



Fletcher Heights Plaza

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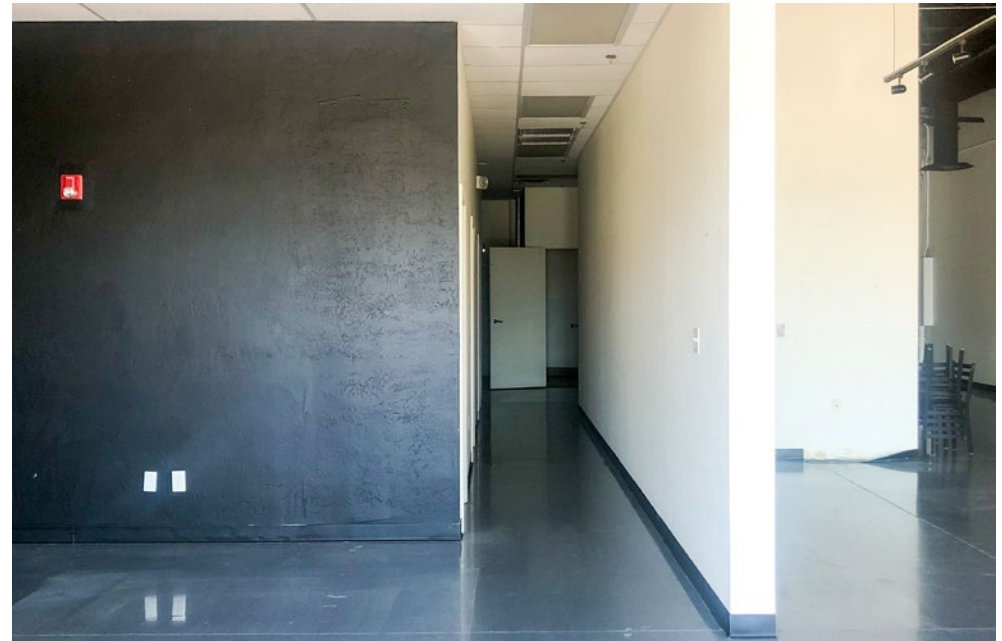
2720 E Camelback Rd

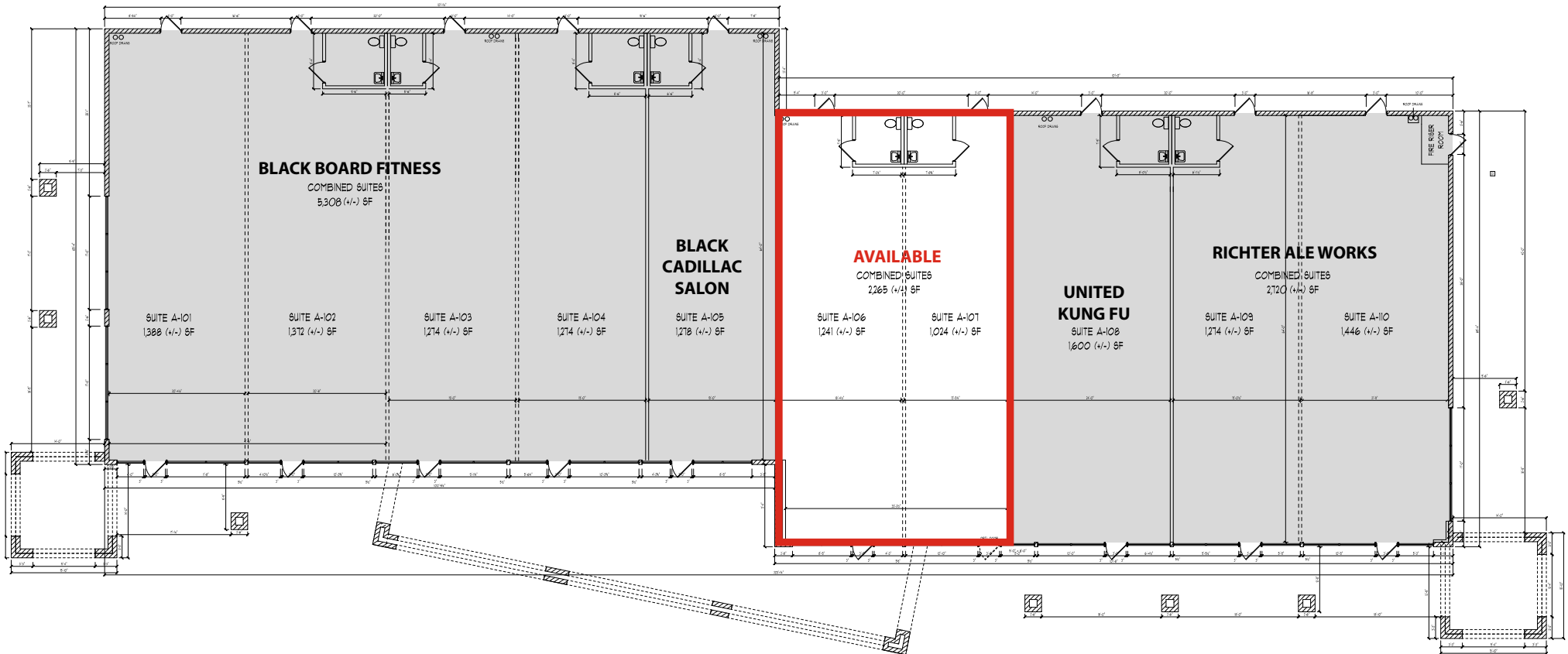
Suite 150

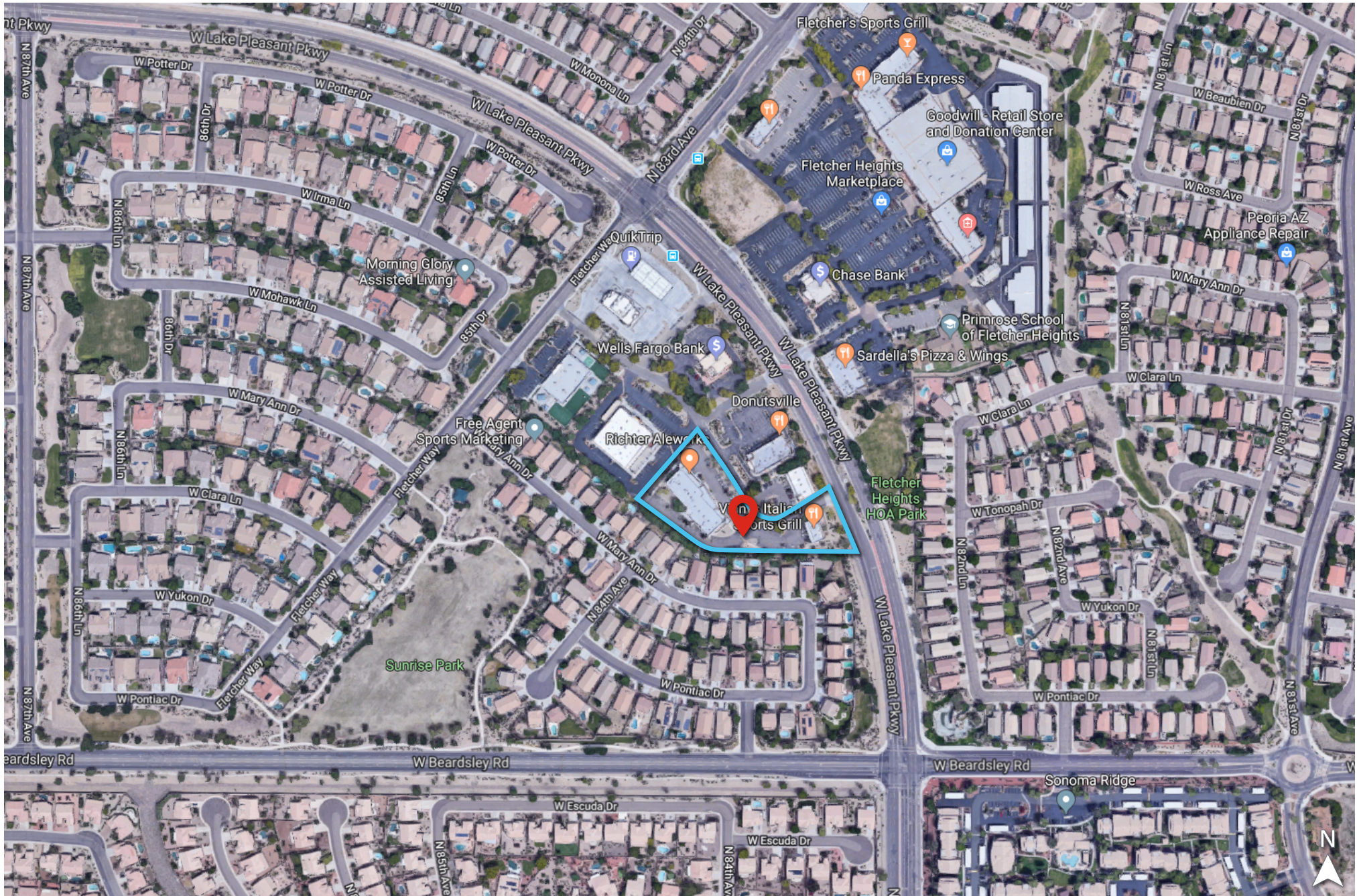
Phoenix, AZ 85016

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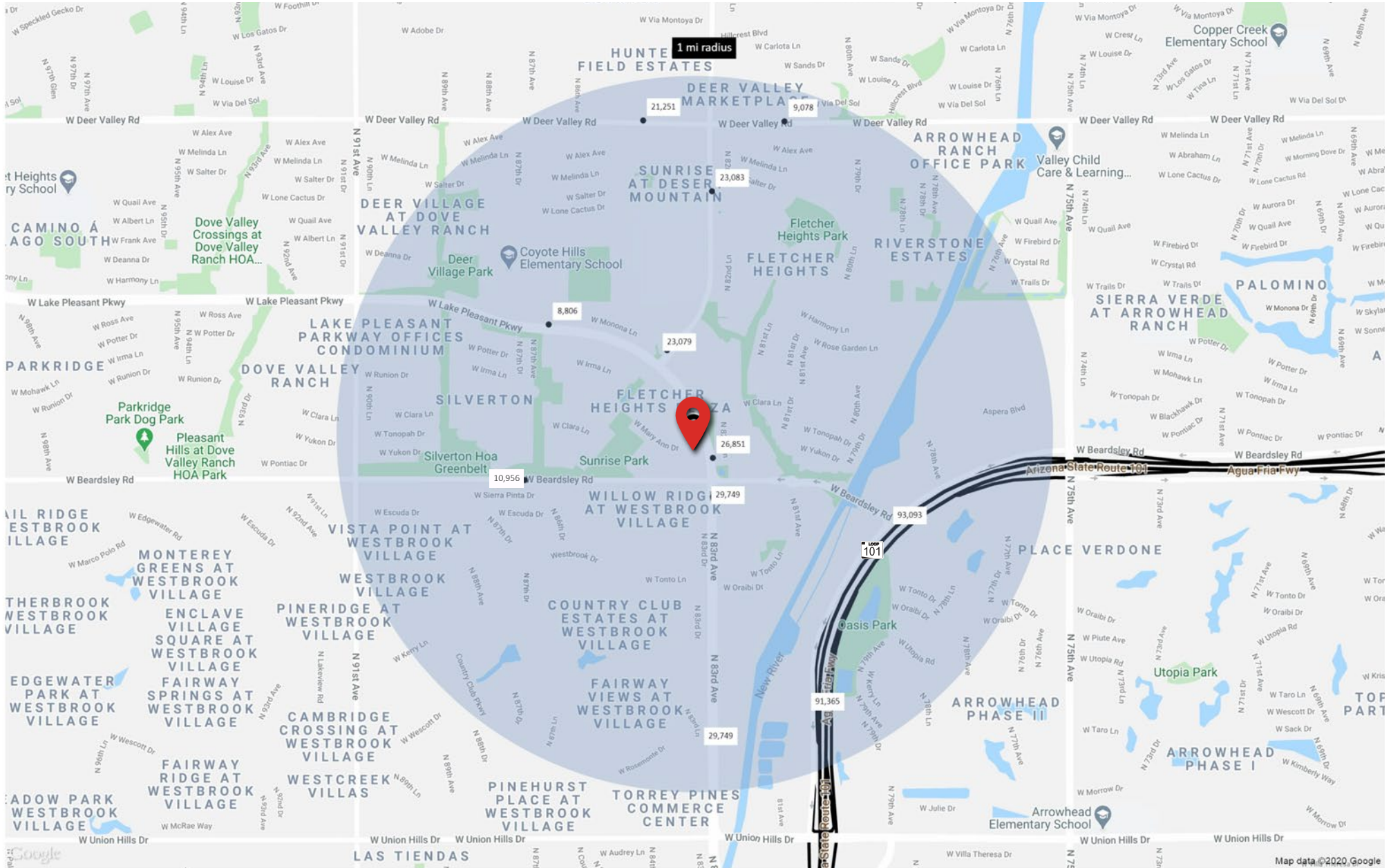
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Demographics | Traffic Counts



Demographics | 1, 3 & 5-Mile Radius

8267 W Lake Pleasant Pkwy	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	12,546		97,655		226,988	
Projected Population (2025)	13,592		106,517		247,502	
Census Population (2010)	11,848		89,561		202,363	
Census Population (2000)	6,985		75,250		165,385	
Projected Annual Growth (2020 to 2025)	1,046	1.7%	8,862	1.8%	20,515	1.8%
Historical Annual Growth (2010 to 2020)	698	0.6%	8,094	0.9%	24,625	1.2%
Historical Annual Growth (2000 to 2010)	4,863	7.0%	14,311	1.9%	36,978	2.2%
Estimated Population Density (2020)	3,996	psm	3,456	psm	2,891	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2020)	4,766		39,889		91,588	
Projected Households (2025)	5,005		42,119		96,854	
Census Households (2010)	4,476		36,511		81,622	
Census Households (2000)	2,756		29,354		65,103	
Estimated Households with Children (2020)	1,564	32.8%	11,028	27.6%	24,834	27.1%
Estimated Average Household Size (2020)	2.63		2.43		2.45	
Average Household Income						
Estimated Average Household Income (2020)	\$107,164		\$105,714		\$101,804	
Projected Average Household Income (2025)	\$120,865		\$118,990		\$114,563	
Estimated Average Family Income (2020)	\$117,672		\$125,908		\$121,476	
