

SWC 77th Avenue & Bell Road | Peoria, AZ Arrowhead Crossing





ANCHOR SPACE AVAILABLE

• 25,003 sf - anchor space

FEATURES

- Directly across from Arrowhead Regional Mall
- Just over 0.5-mile to Loop-101 Freeway
- Limited big box opportunity in Arrowhead trade area
- Just North of the Peoria Sports Complex

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,366	109,715	294,452
Avg. Household Income	\$99,246	\$92,708	\$85,521
Daytime Employment	13,462	48,636	95,889

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NOTABLE TENANTS IN TRADE AREA



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Arrowhead Crossing / 7759 W. Bell Rd

						RE	
W Bell Rd & N 77th Ave	1 mi radius		3 mi rad	3 mi radius 5 mi l		i radius	
Population							
Estimated Population (2019)	9,366		109,715		294,452		
Projected Population (2024)	10,334		119,825		322,243		
Census Population (2010)	8,888		104,571		276,607		
Census Population (2000)	6,786		97,165		260,166		
Projected Annual Growth (2019 to 2024)	968	2.1%	10,110		27,791		
Historical Annual Growth (2010 to 2019)	478	0.6%	5,144		17,845		
Historical Annual Growth (2000 to 2010)	2,102	3.1%	7,406		16,441		
Estimated Population Density (2019)	2,983	nsm	3,882	nsm	3,751	nsm	
Trade Area Size		sq mi		sq mi		sq mi	
Households							
Estimated Households (2019)	3,991		45,458		120,819		
Projected Households (2024)	4,206		47,760		127,430		
Census Households (2010)	3,711		42,533		111,670		
Census Households (2000)	2,580		36,714		100,201		
Estimated Households with Children (2019)	1,192	29.9%	12,239	26.9%	32,947	27.3%	
Estimated Average Household Size (2019)	2.33		2.39		2.41		
Average Household Income							
Estimated Average Household Income (2019)	\$99,246		\$92,708		\$85,521		
Projected Average Household Income (2024)	\$111,266		\$103,831		\$95,620		
Estimated Average Family Income (2019)	\$128,584		\$112,649		\$103,970		
Median Household Income							
Estimated Median Household Income (2019)	\$85,058		\$79,247		\$72,598		
Projected Median Household Income (2024)	\$98,823		\$91,632		\$83,824		
Estimated Median Family Income (2019)	\$101,767		\$93,879		\$87,014		
Per Capita Income							
Estimated Per Capita Income (2019)	\$42,388		\$38,507		\$35,192		
Projected Per Capita Income (2024)	\$45,375		\$41,473		\$37,905		
Estimated Per Capita Income 5 Year Growth	\$2,987	7.0%	\$2,966	7.7%	\$2,713		
Estimated Average Household Net Worth (2019)	\$927,768		\$859,036		\$747,469		
Daytime Demos (2019)			E 007				
Total Businesses	1,261		5,227		9,842		
Total Employees	13,462		48,636		95,889		
Company Headquarter Businesses	5	0.4%	13		20		
Company Headquarter Employees	352	2.6%	1,704	3.5%	6,329		
Employee Population per Business	10.7		9.3		9.7		
Residential Population per Business	7.4		21.0		29.9	_	

