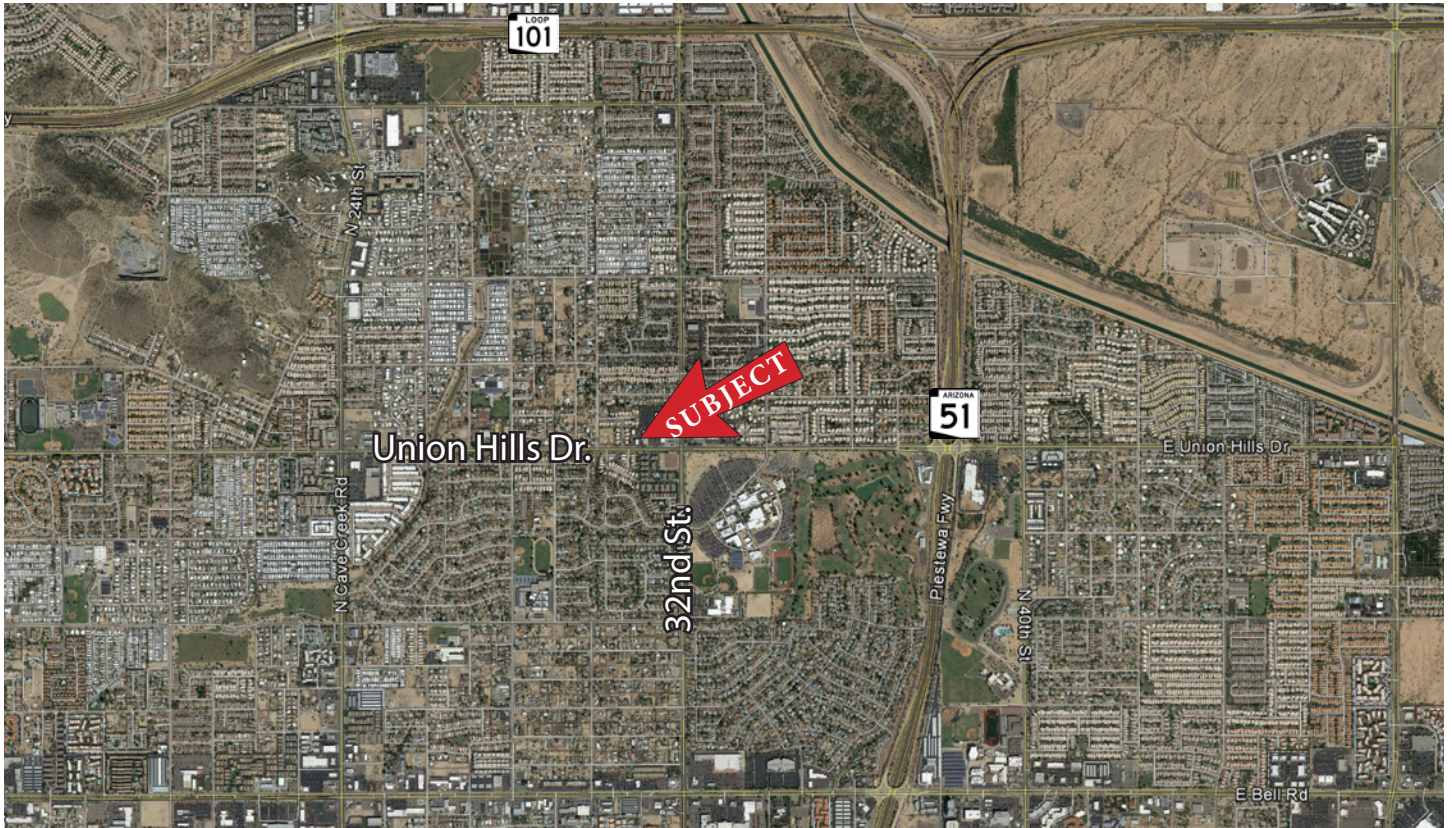
TRAFFIC COUNT

- Union Hills Drive: ±24,700 CPD
- 32nd Street: ±19,300 CPD

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,978	126,989	270,348
Ave Household Income	\$84,429	\$87,040	\$96,152
Daytime Employment	2,839	32,487	80,632

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E Union Hills Dr & N 32nd St