Median Household Income						
Estimated Median Household Income (2020)	\$91,479		\$87,518		\$85,780	
Projected Median Household Income (2025)	\$109,496		\$103,589		\$101,309	
Estimated Median Family Income (2020)	\$100,981		\$103,869		\$101,534	
Per Capita Income						
Estimated Per Capita Income (2020)	\$40,733		\$43,240		\$41,155	
Projected Per Capita Income (2025)	\$44,530		\$47,105		\$44,903	
Estimated Per Capita Income 5 Year Growth	\$3,797	9.3%	\$3,865	8.9%	\$3,748	9.1%
Estimated Average Household Net Worth (2020)	\$1,074,464		\$1,080,099		\$1,018,474	
Daytime Demos (2020)						
Total Businesses	426		3,649		7,610	
Total Employees	2,931		37,577		69,557	
Company Headquarter Businesses	2	0.5%	10	0.3%	15	0.2%
Company Headquarter Employees	56	1.9%	1,688	4.5%	2,003	2.9%
Employee Population per Business	6.9		10.3		9.1	
Residential Population per Business	29.4		26.8		29.8	

8267 W Lake Pleasant Pkwy	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	10,256	81.7%	80,502	82.4%	185,569	81.8%
Black or African American (2020)	443	3.5%	3,792	3.9%	9,240	4.1%
American Indian or Alaska Native (2020)	58	0.5%	668	0.7%	1,733	0.8%
Asian (2020)	718	5.7%	5,400	5.5%	11,983	5.3%
Hawaiian or Pacific Islander (2020)	35	0.3%	132	0.1%	298	0.1%
Other Race (2020)	473	3.8%	3,484	3.6%	9,764	4.3%
Two or More Races (2020)	563	4.5%	3,678	3.8%	8,401	3.7%
Not Hispanic or Latino Population (2020)	10,545	84.1%	82,996	85.0%	190,981	84.1%
Hispanic or Latino Population (2020)	2,001	15.9%	14,659	15.0%	36,006	15.9%
Not Hispanic or Latino Population (2025)	11,250	82.8%	89,217	83.8%	205,230	82.9%
Hispanic or Latino Population (2025)	2,341	17.2%	17,300	16.2%	42,272	17.1%