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W Bell Rd & N 77th Ave						RF5
	1 mi radi	us	3 mi radi	us	5 mi radi	us
Race & Ethnicity						
White (2019)	6,879	73.4%	87,711	79.9%	232,191	78.9%
Black or African American (2019)	540	5.8%	4,865	4.4%	13,778	4.7%
American Indian or Alaska Native (2019)	107	1.1%	940	0.9%	3,061	1.0%
Asian (2019)	863	9.2%	6,327	5.8%	14,435	4.9%
Hawaiian or Pacific Islander (2019)	12	0.1%	152	0.1%	479	0.2%
Other Race (2019)	504	5.4%	5,343	4.9%	19,266	6.5%
Two or More Races (2019)	460	4.9%	4,378	4.0%	11,242	3.8%
Not Hispanic or Latino Population (2019)	7,580	80.9%	90,691	82.7%	236,158	80.2%
Hispanic or Latino Population (2019)	1,786	19.1%	19,025	17.3%	58,294	19.8%
Not Hispanic or Latino Population (2024)	8,273	80.1%	97,774	81.6%	255,086	79.2%
Hispanic or Latino Population (2024)	2,061	19.9%	22,050	18.4%	67,157	20.8%
Not Hispanic or Latino Population (2010)	7,634	85.9%	92,399	88.4%	235,204	85.0%
Hispanic or Latino Population (2010)	1,254	14.1%	12,172	11.6%	41,403	15.0%
Not Hispanic or Latino Population (2000)	6,030	88.9%	89,068	91.7%	232,272	89.3%
Hispanic or Latino Population (2000)	756	11.1%	8,097	8.3%	27,894	10.7%
Projected Hispanic Annual Growth (2019 to 2024)	275	3.1%	3,026	3.2%	8,862	3.0%
Historic Hispanic Annual Growth (2000 to 2019)	1,030	7.2%	10,928	7.1%	30,401	5.7%
ge Distribution (2019)						
Age Under 5	551	5.9%	5,276	4.8%	14,328	4.9%
Age 5 to 9 Years	552	5.9%	5,715	5.2%	15,510	5.3%
Age 10 to 14 Years	552	5.9%	6,839	6.2%	18,156	6.2%
Age 15 to 19 Years	589	6.3%	6,841	6.2%	18,237	6.2%
Age 20 to 24 Years	783	8.4%	6,410	5.8%	16,414	5.6%
Age 25 to 29 Years	1,059	11.3%	7,609	6.9%	18,525	6.3%
Age 30 to 34 Years	750	8.0%	6,408	5.8%	16,685	5.7%
Age 35 to 39 Years	664	7.1%	6,456	5.9%	17,191	5.8%
Age 40 to 44 Years	536	5.7%	6,449	5.9%	17,022	5.8%
Age 45 to 49 Years	610	6.5%	7,163	6.5%	18,635	6.3%
Age 50 to 54 Years	608	6.5%	7,205	6.6%	18,505	6.3%
Age 55 to 59 Years	558	6.0%	7,445	6.8%	19,633	6.7%
Age 60 to 64 Years	498	5.3%	6,883	6.3%	18,772	6.4%
Age 65 to 74 Years	615	6.6%	12,007	10.9%	34,038	11.6%
Age 75 to 84 Years	309	3.3%	7,389	6.7%	22,009	7.5%
Age 85 Years or Over	132	1.4%	3,619	3.3%	10,792	3.7%
Median Age	34.8		41.8		42.8	
ender Age Distribution (2019)						
Female Population	4,904	52.4%	57,237	52.2%	154,188	52.4%
Age 0 to 19 Years		22.0%	12,029	21.0%	32,224	20.9%
Age 20 to 64 Years	3,220	65.7%	32,197	56.3%	83,682	54.3%
Age 65 Years or Over	606	12.4%		22.7%	38,281	24.8%
Female Median Age	35.5		43.4		44.6	
Male Population	4,462	47.6%	52,478	47.8%	140,264	47.6%
Age 0 to 19 Years	1,166	26.1%	12,642	24.1%	34,007	24.2%
Age 20 to 64 Years	2,846	63.8%	29,832	56.8%	77,700	55.4%
Age 65 Years or Over	450	10.1%	10,004	19.1%	28,558	20.4%
Male Median Age	34.2		40.1		40.9	

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1 ml radius 3 ml radius 6 ml radius Hell income S200.000 or More 275 6.9% 2.826 6.2% 6.075 5.0 Hell income S100.000 to \$149,999 408 10.2% 6.075 5.0 Hell income S100.000 to \$149,999 408 10.2% 6.075 5.0 Hell income S10.000 to \$149,999 831 2.0.8% 6.478 18.7% 20.049 16.6 Hell income S10.000 to \$149,999 831 2.0.8% 6.574 19.9% 2.283 18.9 Hell income S10.000 to \$24,999 245 6.1% 0.096 6.8% 9.633 8.1 Hell income S15.000 to More 3.308 8.2.9% 37,138 8.7% 9.697 7.9 Hell income S15.000 to More 3.308 82.9% 37,138 8.7% 9.697 7.44 4.6 Huisting Units 4.107 47.643 127.716 4.687 4.687 6.87% 7.72% 4.468 6.87% 7.77 4.84.58 6.87% 7.72% 4.84.58 6.87%								RF5
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Population Group Quarters 68 0.7% 1,221 1.1% 3,634 1.27 Family Households 2,385 59.8% 29,597 65.1% 78,719 65.2% Non-Family Households 1,606 40.2% 15,861 34.9% 42,100 34.8% Married Couple with Children 683 19.9% 8,068 18.5% 21,276 18.2% Average Family Household Size 3.0 3.0 3.0 3.0 3.0 3.0 Household Size (2019) 1 28.5% 34,825 28.8% 29.597 65.2% 34,825 28.8% 29.597 65.55 14.4% 17,095 14.17 4 Person Households 1,401 35.1% 16,812 37.0% 44,076 36.5% 3 Person Households 1,401 35.1% 16,812 37.0% 44,076 36.5% 3 Person Households 1,401 35.1% 16,08% 6,535 14.4% 17,095 14.11 4 Person Households 174 4.4%			2,085	22.3%		17.7%	51,139	17.49
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Households with 1 Vehicles Available 1,471 36.9% 15,720 34.6% 43,495 36.0° Households with 2 or More Vehicles Available 2,375 59.5% 27,959 61.5% 71,808 59.4° Total Vehicles Available 7,304 86,023 224,341			146	3.7%	1.780	3.9%	5.516	4.6%
Households with 2 or More Vehicles Available 2,375 59.5% 27,959 61.5% 71,808 59.4% Total Vehicles Available 7,304 86,023 224,341					,			
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Anchor Space Available

