

# PARADISE VALLEY SHOPPING CENTER

S/SEC SHEA BLVD. & 32ND STREET

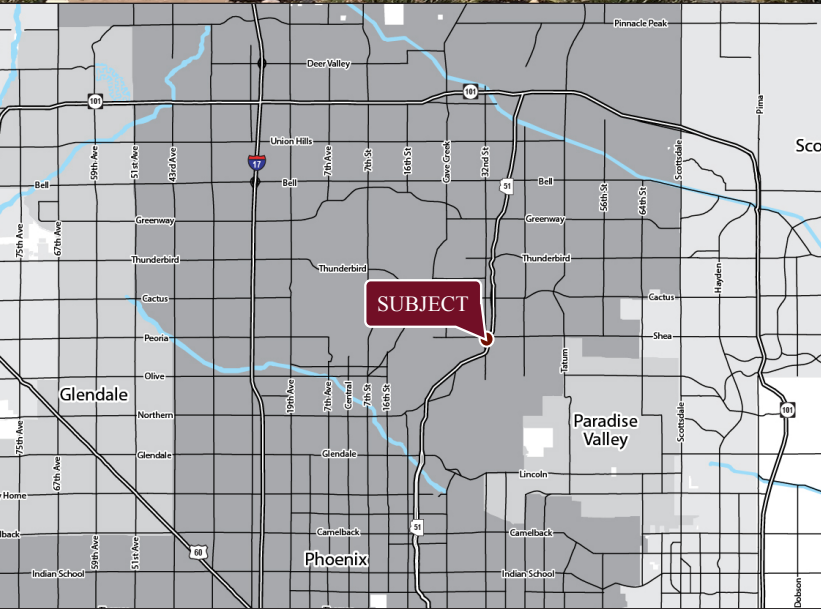
PHOENIX, AZ



STRATEGIC  
RETAIL GROUP  
AVAILABLE  
602.778.3838  
www.srgaz.com

10484

CHIROPRACTIC  
HEALTHCARE  
HERBAL & WELLNESS  
ACUPUNCTURE  
MASSAGE



## ENDCAP SPACE AVAILABLE

### AVAILABILITY

- +/-1,760 sf Endcap - \$14 PSF + NNN
- 4,100 sf Available 7/2018 - \$10 PSF

### FEATURES

- +/- 14,500 sf Center
- Monument signage
- Going home side of street
- Close to Freeway
- High Income Neighborhood
- New 4 story Apartments being built in Neighborhood

### TRAFFIC COUNTS

- +/- 19,000 on Shea Blvd.
- +/- 14,000 on 32nd St.

### NOTABLE TENANTS IN TRADE AREA



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,316	83,223	266,799
Ave Household Income	\$114,700	\$94,204	\$102,395
Daytime Employment	3,889	28,696	93,875