Not Hispanic or Latino Population (2010)	10,692	90.2%	81,092	90.5%	181,531	89.7%
Hispanic or Latino Population (2010)	1,156	9.8%	8,469	9.5%	20,832	10.3%
Not Hispanic or Latino Population (2000)	6,552	93.8%	70,098	93.2%	153,194	92.6%
Hispanic or Latino Population (2000)	434	6.2%	5,152	6.8%	12,191	7.4%
Projected Hispanic Annual Growth (2020 to 2025)	340	3.4%	2,641	3.6%	6,266	3.5%
Historic Hispanic Annual Growth (2000 to 2020)	1,567	18.1%	9,507	9.2%	23,815	9.8%
Age Distribution (2020)						
Age Under 5	674	5.4%	4,516	4.6%	10,755	4.7%
Age 5 to 9 Years	783	6.2%	5,189	5.3%	12,142	5.3%
Age 10 to 14 Years	937	7.5%	6,219	6.4%	14,080	6.2%
Age 15 to 19 Years	800	6.4%	5,785	5.9%	13,264	5.8%
Age 20 to 24 Years	640	5.1%	4,784	4.9%	11,136	4.9%
Age 25 to 29 Years	704	5.6%	5,550	5.7%	13,102	5.8%
Age 30 to 34 Years	774	6.2%	5,251	5.4%	12,845	5.7%
Age 35 to 39 Years	892	7.1%	5,903	6.0%	13,765	6.1%
Age 40 to 44 Years	913	7.3%	6,059	6.2%	13,767	6.1%
Age 45 to 49 Years	807	6.4%	6,358	6.5%	14,259	6.3%
Age 50 to 54 Years	719	5.7%	6,181	6.3%	14,311	6.3%
Age 55 to 59 Years	736	5.9%	6,404	6.6%	14,840	6.5%
Age 60 to 64 Years	713	5.7%	6,411	6.6%	14,892	6.6%
Age 65 to 74 Years	1,425	11.4%	11,902	12.2%	27,828	12.3%
Age 75 to 84 Years	836	6.7%	7,606	7.8%	17,819	7.9%
Age 85 Years or Over	193	1.5%	3,538	3.6%	8,182	3.6%
Median Age	40.1		43.9		43.9	
Gender Age Distribution (2020)						
Female Population	6,508	51.9%	51,266	52.5%	118,521	52.2%
Age 0 to 19 Years	1,594	24.5%	10,595	20.7%	24,501	20.7%
Age 20 to 64 Years	3,600	55.3%	27,674	54.0%	63,657	53.7%
Age 65 Years or Over	1,314	20.2%	12,997	25.4%	30,363	25.6%