Arrowhead Crossing / 7759 W. Bell Rd

W Bell Rd & N 77th Ave							
	1 mi rad	1 mi radius		us	5 mi radius		
_abor Force (2019)	-						
Estimated Labor Population Age 16 Years or Over	7,600		90,560		242,842		
Estimated Civilian Employed	5,009	65.9%	53,721	59.3%	137,694	56.7%	
Estimated Civilian Unemployed	133	1.7%	1,901	2.1%	5,613	2.3%	
Estimated in Armed Forces	18	0.2%	192	0.2%	262	0.1%	
Estimated Not in Labor Force	2,441	32.1%	34,746	38.4%	99,273	40.9%	
Unemployment Rate	1.7%		2.1%		2.3%		
Occupation (2019)							
Occupation: Population Age 16 Years or Over	5,009		53,721		137,694		
Management, Business, Financial Operations	1,010	20.2%	10,369	19.3%	24,118	17.5%	
Professional, Related	1,145	22.8%	12,858	23.9%	29,487		
Service	718	14.3%	7,425	13.8%	21,508	15.6%	
Sales, Office	1,465	29.2%	15,760	29.3%	39,988	29.0%	
Farming, Fishing, Forestry	8	0.2%	76	0.1%	144	0.1%	
Construct, Extraction, Maintenance	311	6.2%	3,645	6.8%	11,186	8.1%	
Production, Transport Material Moving	354	7.1%	3,588	6.7%	11,262	8.2%	
White Collar Workers	3,619	72.2%	38,987	72.6%	93,594	68.0%	
Blue Collar Workers	1,390	27.8%	14,734	27.4%	44,100	32.0%	
Consumer Expenditure (2019)							
Total Household Expenditure	\$277.83 M		\$3.02 B		\$7.57 B		
Total Non-Retail Expenditure	\$146.81 M	52.8%	\$1.59 B	52.7%	\$3.98 B	52.6%	
Total Retail Expenditure	\$131.02 M	47.2%	\$1.43 B	47.3%	\$3.58 B	47.4%	
Apparel	\$9.9 M	3.6%	\$106.33 M	3.5%	\$265.25 M	3.5%	
Contributions	\$9.09 M	3.3%	\$99.15 M	3.3%	\$246.64 M	3.3%	
Education	\$8.64 M	3.1%	\$89.79 M	3.0%	\$219.65 M	2.9%	
Entertainment	\$15.83 M	5.7%	\$171.89 M	5.7%	\$428.88 M	5.7%	
Food and Beverages	\$40.81 M	14.7%	\$443.94 M	14.7%	\$1.12 B	14.7%	
Furnishings and Equipment	\$9.84 M	3.5%	\$106.96 M	3.5%	\$266.94 M	3.5%	
Gifts	\$6.94 M	2.5%	\$73.99 M	2.5%	\$183.02 M	2.4%	
Health Care	\$22.99 M	8.3%	\$256.34 M	8.5%	\$648.54 M	8.6%	
Household Operations	\$10.89 M		\$118.77 M	3.9%	\$297.24 M	3.9%	
Miscellaneous Expenses	\$5.25 M		\$57.26 M		\$143.45 M	1.9%	
Personal Care	\$3.73 M		\$40.62 M		\$101.77 M	1.3%	
Personal Insurance	\$1.98 M		\$21.58 M		\$53.56 M	0.7%	
Reading	\$602.86 K		\$6.62 M		\$16.61 M	0.2%	
Shelter	\$58.92 M		\$633.03 M		\$1.58 B	20.9%	
Tobacco	\$1.61 M		\$17.79 M		\$45.72 M	0.6%	
Transportation	\$50.79 M		\$553.61 M		\$1.39 B	18.3%	
Utilities	\$20 M	7.2%	\$221.19 M	7.3%	\$561.43 M	7.4%	
ducational Attainment (2019)							
Adult Population Age 25 Years or Over	6,340		78,634		211,807		
Elementary (Grade Level 0 to 8)	140	2.2%	1,171	1.5%	4,857	2.3%	
Some High School (Grade Level 9 to 11)	238	3.8%	3,025	3.8%	10,720	5.1%	
High School Graduate	1,186	18.7%	18,975		55,707	26.3%	
Some College	1,516		20,273		56,361	26.6%	
Associate Degree Only		12.0%	7,564	9.6%	20,045	9.5%	
Bachelor Degree Only	1,504	23.7%	17,383	22.1%	41,151	19.4%	
Graduate Degree	993	15.7%	10,242	13.0%	22,965	10.8%	