MATT SCHRAUTH  
OWNER/AGENT  
602.778.3774  
mschrauth@srgaz.com

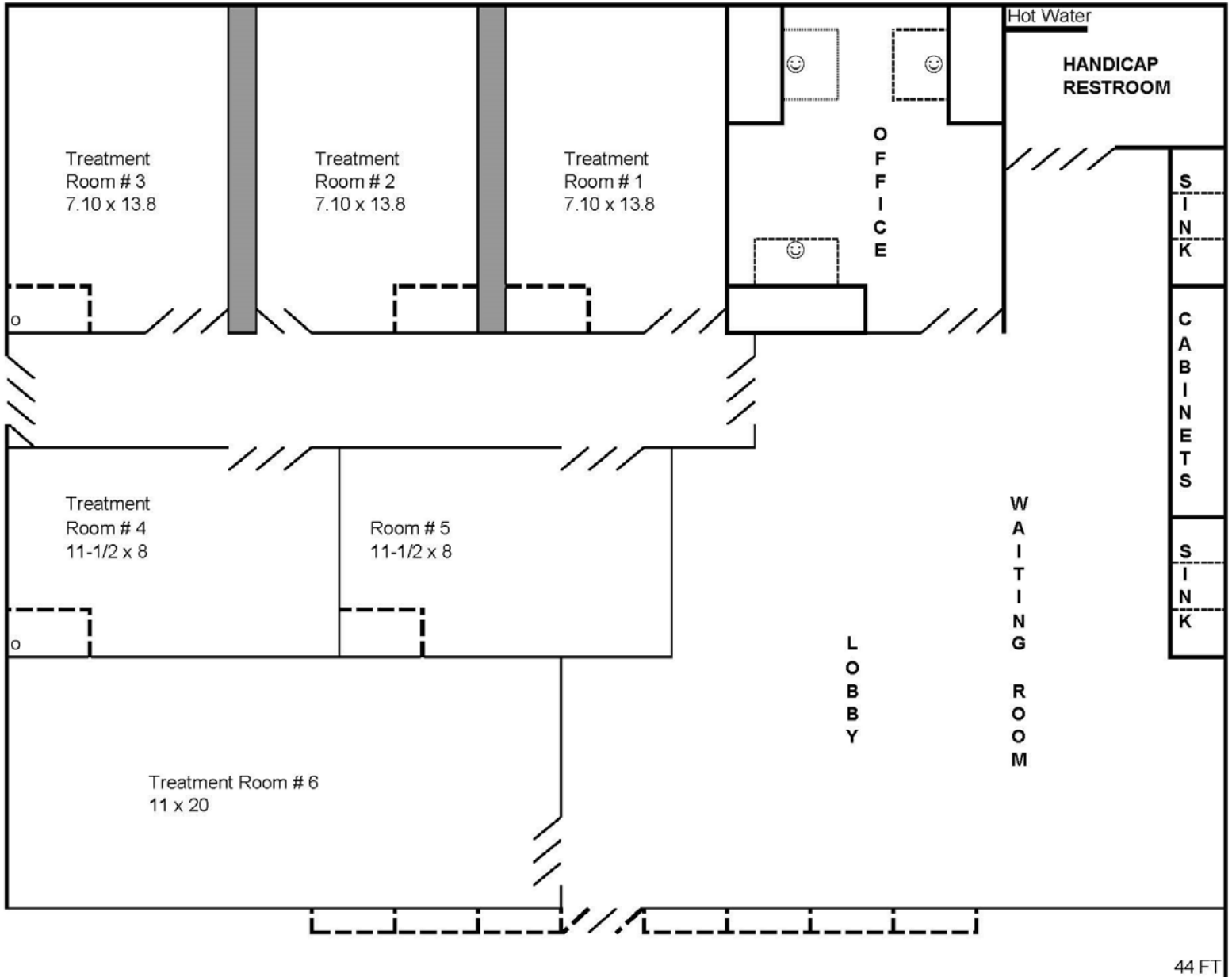
# ENDCAP SPACE AVAILABLE

## PARADISE VALLEY SHOPPING CENTER

S/SEC SHEA BLVD. & 32ND STREET

PHOENIX, AZ

### FLOOR PLAN



MATT SCHRAUTH  
OWNER/AGENT  
602.778.3774  
mschrauth@srgaz.com

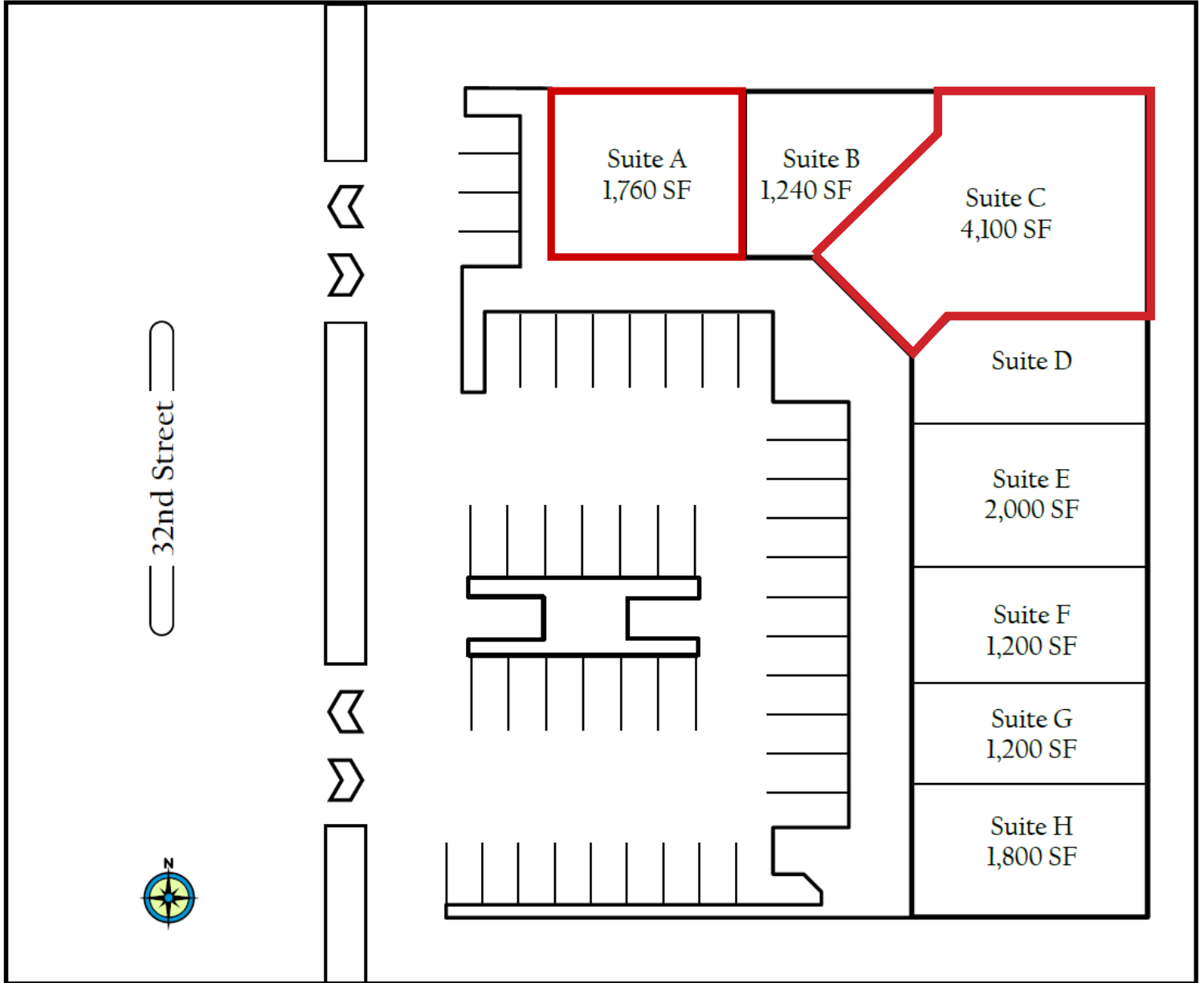
# ENDCAP SPACE AVAILABLE

## PARADISE VALLEY SHOPPING CENTER

S/SEC SHEA BLVD. & 32ND STREET

PHOENIX, AZ

### SITE PLAN



*\* Not to Scale*



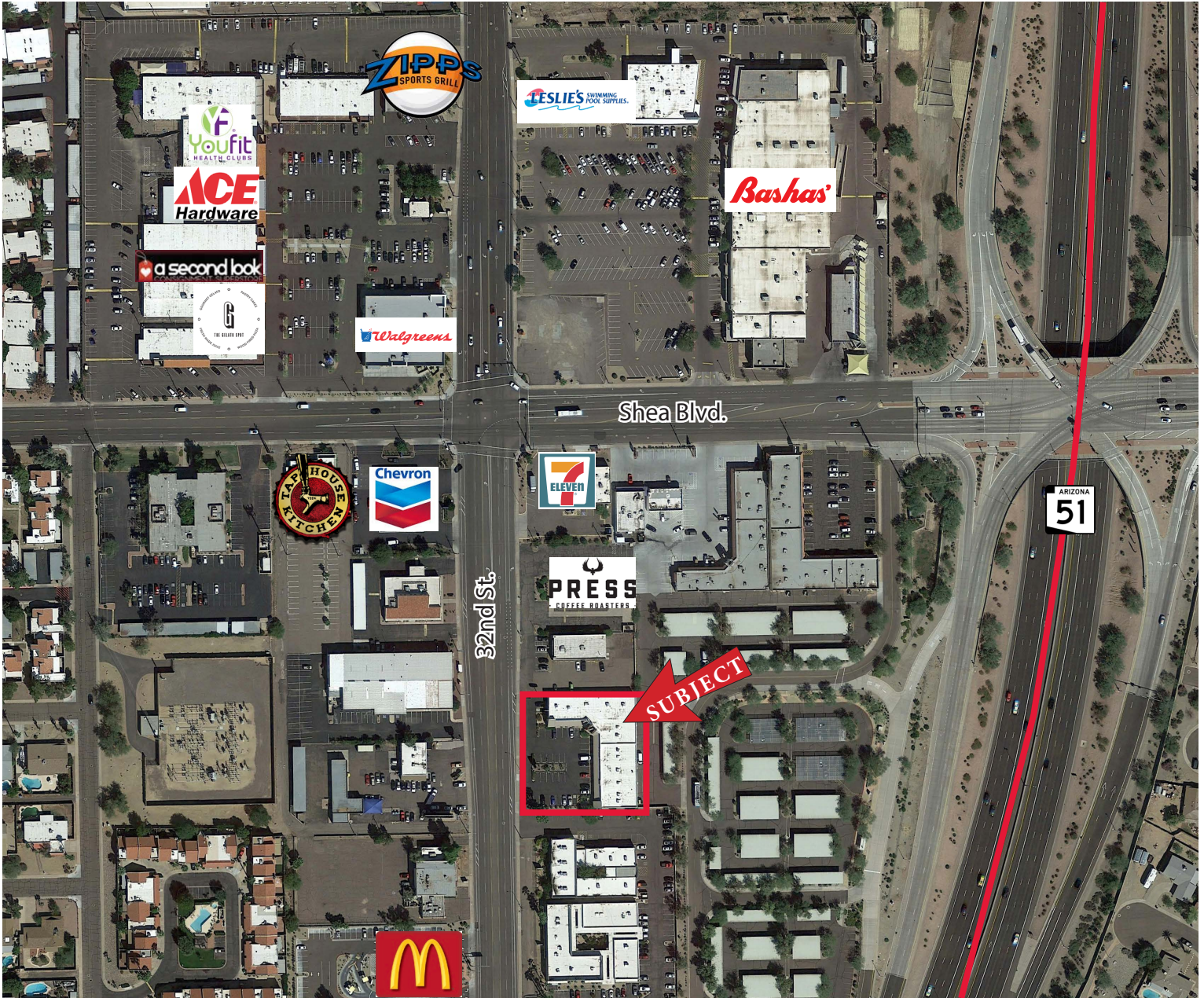
**STRATEGIC**

MATT SCHRAUTH  
OWNER/AGENT  
602.778.3774  
mschrauth@srgaz.com

# ENDCAP SPACE AVAILABLE

## PARADISE VALLEY SHOPPING CENTER

S/SEC SHEA BLVD. & 32ND STREET  
PHOENIX, AZ



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



**STRATEGIC**

MATT SCHRAUTH  
OWNER/AGENT  
602.778.3774  
mschrauth@srgaz.com

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-112.0131

RF5

E Shea Blvd & N 32nd St Phoenix, AZ 85028	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	11,316	83,223	266,799