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	15,978		126,989		270,348	
Projected Population (2024)	17,284		137,984		294,214	
Census Population (2010)	14,701		111,310		238,603	
Census Population (2000)	15,163		106,559		235,092	
Projected Annual Growth (2019 to 2024)	1,306	1.6%	10,995	1.7%	23,866	1.8%
Historical Annual Growth (2010 to 2019)	1,277	0.9%	15,679	1.4%	31,745	1.3%
Historical Annual Growth (2000 to 2010)	-462	-0.3%	4,751	0.4%	3,511	0.1%
Estimated Population Density (2019)	5,089 psm		4,494 psm		3,443 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2019)	6,548		51,607		113,344	
Projected Households (2024)	6,827		54,056		118,706	
Census Households (2010)	5,973		44,899		98,460	
Census Households (2000)	5,853		40,813		91,707	
Estimated Households with Children (2019)	1,942	29.7%	15,981	31.0%	32,538	28.7%
Estimated Average Household Size (2019)	2.44		2.45		2.37	
Average Household Income						
Estimated Average Household Income (2019)	\$84,429		\$87,040		\$96,152	
Projected Average Household Income (2024)	\$95,289		\$98,078		\$108,595	
Estimated Average Family Income (2019)	\$96,384		\$102,609		\$116,006	
Median Household Income						
Estimated Median Household Income (2019)	\$72,663		\$71,986		\$78,488	
Projected Median Household Income (2024)	\$84,487		\$82,890		\$90,146	
Estimated Median Family Income (2019)	\$86,267		\$86,401		\$95,872	
Per Capita Income						
Estimated Per Capita Income (2019)	\$34,623		\$35,420		\$40,361	
Projected Per Capita Income (2024)	\$37,663		\$38,466		\$43,860	
Estimated Per Capita Income 5 Year Growth	\$3,040	8.8%	\$3,047	8.6%	\$3,499	8.7%
Estimated Average Household Net Worth (2019)	\$694,566		\$791,481		\$922,581	
Daytime Demos (2019)						
Total Businesses	318		3,897		8,911	
Total Employees	2,839		32,487		80,632	
Company Headquarter Businesses	-	-	10	0.3%	33	0.4%
Company Headquarter Employees	-	-	1,559	4.8%	5,041	6.3%
Employee Population per Business	8.9		8.3		9.0	
Residential Population per Business	50.2		32.6		30.3	

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E Union Hills Dr & N 32nd St		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2019)	12,743	79.8%	96,592	76.1%	211,645	78.3%	
Black or African American (2019)	605	3.8%	5,620	4.4%	11,310	4.2%	
American Indian or Alaska Native (2019)	136	0.9%	1,397	1.1%	3,048	1.1%	
Asian (2019)	750	4.7%	6,861	5.4%	13,600	5.0%	
Hawaiian or Pacific Islander (2019)	22	0.1%	227	0.2%	408	0.2%	
Other Race (2019)	1,183	7.4%	11,649	9.2%	20,338	7.5%	
Two or More Races (2019)	539	3.4%	4,644	3.7%	9,998	3.7%	
Not Hispanic or Latino Population (2019)	12,793	80.1%	96,409	75.9%	213,787	79.1%	
Hispanic or Latino Population (2019)	3,185	19.9%	30,580	24.1%	56,561	20.9%	
Not Hispanic or Latino Population (2024)	13,657	79.0%	103,511	75.0%	229,714	78.1%	
Hispanic or Latino Population (2024)	3,627	21.0%	34,473	25.0%	64,500	21.9%	
Not Hispanic or Latino Population (2010)	12,338	83.9%	87,176	78.3%	198,156	83.0%	
Hispanic or Latino Population (2010)	2,363	16.1%	24,134	21.7%	40,446	17.0%	
Not Hispanic or Latino Population (2000)	13,632	89.9%	89,912	84.4%	208,036	88.5%	
Hispanic or Latino Population (2000)	1,531	10.1%	16,647	15.6%	27,056	11.5%	
Projected Hispanic Annual Growth (2019 to 2024)	443	2.8%	3,892	2.5%	7,940	2.8%	
Historic Hispanic Annual Growth (2000 to 2019)	1,653	5.7%	13,933	4.4%	29,504	5.7%	
Age Distribution (2019)							
Age Under 5	915	5.7%	7,997	6.3%	15,574	5.8%	
Age 5 to 9 Years	948	5.9%	7,791	6.1%	15,780	5.8%	
Age 10 to 14 Years	974	6.1%	8,074	6.4%	16,917	6.3%	
Age 15 to 19 Years	938	5.9%	7,579	6.0%	16,251	6.0%	
Age 20 to 24 Years	878	5.5%	7,872	6.2%	15,882	5.9%	
Age 25 to 29 Years	1,262	7.9%	10,731	8.5%	20,799	7.7%	
Age 30 to 34 Years	1,182	7.4%	9,981	7.9%	19,605	7.3%	
Age 35 to 39 Years	1,132	7.1%	9,235	7.3%	18,829	7.0%	
Age 40 to 44 Years	1,076	6.7%	8,516	6.7%	17,986	6.7%	
Age 45 to 49 Years	1,127	7.1%	8,838	7.0%	19,096	7.1%	
Age 50 to 54 Years	1,104	6.9%	8,196	6.5%	18,496	6.8%	
Age 55 to 59 Years	1,080	6.8%	8,115	6.4%	18,851	7.0%	
Age 60 to 64 Years	924	5.8%	6,982	5.5%	16,622	6.1%	
Age 65 to 74 Years	1,411	8.8%	9,914	7.8%	23,517	8.7%	
Age 75 to 84 Years	767	4.8%	5,197	4.1%	11,580	4.3%	
Age 85 Years or Over	262	1.6%	1,971	1.6%	4,563	1.7%	
Median Age	38.4		36.6		38.5		
Gender Age Distribution (2019)							
Female Population	8,229	51.5%	64,899	51.1%	138,171	51.1%	
Age 0 to 19 Years	1,887	22.9%	15,361	23.7%	31,536	22.8%	
Age 20 to 64 Years	4,944	60.1%	39,730	61.2%	84,281	61.0%	
Age 65 Years or Over	1,398	17.0%	9,808	15.1%	22,354	16.2%	
Female Median Age	40.1		37.9		39.8		
Male Population	7,749	48.5%	62,090	48.9%	132,177	48.9%	
Age 0 to 19 Years	1,887	24.4%	16,080	25.9%	32,985	25.0%	
Age 20 to 64 Years	4,821	62.2%	38,735	62.4%	81,887	62.0%	
Age 65 Years or Over	1,041	13.4%	7,275	11.7%	17,305	13.1%	
Male Median Age	36.6		35.2		37.3		