Female Median Age	40.6		45.3		45.3	
Male Population	6,038	48.1%	46,390	47.5%	108,467	47.8%
Age 0 to 19 Years	1,600	26.5%	11,115	24.0%	25,741	23.7%
Age 20 to 64 Years	3,298	54.6%	25,227	54.4%	59,260	54.6%
Age 65 Years or Over	1,139	18.9%	10,048	21.7%	23,466	21.6%
Male Median Age	39.5		42.5		42.4	



Demographics | 1, 3 & 5-Mile Radius

8267 W Lake Pleasant Pkwy						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	438	9.2%	4,015	10.1%	8,491	9.3%
HH Income \$150,000 to \$199,999	490	10.3%	3,753	9.4%	7,895	8.6%
HH Income \$100,000 to \$149,999	1,110	23.3%	7,985	20.0%	18,347	20.0%
HH Income \$75,000 to \$99,999	786	16.5%	6,301	15.8%	14,810	16.2%
HH Income \$50,000 to \$74,999	897	18.8%	7,391	18.5%	16,727	18.3%
HH Income \$35,000 to \$49,999	457	9.6%	4,084	10.2%	9,900	10.8%
HH Income \$25,000 to \$34,999	200	4.2%	2,282	5.7%	5,775	6.3%
HH Income \$15,000 to \$24,999	211	4.4%	1,854	4.6%	4,790	5.2%
HH Income Under \$15,000	177	3.7%	2,225	5.6%	4,851	5.3%
HH Income \$35,000 or More	4,178	87.7%	33,529	84.1%	76,172	83.2%
HH Income \$75,000 or More	2,824	59.3%	22,054	55.3%	49,544	54.1%
Housing (2020)						
Total Housing Units	5,127		42,610		98,224	
Housing Units Occupied	4,766	93.0%	39,889	93.6%	91,588	93.2%
Housing Units Owner-Occupied	3,557	74.6%	28,725	72.0%	69,026	75.4%
Housing Units, Renter-Occupied	1,209	25.4%	11,164	28.0%	22,562	24.6%
Housing Units, Vacant	361	7.6%	2,721	6.8%	6,636	7.2%
Marital Status (2020)						
Never Married	2,607	25.7%	20,016	24.5%	46,882	24.7%
Currently Married	5,395	53.1%	43,601	53.3%	98,636	51.9%
Separated	182	1.8%	2,443	3.0%	6,282	3.3%
Widowed	651	6.4%	5,994	7.3%	14,480	7.6%