Projected Population (2023)	12,297	90,422	290,365
Census Population (2010)	10,954	77,312	241,470
Census Population (2000)	11,871	83,542	255,964
Projected Annual Growth (2018 to 2023)	981 1.7%	7,199 1.7%	23,566 1.8%
Historical Annual Growth (2010 to 2018)	362 0.4%	5,911 1.0%	25,329 1.3%
Historical Annual Growth (2000 to 2010)	-917 -0.8%	-6,230 -0.7%	-14,494 -0.6%
Estimated Population Density (2018)	3,603 <i>psm</i>	2,945 <i>psm</i>	3,398 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	4,787	36,034	111,500
Projected Households (2023)	5,035	37,976	117,748
Census Households (2010)	4,596	33,167	100,317
Census Households (2000)	4,701	34,257	101,752
Estimated Households with Children (2018)	1,244 26.0%	8,988 24.9%	30,204 27.1%
Estimated Average Household Size (2018)	2.35	2.30	2.37
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$114,700	\$94,204	\$102,395
Projected Average Household Income (2023)	\$132,546	\$108,508	\$118,549
Estimated Average Family Income (2018)	\$130,437	\$116,224	\$124,582
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$96,853	\$75,385	\$78,955
Projected Median Household Income (2023)	\$112,300	\$86,595	\$90,237
Estimated Median Family Income (2018)	\$117,362	\$98,935	\$100,373
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$48,567	\$40,833	\$42,875
Projected Per Capita Income (2023)	\$54,318	\$45,613	\$48,150
Estimated Per Capita Income 5 Year Growth	\$5,751 11.8%	\$4,780 11.7%	\$5,274 12.3%
Estimated Average Household Net Worth (2018)	\$1,359,150	\$985,796	\$1,048,337
<b>Daytime Demos (2018)</b>			
Total Businesses	591	3,816	12,114
Total Employees	3,889	28,696	93,875
Company Headquarter Businesses	-	5 0.1%	49 0.4%
Company Headquarter Employees	-	66 0.2%	3,325 3.5%
Employee Population per Business	6.6	7.5	7.7
Residential Population per Business	19.1	21.8	22.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-112.0131

RF5

## E Shea Blvd & N 32nd St

### Phoenix, AZ 85028

#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	9,945	87.9%	67,464	81.1%	209,716	78.6%
Black or African American (2018)	267	2.4%	2,943	3.5%	10,447	3.9%
