

Biltmore Plaza

NORTHWEST CORNER OF CAMELBACK ROAD & 32ND STREET, PHOENIX, AZ



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WWW.STRATEGICRETAILGROUP.COM



STRATEGIC

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

ERIN SCHRAUTH
602.792.5201
erins@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)

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AVAILABILITY

- 1,320 SF COMING AVAILABLE - END OF 2019

BENEFITS

- Grow your sales with cross traffic from long standing, stable tenant base with a variety of tenant use types including a daily needs Safeway grocery anchor.
- Widen your profit margins by locating in a strong consumer trade area with dense daytime customer base, strong residential in comes and expenditures.
- Reduce promotional expense by locating in a center with high visibility and the prominent location in the Camelback Corridor.

TRAFFIC COUNTS

32ND STREET (±20,400 VPD)

CAMELBACK ROAD (±33,900 VPD)

Click to view

[Property Video](#)

NOTABLE TENANTS



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,398	129,931	321,841
Avg. Household Income	\$138,457	\$93,415	\$91,807
Daytime Employment	18,460	94,404	242,595

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EXPANDED PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5101/-112.0130

RF5

E Camelback Rd & N 32nd St Phoenix, AZ 85018		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2016)		11,175	124,897	306,406
Projected Population (2021)		12,183	137,864	338,727
Census Population (2010)		9,634	112,752	274,416
Census Population (2000)		9,901	121,305	297,178
Projected Annual Growth (2016 to 2021)		1,008 1.8%	12,967 2.1%	32,321 2.1%
Historical Annual Growth (2010 to 2016)		1,541 2.7%	12,145 1.8%	31,990 1.9%
Historical Annual Growth (2000 to 2010)		-267 -0.3%	-8,552 -0.7%	-22,762 -0.8%
Estimated Population Density (2016)		3,558 <i>psm</i>	4,419 <i>psm</i>	3,903 <i>psm</i>
Trade Area Size		3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households				
Estimated Households (2016)		5,739	55,752	132,273
Projected Households (2021)		6,050	59,451	141,531
Census Households (2010)		4,889	49,434	116,393
Census Households (2000)		5,012	51,831	119,834
Estimated Households with Children (2016)		981 17.1%	13,989 25.1%	34,586 26.1%
Estimated Average Household Size (2016)		1.95	2.23	2.29
Average Household Income				
Estimated Average Household Income (2016)		\$115,057	\$80,222	\$78,927
Projected Average Household Income (2021)		\$137,684	\$93,927	\$92,379
Estimated Average Family Income (2016)		\$156,334	\$101,628	\$100,332
Median Household Income				
Estimated Median Household Income (2016)		\$79,472	\$58,616	\$57,528
Projected Median Household Income (2021)		\$88,514	\$64,757	\$63,436
Estimated Median Family Income (2016)		\$116,766	\$82,841	\$79,306
Per Capita Income				
Estimated Per Capita Income (2016)		\$59,097	\$35,863	\$34,214
Projected Per Capita Income (2021)		\$68,387	\$40,552	\$38,726
Estimated Per Capita Income 5 Year Growth		\$9,290 15.7%	\$4,689 13.1%	\$4,513 13.2%
Estimated Average Household Net Worth (2016)		\$1,191,668	\$769,704	\$765,802
Daytime Demos (2016)				
Total Businesses		4,580	12,823	25,922
Total Employees		24,116	92,890	249,468
Company Headquarter Businesses		25 0.5%	98 0.8%	189 0.7%
Company Headquarter Employees		1,713 7.1%	7,259 7.8%	26,179 10.5%
Employee Population per Business		5.3	7.2	9.6
Residential Population per Business		2.4	9.7	11.8