Divorced	1,316	13.0%	9,676	11.8%	23,731	12.5%
Household Type (2020)						
Population Family	10,917	87.0%	81,185	83.1%	188,220	82.9%
Population Non-Family	1,600	12.8%	15,797	16.2%	36,485	16.1%
Population Group Quarters	28	0.2%	672	0.7%	2,282	1.0%
Family Households	3,490	73.2%	26,934	67.5%	61,694	67.4%
Non-Family Households	1,276	26.8%	12,956	32.5%	29,893	32.6%
Married Couple with Children	1,069	19.8%	7,774	17.8%	17,364	17.6%
Average Family Household Size	3.1		3.0		3.1	
Household Size (2020)						
1 Person Households	1,000	21.0%	10,705	26.8%	24,580	26.8%
2 Person Households	1,791	37.6%	15,084	37.8%	34,069	37.2%
3 Person Households	748	15.7%	5,677	14.2%	13,081	14.3%
4 Person Households	737	15.5%	5,170	13.0%	11,712	12.8%
5 Person Households	315	6.6%	2,120	5.3%	5,158	5.6%
6 or More Person Households	175	3.7%	1,133	2.8%	2,988	3.3%
Household Vehicles (2020)						
Households with 0 Vehicles Available	119	2.5%	1,680	4.2%	3,684	4.0%
Households with 1 Vehicles Available	1,516	31.8%	12,911	32.4%	29,659	32.4%
Households with 2 or More Vehicles Available	3,131	65.7%	25,298	63.4%	58,244	63.6%
Total Vehicles Available	9,159		76,469		177,041	
Average Vehicles Per Household	1.9		1.9		1.9	

8267 W Lake Pleasant Pkwy						
	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	9,984		80,487		187,246	
Estimated Civilian Employed	6,075	60.8%	44,588	55.4%	102,132	54.5%
Estimated Civilian Unemployed	400	4.0%	3,222	4.0%	7,496	4.0%
Estimated in Armed Forces	-	-	164	0.2%	417	0.2%
Estimated Not in Labor Force	3,509	35.1%	32,512	40.4%	77,201	41.2%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	6,075		44,588		102,132	