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E Union Hills Dr & N 32nd St

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	225	3.4%	3,215	6.2%	9,067	8.0%
HH Income \$150,000 to \$199,999	536	8.2%	3,638	7.0%	9,353	8.3%
HH Income \$100,000 to \$149,999	1,106	16.9%	8,038	15.6%	19,025	16.8%
HH Income \$75,000 to \$99,999	1,179	18.0%	7,935	15.4%	17,482	15.4%
HH Income \$50,000 to \$74,999	1,528	23.3%	10,132	19.6%	21,192	18.7%
HH Income \$35,000 to \$49,999	750	11.4%	6,593	12.8%	13,928	12.3%
HH Income \$25,000 to \$34,999	436	6.7%	4,432	8.6%	8,820	7.8%
HH Income \$15,000 to \$24,999	500	7.6%	4,290	8.3%	8,107	7.2%
HH Income Under \$15,000	287	4.4%	3,335	6.5%	6,370	5.6%
HH Income \$35,000 or More	5,324	81.3%	39,550	76.6%	90,047	79.4%
HH Income \$75,000 or More	3,047	46.5%	22,825	44.2%	54,927	48.5%
Housing (2019)						
Total Housing Units	6,737		53,161		117,213	
Housing Units Occupied	6,548	97.2%	51,607	97.1%	113,344	96.7%
Housing Units Owner-Occupied	5,140	78.5%	31,962	61.9%	70,322	62.0%
Housing Units, Renter-Occupied	1,408	21.5%	19,645	38.1%	43,022	38.0%
Housing Units, Vacant	189	2.9%	1,554	3.0%	3,869	3.4%
Marital Status (2019)						
Never Married	4,016	30.6%	34,532	33.5%	72,626	32.7%
Currently Married	5,742	43.7%	43,977	42.6%	97,423	43.9%
Separated	346	2.6%	4,303	4.2%	8,816	4.0%
Widowed	727	5.5%	4,840	4.7%	10,514	4.7%
Divorced	2,311	17.6%	15,475	15.0%	32,700	14.7%
Household Type (2019)						
Population Family	12,848	80.4%	100,440	79.1%	212,450	78.6%
Population Non-Family	3,102	19.4%	25,876	20.4%	56,456	20.9%
Population Group Quarters	28	0.2%	673	0.5%	1,442	0.5%
Family Households	4,131	63.1%	31,721	61.5%	68,843	60.7%
Non-Family Households	2,417	36.9%	19,886	38.5%	44,501	39.3%
Married Couple with Children	1,279	22.3%	9,887	22.5%	20,608	21.2%
Average Family Household Size	3.1		3.2		3.1	
Household Size (2019)						
1 Person Households	1,869	28.5%	15,183	29.4%	34,864	30.8%
2 Person Households	2,241	34.2%	17,180	33.3%	38,742	34.2%
3 Person Households	1,051	16.1%	8,060	15.6%	17,118	15.1%
4 Person Households	814	12.4%	6,356	12.3%	13,416	11.8%
5 Person Households	346	5.3%	2,906	5.6%	5,740	5.1%
6 or More Person Households	226	3.4%	1,924	3.7%	3,465	3.1%
Household Vehicles (2019)						
Households with 0 Vehicles Available	224	3.4%	2,587	5.0%	5,385	4.8%
Households with 1 Vehicles Available	2,206	33.7%	19,592	38.0%	41,218	36.4%
Households with 2 or More Vehicles Available	4,118	62.9%	29,428	57.0%	66,741	58.9%
Total Vehicles Available	12,514		91,217		203,645	
Average Vehicles Per Household	1.9		1.8		1.8	