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Phoenix, AZ 85018

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2016)	9,447	84.5%	87,179	69.8%	208,443	68.0%
Black or African American (2016)	304	2.7%	6,665	5.3%	20,646	6.7%
American Indian or Alaska Native (2016)	140	1.3%	3,628	2.9%	8,363	2.7%
Asian (2016)	348	3.1%	3,760	3.0%	8,646	2.8%
Hawaiian or Pacific Islander (2016)	3	-	168	0.1%	425	0.1%
Other Race (2016)	586	5.2%	18,617	14.9%	48,215	15.7%
Two or More Races (2016)	346	3.1%	4,880	3.9%	11,669	3.8%
Not Hispanic or Latino Population (2016)	9,337	83.5%	81,155	65.0%	194,849	63.6%
Hispanic or Latino Population (2016)	1,838	16.5%	43,742	35.0%	111,557	36.4%
Not Hispanic or Latino Population (2021)	9,924	81.5%	87,148	63.2%	209,924	62.0%
Hispanic or Latino Population (2021)	2,259	18.5%	50,716	36.8%	128,804	38.0%
Not Hispanic or Latino Population (2010)	8,253	85.7%	74,007	65.6%	175,915	64.1%
Hispanic or Latino Population (2010)	1,380	14.3%	38,745	34.4%	98,501	35.9%
Not Hispanic or Latino Population (2000)	8,920	90.1%	83,426	68.8%	194,389	65.4%
Hispanic or Latino Population (2000)	980	9.9%	37,879	31.2%	102,789	34.6%
Projected Hispanic Annual Growth (2016 to 2021)	420	4.6%	6,974	3.2%	17,247	3.1%
Historic Hispanic Annual Growth (2000 to 2016)	858	5.5%	5,863	1.0%	8,768	0.5%

Age Distribution (2016)

Age Under 5	546	4.9%	7,828	6.3%	19,560	6.4%
Age 5 to 9 Years	532	4.8%	7,657	6.1%	19,413	6.3%
Age 10 to 14 Years	486	4.3%	7,415	5.9%	18,868	6.2%
Age 15 to 19 Years	470	4.2%	7,256	5.8%	18,714	6.1%
Age 20 to 24 Years	477	4.3%	7,768	6.2%	20,740	6.8%
Age 25 to 29 Years	792	7.1%	10,044	8.0%	24,551	8.0%
Age 30 to 34 Years	836	7.5%	9,523	7.6%	22,613	7.4%
Age 35 to 39 Years	734	6.6%	8,541	6.8%	20,427	6.7%
Age 40 to 44 Years	717	6.4%	8,617	6.9%	20,660	6.7%
Age 45 to 49 Years	751	6.7%	8,580	6.9%	20,410	6.7%
Age 50 to 54 Years	815	7.3%	8,839	7.1%	21,137	6.9%
Age 55 to 59 Years	856	7.7%	8,337	6.7%	20,263	6.6%
Age 60 to 64 Years	799	7.2%	6,819	5.5%	16,445	5.4%
Age 65 to 74 Years	1,277	11.4%	9,791	7.8%	23,498	7.7%
Age 75 to 84 Years	759	6.8%	5,435	4.4%	12,921	4.2%
Age 85 Years or Over	328	2.9%	2,447	2.0%	6,186	2.0%
Median Age	43.9		37.4		36.9	

Gender Age Distribution (2016)

Female Population	5,777	51.7%	62,326	49.9%	151,514	49.4%
Age 0 to 19 Years	1,020	17.7%	14,821	23.8%	37,530	24.8%
Age 20 to 64 Years	3,432	59.4%	37,618	60.4%	90,482	59.7%
Age 65 Years or Over	1,325	22.9%	9,888	15.9%	23,502	15.5%
Female Median Age	44.7		38.0		37.5	
Male Population	5,398	48.3%	62,571	50.1%	154,892	50.6%
Age 0 to 19 Years	1,014	18.8%	15,335	24.5%	39,025	25.2%
Age 20 to 64 Years	3,345	62.0%	39,450	63.0%	96,764	62.5%
Age 65 Years or Over	1,038	19.2%	7,786	12.4%	19,102	12.3%
Male Median Age	43.3		37.0		36.4	