Management, Business, Financial Operations	1,237	20.4%	9,009	20.2%	19,028	18.6%
Professional, Related	1,524	25.1%	11,318	25.4%	25,409	24.9%
Service	881	14.5%	6,752	15.1%	15,697	15.4%
Sales, Office	1,608	26.5%	11,269	25.3%	26,227	25.7%
Farming, Fishing, Forestry	7	0.1%	66	0.1%	170	0.2%
Construct, Extraction, Maintenance	364	6.0%	2,678	6.0%	6,573	6.4%
Production, Transport Material Moving	454	7.5%	3,496	7.8%	9,028	8.8%
White Collar Workers	4,370	71.9%	31,597	70.9%	70,665	69.2%
Blue Collar Workers	1,705	28.1%	12,991	29.1%	31,468	30.8%
Consumer Expenditure (2020)						
Total Household Expenditure	\$352.35 M		\$2.91 B		\$6.48 B	
Total Non-Retail Expenditure	\$185.45 M	52.6%	\$1.53 B	52.8%	\$3.42 B	52.7%
Total Retail Expenditure	\$166.9 M	47.4%	\$1.37 B	47.2%	\$3.06 B	47.3%
Apparel	\$12.52 M	3.6%	\$103.06 M	3.5%	\$229.18 M	3.5%
Contributions	\$11.72 M	3.3%	\$98.04 M	3.4%	\$217.5 M	3.4%
Education	\$10.86 M	3.1%	\$90.73 M	3.1%	\$199.61 M	3.1%
Entertainment	\$20.28 M	5.8%	\$167.13 M	5.7%	\$371.75 M	5.7%
Food and Beverages	\$51.67 M	14.7%	\$424.92 M	14.6%	\$948.08 M	14.6%
Furnishings and Equipment	\$12.6 M	3.6%	\$103.8 M	3.6%	\$230.93 M	3.6%
Gifts	\$8.79 M	2.5%	\$73.86 M	2.5%	\$163.34 M	2.5%
Health Care	\$29.59 M	8.4%	\$244.19 M	8.4%	\$546.32 M	8.4%
Household Operations	\$13.94 M	4.0%	\$115.4 M	4.0%	\$256.84 M	4.0%
Miscellaneous Expenses	\$6.69 M	1.9%	\$55.31 M	1.9%	\$123.17 M	1.9%
Personal Care	\$4.75 M	1.3%	\$39.1 M	1.3%	\$87.12 M	1.3%
Personal Insurance	\$2.58 M	0.7%	\$21.33 M	0.7%	\$47.33 M	0.7%
Reading	\$771.95 K	0.2%	\$6.41 M	0.2%	\$14.27 M	0.2%
Shelter	\$73.49 M	20.9%	\$607.9 M	20.9%	\$1.35 B	20.9%