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	12,975		101,660		218,864	
Estimated Civilian Employed	8,973	69.2%	68,771	67.6%	147,997	67.6%
Estimated Civilian Unemployed	278	2.1%	2,484	2.4%	5,393	2.5%
Estimated in Armed Forces	4	-	31	-	90	-
Estimated Not in Labor Force	3,720	28.7%	30,374	29.9%	65,383	29.9%
Unemployment Rate	2.1%		2.4%		2.5%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	8,973		68,771		147,997	
Management, Business, Financial Operations	1,826	20.3%	12,556	18.3%	29,106	19.7%
Professional, Related	2,143	23.9%	14,360	20.9%	33,966	23.0%
Service	1,462	16.3%	13,818	20.1%	25,980	17.6%
Sales, Office	2,207	24.6%	17,405	25.3%	38,382	25.9%
Farming, Fishing, Forestry	-	-	214	0.3%	265	0.2%
Construct, Extraction, Maintenance	758	8.5%	5,004	7.3%	9,615	6.5%
Production, Transport Material Moving	577	6.4%	5,414	7.9%	10,683	7.2%
White Collar Workers	6,176	68.8%	44,321	64.4%	101,454	68.6%
Blue Collar Workers	2,797	31.2%	24,450	35.6%	46,543	31.4%
Consumer Expenditure (2019)						
Total Household Expenditure	\$411.37 M		\$3.26 B		\$7.68 B	
Total Non-Retail Expenditure	\$216.08 M	52.5%	\$1.72 B	52.7%	\$4.06 B	52.8%
Total Retail Expenditure	\$195.29 M	47.5%	\$1.54 B	47.3%	\$3.63 B	47.2%
Apparel	\$14.4 M	3.5%	\$115.25 M	3.5%	\$271.97 M	3.5%
Contributions	\$13.18 M	3.2%	\$106.13 M	3.3%	\$254.43 M	3.3%
Education	\$11.66 M	2.8%	\$97.13 M	3.0%	\$234.99 M	3.1%
Entertainment	\$23.28 M	5.7%	\$184.7 M	5.7%	\$437.53 M	5.7%
Food and Beverages	\$60.81 M	14.8%	\$481.35 M	14.7%	\$1.13 B	14.7%
Furnishings and Equipment	\$14.51 M	3.5%	\$114.82 M	3.5%	\$271.81 M	3.5%
Gifts	\$9.77 M	2.4%	\$79.87 M	2.4%	\$191.99 M	2.5%
Health Care	\$35.34 M	8.6%	\$275.81 M	8.4%	\$645.52 M	8.4%
Household Operations	\$16.08 M	3.9%	\$128.01 M	3.9%	\$302.89 M	3.9%
Miscellaneous Expenses	\$7.79 M	1.9%	\$61.73 M	1.9%	\$145.79 M	1.9%
Personal Care	\$5.53 M	1.3%	\$43.84 M	1.3%	\$103.23 M	1.3%
Personal Insurance	\$2.88 M	0.7%	\$22.92 M	0.7%	\$54.92 M	0.7%
Reading	\$896.19 K	0.2%	\$7.1 M	0.2%	\$16.81 M	0.2%
Shelter	\$86.07 M	20.9%	\$687.93 M	21.1%	\$1.62 B	21.1%
Tobacco	\$2.52 M	0.6%	\$19.79 M	0.6%	\$45.1 M	0.6%
Transportation	\$75.91 M	18.5%	\$597.01 M	18.3%	\$1.4 B	18.2%
Utilities	\$30.74 M	7.5%	\$241.03 M	7.4%	\$559.58 M	7.3%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	11,326		87,675		189,945	
Elementary (Grade Level 0 to 8)	429	3.8%	4,089	4.7%	6,297	3.3%
Some High School (Grade Level 9 to 11)	437	3.9%	5,511	6.3%	9,383	4.9%
High School Graduate	2,553	22.5%	18,529	21.1%	36,402	19.2%
Some College	3,055	27.0%	20,133	23.0%	43,851	23.1%
Associate Degree Only	983	8.7%	7,759	8.8%	17,052	9.0%
Bachelor Degree Only	2,478	21.9%	20,210	23.1%	49,248	25.9%