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Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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Anchor Space Available

Arrowhead Crossing / 7759 W. Bell Rd

							RF
W Bell Rd & N 77th Ave		1 mi radi	us	3 mi radius		5 mi radius	
Units In Structure (2019)							
1 Detached Unit		1,788	48.2%	32,928	77.4%	87,956	78.8%
1 Attached Unit		234	6.3%	2,327	5.5%	9,254	8.3%
2 to 4 Units		238	6.4%	1,418	3.3%	3,176	2.8%
5 to 9 Units		789	21.2%	2,289	5.4%	4,906	4.4%
10 to 19 Units		299	8.1%	1,719	4.0%	3,336	3.0%
20 to 49 Units		126	3.4%	856	2.0%	2,006	1.8%
50 or More Units		440	11.8%	3,045	7.2%	5,883	5.3%
Mobile Home or Trailer		66	1.8%	850	2.0%	4,109	3.7%
Other Structure		11	0.3%	26	-	192	0.2%
lomes Built By Year (2019)							
Homes Built 2010 or later		268	7.2%	2,120	5.0%	5,361	4.8%
Homes Built 2000 to 2009		1,026	27.7%	7,162	16.8%	17,070	15.3%
Homes Built 1990 to 1999		1,616	43.5%	16,327	38.4%	32,910	29.5%
Homes Built 1980 to 1989		443	11.9%	9,762	23.0%	27,338	24.5%
Homes Built 1970 to 1979		453	12.2%	7,624	17.9%	28,645	25.7%
Homes Built 1960 to 1969		137	3.7%	1,539	3.6%	6,486	5.8%
Homes Built 1950 to 1959		29	0.8%	618	1.5%	1,999	1.8%
Homes Built Before 1949		19	0.5%	305	0.7%	1,010	0.9%
łome Values (2019)							
Home Values \$1,000,000 or More		16	1.0%	92	0.3%	518	0.6%
Home Values \$500,000 to \$999,999		103	6.5%	1,359	4.6%	4,606	5.6%
Home Values \$400,000 to \$499,999		262	16.5%	2,085	7.0%	5,662	6.9%
Home Values \$300,000 to \$399,999		447	28.0%	5,563	18.7%	13,009	15.9%
Home Values \$200,000 to \$299,999		441	27.7%	12,395	41.8%	28,603	34.9%
Home Values \$150,000 to \$199,999		208	13.0%	5,362	18.1%	17,747	21.79
Home Values \$100,000 to \$149,999		90	5.7%	2,383	8.0%	8,913	10.9%
Home Values \$70,000 to \$99,999		34	2.1%	551	1.9%	2,834	3.5%
Home Values \$50,000 to \$69,999		4	0.3%	191	0.6%	1,054	1.3%
Home Values \$25,000 to \$49,999		4	0.3%	198	0.7%	1,345	1.6%
Home Values Under \$25,000		14	0.9%	578	1.9%	2,747	3.4%
Owner-Occupied Median Home Value		\$307,039		\$251,230		\$232,717	
Renter-Occupied Median Rent		\$995		\$1,024		\$1,000	
ransportation To Work (2019)							
Drive to Work Alone		3,627			77.5%	111,609	78.0%
Drive to Work in Carpool		407	8.9%		10.2%	15,018	10.5%
Travel to Work by Public Transportation		73	1.6%	725	1.4%	2,415	1.79
Drive to Work on Motorcycle		11	0.2%	256	0.5%	575	0.49
Walk or Bicycle to Work		93	2.0%	955	1.8%	2,604	1.8%
Other Means		45	1.0%	432	0.8%	1,191	0.89
Work at Home		327	7.1%	4,224	7.9%	9,698	6.89
ravel Time (2019)							
Travel to Work in 14 Minutes or Less		966	21.1%	10,494	19.6%	27,061	18.9%
Travel to Work in 15 to 29 Minutes		1,727		18,659		47,878	33.5%
Travel to Work in 30 to 59 Minutes		1,648			31.8%	44,698	31.29
Travel to Work in 60 Minutes or More		306	6.7%	3,214	6.0%	8,767	6.1%
Average Minutes Travel to Work		25.0		24.5		24.7	
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