American Indian or Alaska Native (2018)	94	0.8%	1,017	1.2%	3,654	1.4%
Asian (2018)	315	2.8%	2,835	3.4%	10,292	3.9%
Hawaiian or Pacific Islander (2018)	12	0.1%	97	0.1%	342	0.1%
Other Race (2018)	326	2.9%	6,103	7.3%	23,530	8.8%
Two or More Races (2018)	357	3.2%	2,765	3.3%	8,818	3.3%
Not Hispanic or Latino Population (2018)	9,957	88.0%	66,832	80.3%	205,845	77.2%
Hispanic or Latino Population (2018)	1,359	12.0%	16,391	19.7%	60,954	22.8%
Not Hispanic or Latino Population (2023)	10,570	86.0%	70,954	78.5%	218,851	75.4%
Hispanic or Latino Population (2023)	1,727	14.0%	19,468	21.5%	71,514	24.6%
Not Hispanic or Latino Population (2010)	10,039	91.6%	64,585	83.5%	193,607	80.2%
Hispanic or Latino Population (2010)	915	8.4%	12,727	16.5%	47,863	19.8%
Not Hispanic or Latino Population (2000)	11,093	93.4%	73,513	88.0%	217,551	85.0%
Hispanic or Latino Population (2000)	778	6.6%	10,028	12.0%	38,413	15.0%
Projected Hispanic Annual Growth (2018 to 2023)	368	5.4%	3,077	3.8%	10,560	3.5%
Historic Hispanic Annual Growth (2000 to 2018)	581	4.1%	6,363	3.5%	22,541	3.3%