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Phoenix, AZ 85018							
Household Income Distribution (2016)							
HH Income \$200,000 or More	856	14.9%	4,474	8.0%	10,676	8.1%	
HH Income \$150,000 to \$199,999	378	6.6%	2,445	4.4%	5,819	4.4%	
HH Income \$100,000 to \$149,999	978	17.0%	5,540	9.9%	13,004	9.8%	
HH Income \$75,000 to \$99,999	689	12.0%	6,022	10.8%	12,832	9.7%	
HH Income \$50,000 to \$74,999	1,016	17.7%	9,163	16.4%	20,402	15.4%	
HH Income \$35,000 to \$49,999	656	11.4%	7,971	14.3%	18,125	13.7%	
HH Income \$25,000 to \$34,999	362	6.3%	6,038	10.8%	14,351	10.8%	
HH Income \$15,000 to \$24,999	311	5.4%	5,828	10.5%	15,204	11.5%	
HH Income Under \$15,000	493	8.6%	8,271	14.8%	21,860	16.5%	
HH Income \$35,000 or More	4,573	79.7%	35,615	63.9%	80,858	61.1%	
HH Income \$75,000 or More	2,901	50.6%	18,480	33.1%	42,331	32.0%	
Housing (2016)							
Total Housing Units	6,162		58,998		140,564		
Housing Units Occupied	5,739	93.1%	55,752	94.5%	132,273	94.1%	
Housing Units Owner-Occupied	3,584	62.4%	26,971	48.4%	62,043	46.9%	
Housing Units, Renter-Occupied	2,156	37.6%	28,782	51.6%	70,230	53.1%	
Housing Units, Vacant	423	6.9%	3,246	5.5%	8,291	5.9%	
Marital Status (2016)							
Never Married	3,320	34.5%	40,709	39.9%	101,969	41.0%	
Currently Married	4,099	42.7%	35,627	34.9%	86,069	34.6%	
Separated	284	3.0%	4,954	4.9%	12,590	5.1%	
Widowed	493	5.1%	5,109	5.0%	12,555	5.1%	
Divorced	1,415	14.7%	15,598	15.3%	35,382	14.2%	
Household Type (2016)							
Population Family	7,488	67.0%	88,719	71.0%	218,398	71.3%	
Population Non-Family	3,680	32.9%	35,554	28.5%	84,021	27.4%	
Population Group Quarters	7	0.1%	624	0.5%	3,987	1.3%	
Family Households	2,684	46.8%	27,201	48.8%	65,886	49.8%	
Non-Family Households	3,055	53.2%	28,551	51.2%	66,387	50.2%	
Married Couple with Children	607	14.8%	7,658	21.5%	18,768	21.8%	
Average Family Household Size	2.8		3.3		3.3		
Household Size (2016)							
1 Person Households	2,520	43.9%	22,813	40.9%	52,393	39.6%	
2 Person Households	1,995	34.8%	16,464	29.5%	39,021	29.5%	
3 Person Households	614	10.7%	6,617	11.9%	15,706	11.9%	
4 Person Households	385	6.7%	4,826	8.7%	11,970	9.0%	
5 Person Households	150	2.6%	2,614	4.7%	6,809	5.1%	
6 or More Person Households	76	1.3%	2,418	4.3%	6,375	4.8%	
Household Vehicles (2016)							
Households with 0 Vehicles Available	244	4.3%	5,730	10.3%	15,476	11.7%	
Households with 1 Vehicles Available	2,304	40.1%	24,573	44.1%	56,743	42.9%	
Households with 2 or More Vehicles Available	3,191	55.6%	25,449	45.6%	60,055	45.4%	
Total Vehicles Available	9,778		85,237		199,530		
Average Vehicles Per Household	1.7		1.5		1.5		

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2016)