Tobacco	\$1.97 M	0.6%	\$16.27 M	0.6%	\$36.63 M	0.6%
Transportation	\$64.78 M	18.4%	\$530.95 M	18.3%	\$1.18 B	18.3%
Utilities	\$25.36 M	7.2%	\$208.83 M	7.2%	\$467.89 M	7.2%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	8,711		71,162		165,610	
Elementary (Grade Level 0 to 8)	141	1.6%	966	1.4%	2,547	1.5%
Some High School (Grade Level 9 to 11)	267	3.1%	2,616	3.7%	6,447	3.9%
High School Graduate	1,819	20.9%	16,092	22.6%	39,709	24.0%
Some College	1,867	21.4%	17,076	24.0%	42,114	25.4%
Associate Degree Only	1,019	11.7%	7,082	10.0%	16,444	9.9%
Bachelor Degree Only	2,460	28.2%	17,466	24.5%	37,115	22.4%
Graduate Degree	1,137	13.1%	9,863	13.9%	21,233	12.8%



Demographics | 1, 3 & 5-Mile Radius

8267 W Lake Pleasant Pkwy	1 mi radius	3 mi radius	5 mi radius
Units In Structure (2020)			
1 Detached Unit	3,923 87.7%	29,846 81.7%	69,290 84.9%
1 Attached Unit	245 5.5%	2,145 5.9%	5,859 7.2%
2 to 4 Units	86 1.9%	1,017 2.8%	1,809 2.2%
5 to 9 Units	140 3.1%	2,192 6.0%	3,120 3.8%
10 to 19 Units	146 3.3%	1,009 2.8%	2,338 2.9%
20 to 49 Units	21 0.5%	540 1.5%	1,417 1.7%
50 or More Units	155 3.5%	2,490 6.8%	5,156 6.3%
Mobile Home or Trailer	47 1.0%	623 1.7%	2,496 3.1%
Other Structure	3 -	28 -	102 0.1%
Homes Built By Year (2020)			
Homes Built 2010 or later	234 5.2%	2,577 7.1%	6,623 8.1%
Homes Built 2000 to 2009	1,351 30.2%	6,728 18.4%	17,091 20.9%
Homes Built 1990 to 1999	2,392 53.5%	16,710 45.8%	28,834 35.3%
Homes Built 1980 to 1989	383 8.6%	6,134 16.8%	16,026 19.6%
Homes Built 1970 to 1979	190 4.2%	5,619 15.4%	17,392 21.3%
Homes Built 1960 to 1969	129 2.9%	1,260 3.4%	3,709 4.5%
Homes Built 1950 to 1959	64 1.4%	556 1.5%	1,161 1.4%