#### Age Distribution (2018)

Age Under 5	521	4.6%	4,229	5.1%	15,029	5.6%
Age 5 to 9 Years	534	4.7%	4,428	5.3%	15,274	5.7%
Age 10 to 14 Years	659	5.8%	4,862	5.8%	16,193	6.1%
Age 15 to 19 Years	637	5.6%	4,892	5.9%	15,757	5.9%
Age 20 to 24 Years	516	4.6%	4,503	5.4%	14,840	5.6%
Age 25 to 29 Years	540	4.8%	5,380	6.5%	18,119	6.8%
Age 30 to 34 Years	596	5.3%	5,196	6.2%	16,971	6.4%
Age 35 to 39 Years	747	6.6%	5,231	6.3%	16,647	6.2%
Age 40 to 44 Years	752	6.6%	5,165	6.2%	16,632	6.2%
Age 45 to 49 Years	843	7.4%	6,027	7.2%	18,697	7.0%
Age 50 to 54 Years	905	8.0%	6,397	7.7%	19,473	7.3%
Age 55 to 59 Years	927	8.2%	6,545	7.9%	19,971	7.5%
Age 60 to 64 Years	844	7.5%	5,917	7.1%	17,881	6.7%
Age 65 to 74 Years	1,406	12.4%	8,612	10.3%	26,340	9.9%
Age 75 to 84 Years	637	5.6%	4,081	4.9%	13,150	4.9%
Age 85 Years or Over	253	2.2%	1,757	2.1%	5,824	2.2%
Median Age	44.9		41.9		40.8	

#### Gender Age Distribution (2018)

Female Population	5,741	50.7%	42,409	51.0%	135,249	50.7%
Age 0 to 19 Years	1,113	19.4%	8,976	21.2%	30,112	22.3%
Age 20 to 64 Years	3,338	58.2%	25,351	59.8%	79,949	59.1%
Age 65 Years or Over	1,289	22.5%	8,082	19.1%	25,188	18.6%
Female Median Age	46.8		43.3		42.2	
Male Population	5,575	49.3%	40,814	49.0%	131,550	49.3%
Age 0 to 19 Years	1,238	22.2%	9,435	23.1%	32,141	24.4%
Age 20 to 64 Years	3,331	59.7%	25,010	61.3%	79,284	60.3%
Age 65 Years or Over	1,007	18.1%	6,369	15.6%	20,126	15.3%
Male Median Age	43.0		40.5		39.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-112.0131

RF5

## E Shea Blvd & N 32nd St

### Phoenix, AZ 85028

#### Household Income Distribution (2018)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	595	12.4%	3,478	9.7%	12,767	11.5%
HH Income \$150,000 to \$199,999	589	12.3%	2,547	7.1%	7,774	7.0%
HH Income \$100,000 to \$149,999	1,107	23.1%	5,369	14.9%	16,108	14.4%
HH Income \$75,000 to \$99,999	569	11.9%	4,163	11.6%	12,513	11.2%
HH Income \$50,000 to \$74,999	652	13.6%	6,741	18.7%	18,965	17.0%
HH Income \$35,000 to \$49,999	437	9.1%	4,468	12.4%	14,289	12.8%
HH Income \$25,000 to \$34,999	273	5.7%	2,788	7.7%	9,501	8.5%
HH Income \$15,000 to \$24,999	285	6.0%	2,954	8.2%	9,210	8.3%
HH Income Under \$15,000	279	5.8%	3,527	9.8%	10,372	9.3%
HH Income \$35,000 or More	3,949	82.5%	26,766	74.3%	82,416	73.9%
HH Income \$75,000 or More	2,861	59.8%	15,558	43.2%	49,162	44.1%