Estimated Labor Population Age 16 Years or Over	9,515		100,611		244,969	
Estimated Civilian Employed	6,007	63.1%	65,602	65.2%	152,529	62.3%
Estimated Civilian Unemployed	202	2.1%	2,773	2.8%	6,531	2.7%
Estimated in Armed Forces	38	0.4%	80	0.1%	179	0.1%
Estimated Not in Labor Force	3,269	34.3%	32,156	32.0%	85,729	35.0%
Unemployment Rate	2.1%		2.8%		2.7%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	4,664		52,459		121,967	
Management, Business, Financial Operations	930	19.9%	7,793	14.9%	18,299	15.0%
Professional, Related	1,483	31.8%	12,150	23.2%	28,755	23.6%
Service	530	11.4%	10,516	20.0%	24,479	20.1%
Sales, Office	1,218	26.1%	13,777	26.3%	30,980	25.4%
Farming, Fishing, Forestry	1	-	80	0.2%	256	0.2%
Construct, Extraction, Maintenance	208	4.5%	3,755	7.2%	8,845	7.3%
Production, Transport Material Moving	294	6.3%	4,389	8.4%	10,354	8.5%
White Collar Workers	3,631	77.9%	33,720	64.3%	78,034	64.0%
Blue Collar Workers	1,033	22.1%	18,739	35.7%	43,934	36.0%

Consumer Expenditure (2016)

Total Household Expenditure	\$448 M		\$3.31 B		\$7.75 B	
Total Non-Retail Expenditure	\$244 M	54.5%	\$1.80 B	54.2%	\$4.20 B	54.2%
Total Retail Expenditure	\$204 M	45.5%	\$1.52 B	45.8%	\$3.55 B	45.8%
Apparel	\$15.7 M	3.5%	\$116 M	3.5%	\$272 M	3.5%
Contributions	\$22.2 M	5.0%	\$153 M	4.6%	\$359 M	4.6%
Education	\$18.5 M	4.1%	\$129 M	3.9%	\$303 M	3.9%
Entertainment	\$25.3 M	5.6%	\$185 M	5.6%	\$433 M	5.6%
Food and Beverages	\$63.7 M	14.2%	\$482 M	14.5%	\$1.13 B	14.5%
Furnishings and Equipment	\$15.9 M	3.5%	\$114 M	3.4%	\$265 M	3.4%
Gifts	\$12.2 M	2.7%	\$85.0 M	2.6%	\$199 M	2.6%
Health Care	\$34.5 M	7.7%	\$264 M	8.0%	\$616 M	7.9%
Household Operations	\$13.7 M	3.0%	\$96.3 M	2.9%	\$226 M	2.9%
Miscellaneous Expenses	\$6.50 M	1.5%	\$48.7 M	1.5%	\$114 M	1.5%
Personal Care	\$5.77 M	1.3%	\$42.9 M	1.3%	\$100 M	1.3%
Personal Insurance	\$3.60 M	0.8%	\$25.3 M	0.8%	\$59.2 M	0.8%
Reading	\$1.01 M	0.2%	\$7.40 M	0.2%	\$17.3 M	0.2%
Shelter	\$93.0 M	20.8%	\$686 M	20.7%	\$1.61 B	20.7%
Tobacco	\$2.42 M	0.5%	\$19.9 M	0.6%	\$46.5 M	0.6%
Transportation	\$82.0 M	18.3%	\$613 M	18.5%	\$1.43 B	18.4%
Utilities	\$32.0 M	7.1%	\$247 M	7.5%	\$578 M	7.5%

Educational Attainment (2016)