Graduate Degree	1,391	12.3%	11,444	13.1%	27,713	14.6%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	5,085	85.1%	31,123	69.3%	71,606	72.7%
1 Attached Unit	228	3.8%	2,504	5.6%	5,007	5.1%
2 to 4 Units	103	1.7%	2,552	5.7%	5,235	5.3%
5 to 9 Units	48	0.8%	2,571	5.7%	5,909	6.0%
10 to 19 Units	33	0.5%	3,064	6.8%	6,149	6.2%
20 to 49 Units	14	0.2%	1,897	4.2%	4,545	4.6%
50 or More Units	105	1.8%	3,023	6.7%	8,317	8.4%
Mobile Home or Trailer	906	15.2%	4,792	10.7%	6,424	6.5%
Other Structure	25	0.4%	81	0.2%	153	0.2%
Homes Built By Year (2019)						
Homes Built 2010 or later	260	4.3%	2,859	6.4%	6,238	6.3%
Homes Built 2000 to 2009	880	14.7%	8,483	18.9%	16,391	16.6%
Homes Built 1990 to 1999	1,997	33.4%	13,316	29.7%	26,405	26.8%
Homes Built 1980 to 1989	2,303	38.6%	14,350	32.0%	30,810	31.3%
Homes Built 1970 to 1979	764	12.8%	8,768	19.5%	24,644	25.0%
Homes Built 1960 to 1969	211	3.5%	2,540	5.7%	5,800	5.9%
Homes Built 1950 to 1959	109	1.8%	893	2.0%	2,085	2.1%
Homes Built Before 1949	22	0.4%	397	0.9%	971	1.0%
Home Values (2019)						
Home Values \$1,000,000 or More	19	0.4%	174	0.6%	374	0.6%
Home Values \$500,000 to \$999,999	173	3.6%	2,831	9.9%	6,890	10.8%
Home Values \$400,000 to \$499,999	185	3.9%	2,620	9.2%	8,333	13.1%
Home Values \$300,000 to \$399,999	819	17.2%	5,659	19.8%	14,989	23.5%
Home Values \$200,000 to \$299,999	1,969	41.4%	9,829	34.4%	19,755	30.9%
Home Values \$150,000 to \$199,999	982	20.6%	4,869	17.0%	9,591	15.0%
Home Values \$100,000 to \$149,999	327	6.9%	2,171	7.6%	4,342	6.8%
Home Values \$70,000 to \$99,999	168	3.5%	822	2.9%	1,512	2.4%
Home Values \$50,000 to \$69,999	57	1.2%	461	1.6%	854	1.3%
Home Values \$25,000 to \$49,999	79	1.7%	634	2.2%	908	1.4%
Home Values Under \$25,000	328	6.9%	1,761	6.2%	2,507	3.9%
Owner-Occupied Median Home Value	\$222,225		\$258,724		\$284,774	
Renter-Occupied Median Rent	\$1,081		\$939		\$980	
Transportation To Work (2019)						
Drive to Work Alone	5,976	76.0%	46,938	75.1%	101,524	76.4%
Drive to Work in Carpool	838	10.6%	7,098	11.4%	13,746	10.3%
Travel to Work by Public Transportation	183	2.3%	1,507	2.4%	2,865	2.2%
Drive to Work on Motorcycle	37	0.5%	247	0.4%	575	0.4%
Walk or Bicycle to Work	140	1.8%	1,321	2.1%	2,757	2.1%
Other Means	63	0.8%	763	1.2%	1,516	1.1%
Work at Home	632	8.0%	4,613	7.4%	9,983	7.5%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,435	18.2%	13,598	21.8%	29,969	22.5%
Travel to Work in 15 to 29 Minutes	3,760	47.8%	27,399	43.8%	58,689	44.1%
Travel to Work in 30 to 59 Minutes	2,787	35.4%	19,754	31.6%	42,277	31.8%
Travel to Work in 60 Minutes or More	247	3.1%	2,743	4.4%	5,515	4.1%
Average Minutes Travel to Work	23.9		23.1		22.8	

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