#### Housing (2018)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	4,915		38,098		116,899	
Housing Units Occupied	4,787	97.4%	36,034	94.6%	111,500	95.4%
Housing Units Owner-Occupied	3,765	78.7%	23,658	65.7%	70,374	63.1%
Housing Units, Renter-Occupied	1,021	21.3%	12,376	34.3%	41,126	36.9%
Housing Units, Vacant	129	2.6%	2,064	5.4%	5,399	4.6%

#### Marital Status (2018)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	2,624	27.3%	22,872	32.8%	72,273	32.8%
Currently Married	4,728	49.2%	29,713	42.6%	95,589	43.4%
Separated	123	1.3%	2,262	3.2%	8,222	3.7%
Widowed	681	7.1%	3,946	5.7%	11,845	5.4%
Divorced	1,447	15.1%	10,912	15.7%	32,374	14.7%

#### Household Type (2018)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,155	80.9%	63,925	76.8%	207,173	77.7%
Population Non-Family	2,071	18.3%	18,835	22.6%	57,143	21.4%
Population Group Quarters	90	0.8%	463	0.6%	2,483	0.9%
Family Households	3,131	65.4%	20,930	58.1%	66,533	59.7%
Non-Family Households	1,655	34.6%	15,104	41.9%	44,967	40.3%
Married Couple with Children	868	18.4%	5,593	18.8%	18,886	19.8%
Average Family Household Size	2.9		3.1		3.1	

#### Household Size (2018)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,302	27.2%	12,064	33.5%	35,389	31.7%
2 Person Households	1,883	39.3%	12,482	34.6%	38,233	34.3%
3 Person Households	718	15.0%	5,020	13.9%	15,757	14.1%
4 Person Households	552	11.5%	3,650	10.1%	12,365	11.1%
5 Person Households	231	4.8%	1,692	4.7%	5,740	5.1%
6 or More Person Households	100	2.1%	1,126	3.1%	4,016	3.6%

#### Household Vehicles (2018)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	197	4.1%	1,768	4.9%	6,351	5.7%
Households with 1 Vehicles Available	1,298	27.1%	13,560	37.6%	41,424	37.2%
Households with 2 or More Vehicles Available	3,292	68.8%	20,707	57.5%	63,725	57.2%
Total Vehicles Available	9,285		63,887		196,643	
Average Vehicles Per Household	1.9		1.8		1.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-112.0131