Adult Population Age 25 Years or Over	8,663		86,974		209,110	
Elementary (Grade Level 0 to 8)	121	1.4%	6,766	7.8%	18,461	8.8%
Some High School (Grade Level 9 to 11)	180	2.1%	6,017	6.9%	15,396	7.4%
High School Graduate	1,251	14.4%	17,010	19.6%	41,459	19.8%
Some College	1,829	21.1%	19,673	22.6%	45,595	21.8%
Associate Degree Only	637	7.3%	6,258	7.2%	14,346	6.9%
Bachelor Degree Only	2,788	32.2%	19,385	22.3%	44,564	21.3%
Graduate Degree	1,858	21.4%	11,864	13.6%	29,289	14.0%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,828	57.9%	24,858	50.3%	57,164	49.1%
1 Attached Unit	430	8.8%	3,117	6.3%	7,359	6.3%
2 to 4 Units	271	5.5%	3,530	7.1%	10,700	9.2%
5 to 9 Units	328	6.7%	3,850	7.8%	8,899	7.6%
10 to 19 Units	238	4.9%	4,414	8.9%	10,706	9.2%
20 to 49 Units	334	6.8%	3,969	8.0%	7,973	6.8%
50 or More Units	386	7.9%	4,618	9.3%	11,093	9.5%
Mobile Home or Trailer	72	1.5%	1,048	2.1%	2,391	2.1%
Other Structure	3	0.1%	30	0.1%	109	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	154	3.2%	2,570	5.2%	7,362	6.3%
Homes Built 2000 to 2004	306	6.3%	3,348	6.8%	8,747	7.5%
Homes Built 1990 to 1999	510	10.4%	5,189	10.5%	12,798	11.0%
Homes Built 1980 to 1989	870	17.8%	6,837	13.8%	15,266	13.1%
Homes Built 1970 to 1979	917	18.8%	9,105	18.4%	21,103	18.1%
Homes Built 1960 to 1969	641	13.1%	7,249	14.7%	16,025	13.8%
Homes Built 1950 to 1959	1,494	30.6%	11,521	23.3%	24,264	20.8%
Homes Built Before 1949	140	2.9%	3,638	7.4%	10,796	9.3%

Home Values (2010)

Home Values \$1,000,000 or More	152	4.8%	1,194	4.8%	2,773	4.8%
Home Values \$500,000 to \$999,999	380	12.0%	2,021	8.1%	4,484	7.8%
Home Values \$400,000 to \$499,999	232	7.4%	1,279	5.1%	2,881	5.0%
Home Values \$300,000 to \$399,999	332	10.5%	2,505	10.1%	5,676	9.9%
Home Values \$200,000 to \$299,999	610	19.4%	4,707	18.9%	10,970	19.1%
Home Values \$150,000 to \$199,999	484	15.4%	4,322	17.4%	9,970	17.4%
Home Values \$100,000 to \$149,999	439	13.9%	4,399	17.7%	10,288	18.0%
Home Values \$70,000 to \$99,999	234	7.4%	2,160	8.7%	5,141	9.0%
Home Values \$50,000 to \$69,999	94	3.0%	842	3.4%	1,792	3.1%
Home Values \$25,000 to \$49,999	89	2.8%	625	2.5%	1,315	2.3%
Home Values Under \$25,000	107	3.4%	846	3.4%	2,003	3.5%
Owner-Occupied Median Home Value	\$224,461		\$206,621		\$206,915	
Renter-Occupied Median Rent	\$831		\$703		\$683	

Transportation To Work (2010)

Drive to Work Alone	3,908	82.8%	39,198	75.6%	89,782	74.6%
Drive to Work in Carpool	267	5.7%	5,067	9.8%	12,253	10.2%
Travel to Work by Public Transportation	71	1.5%	2,213	4.3%	5,446	4.5%
Drive to Work on Motorcycle	17	0.4%	130	0.3%	345	0.3%
Walk or Bicycle to Work	69	1.5%	1,644	3.2%	4,295	3.6%
Other Means	43	0.9%	608	1.2%	1,225	1.0%
Work at Home	344	7.3%	2,983	5.8%	6,956	5.8%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,333	30.5%	14,374	29.4%	32,955	29.1%
Travel to Work in 15 to 29 Minutes	2,268	51.8%	22,063	45.2%	50,764	44.8%
Travel to Work in 30 to 59 Minutes	706	16.1%	11,081	22.7%	26,072	23.0%
Travel to Work in 60 Minutes or More	68	1.5%	1,342	2.7%	3,556	3.1%
Average Minutes Travel to Work	18.3		19.5		19.4	

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