Homes Built Before 1949	23 0.5%	306 0.8%	754 0.9%
Home Values (2020)			
Home Values \$1,000,000 or More	5 0.1%	162 0.6%	574 0.8%
Home Values \$500,000 to \$999,999	196 5.5%	1,992 6.9%	4,982 7.2%
Home Values \$400,000 to \$499,999	211 5.9%	2,841 9.9%	6,647 9.6%
Home Values \$300,000 to \$399,999	992 27.9%	7,227 25.2%	15,397 22.3%
Home Values \$200,000 to \$299,999	1,742 49.0%	11,458 39.9%	24,330 35.2%
Home Values \$150,000 to \$199,999	331 9.3%	2,936 10.2%	9,383 13.6%
Home Values \$100,000 to \$149,999	24 0.7%	1,068 3.7%	3,799 5.5%
Home Values \$70,000 to \$99,999	8 0.2%	325 1.1%	1,138 1.6%
Home Values \$50,000 to \$69,999	9 0.2%	76 0.3%	417 0.6%
Home Values \$25,000 to \$49,999	-	124 0.4%	560 0.8%
Home Values Under \$25,000	35 1.0%	363 1.3%	1,459 2.1%
Owner-Occupied Median Home Value	\$285,412	\$292,415	\$275,800
Renter-Occupied Median Rent	\$1,166	\$1,144	\$1,108
Transportation To Work (2020)			
Drive to Work Alone	4,560 76.6%	35,679 77.6%	83,368 78.2%
Drive to Work in Carpool	510 8.6%	4,040 8.8%	9,861 9.3%
Travel to Work by Public Transportation	46 0.8%	396 0.9%	1,065 1.0%
Drive to Work on Motorcycle	30 0.5%	145 0.3%	321 0.3%
Walk or Bicycle to Work	76 1.3%	559 1.2%	1,329 1.2%
Other Means	60 1.0%	404 0.9%	1,126 1.1%
Work at Home	672 11.3%	4,745 10.3%	9,529 8.9%
Travel Time (2020)			
Travel to Work in 14 Minutes or Less	887 14.9%	7,833 17.0%	18,456 17.3%
Travel to Work in 15 to 29 Minutes	2,409 40.5%	15,049 32.7%	34,666 32.5%
Travel to Work in 30 to 59 Minutes	1,649 27.7%	13,797 30.0%	32,251 30.3%
Travel to Work in 60 Minutes or More	430 7.2%	3,204 7.0%	7,384 6.9%
Average Minutes Travel to Work	24.2	25.6	25.1