RF5

	1 mi radius		3 mi radius		5 mi radius	
<b>E Shea Blvd &amp; N 32nd St</b>						
<b>Phoenix, AZ 85028</b>						
<b>Labor Force (2018)</b>						
Estimated Labor Population Age 16 Years or Over	9,464		68,717		217,168	
Estimated Civilian Employed	6,215	65.7%	44,438	64.7%	139,470	64.2%
Estimated Civilian Unemployed	203	2.1%	1,694	2.5%	5,589	2.6%
Estimated in Armed Forces	-	-	-	-	55	-
Estimated Not in Labor Force	3,046	32.2%	22,584	32.9%	72,054	33.2%
Unemployment Rate	2.1%		2.5%		2.6%	
<b>Occupation (2015)</b>						
Occupation: Population Age 16 Years or Over	6,225		44,477		139,693	
Management, Business, Financial Operations	1,498	24.1%	8,633	19.4%	26,682	19.1%
Professional, Related	1,688	27.1%	10,762	24.2%	33,793	24.2%
Service	867	13.9%	8,189	18.4%	26,256	18.8%
Sales, Office	1,441	23.1%	11,252	25.3%	33,877	24.3%
Farming, Fishing, Forestry	6	0.1%	61	0.1%	231	0.2%
Construct, Extraction, Maintenance	293	4.7%	2,505	5.6%	9,144	6.5%
Production, Transport Material Moving	432	6.9%	3,074	6.9%	9,709	7.0%
White Collar Workers	4,627	74.3%	30,647	68.9%	94,352	67.5%
Blue Collar Workers	1,598	25.7%	13,830	31.1%	45,341	32.5%
<b>Consumer Expenditure (2018)</b>						
Total Household Expenditure	\$370 M		\$2.41 B		\$7.89 B	
Total Non-Retail Expenditure	\$196 M	52.9%	\$1.27 B	52.6%	\$4.16 B	52.8%
Total Retail Expenditure	\$174 M	47.1%	\$1.14 B	47.4%	\$3.73 B	47.2%
Apparel	\$13.0 M	3.5%	\$84.4 M	3.5%	\$277 M	3.5%
Contributions	\$18.7 M	5.1%	\$116 M	4.8%	\$389 M	4.9%
Education	\$15.7 M	4.2%	\$96.4 M	4.0%	\$323 M	4.1%
Entertainment	\$21.1 M	5.7%	\$136 M	5.6%	\$446 M	5.7%
Food and Beverages	\$52.2 M	14.1%	\$346 M	14.4%	\$1.13 B	14.3%
Furnishings and Equipment	\$13.3 M	3.6%	\$84.4 M	3.5%	\$278 M	3.5%
Gifts	\$10.3 M	2.8%	\$63.8 M	2.7%	\$213 M	2.7%
Health Care	\$27.9 M	7.5%	\$187 M	7.8%	\$608 M	7.7%
Household Operations	\$11.6 M	3.1%	\$72.2 M	3.0%	\$240 M	3.0%
Miscellaneous Expenses	\$5.28 M	1.4%	\$34.9 M	1.5%	\$114 M	1.4%
Personal Care	\$4.75 M	1.3%	\$31.0 M	1.3%	\$102 M	1.3%
Personal Insurance	\$3.05 M	0.8%	\$19.0 M	0.8%	\$63.5 M	0.8%
Reading	\$832 K	0.2%	\$5.38 M	0.2%	\$17.6 M	0.2%
Shelter	\$77.0 M	20.8%	\$498 M	20.7%	\$1.64 B	20.7%
Tobacco	\$1.90 M	0.5%	\$13.5 M	0.6%	\$43.4 M	0.6%
Transportation	\$67.7 M	18.3%	\$445 M	18.5%	\$1.45 B	18.4%
Utilities	\$25.8 M	7.0%	\$174 M	7.2%	\$567 M	7.2%
<b>Educational Attainment (2018)</b>						
Adult Population Age 25 Years or Over	8,449		60,309		189,706	
Elementary (Grade Level 0 to 8)	133	1.6%	1,902	3.2%	7,886	4.2%
Some High School (Grade Level 9 to 11)	164	1.9%	3,155	5.2%	11,038	5.8%
High School Graduate	1,103	13.0%	11,433	19.0%	36,172	19.1%
Some College	1,936	22.9%	13,612	22.6%	40,360	21.3%
Associate Degree Only	740	8.8%	5,091	8.4%	14,981	7.9%
Bachelor Degree Only	2,688	31.8%	15,123	25.1%	47,092	24.8%
Graduate Degree	1,685	19.9%	9,993	16.6%	32,177	17.0%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-112.0131

RF5

## E Shea Blvd & N 32nd St

### Phoenix, AZ 85028

#### Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,057	88.3%	23,816	71.8%	70,862	70.6%
1 Attached Unit	117	2.5%	2,378	7.2%	7,132	7.1%
2 to 4 Units	67	1.5%	1,737	5.2%	6,582	6.6%
5 to 9 Units	105	2.3%	1,961	5.9%	5,922	5.9%
10 to 19 Units	53	1.1%	2,151	6.5%	6,908	6.9%
20 to 49 Units	34	0.7%	1,053	3.2%	3,758	3.7%
50 or More Units	294	6.4%	2,183	6.6%	6,791	6.8%
Mobile Home or Trailer	68	1.5%	756	2.3%	3,619	3.6%
Other Structure	1	-	32	0.1%	97	0.1%

#### Homes Built By Year (2015)

Homes Built 2010 or later	59	1.3%	542	1.6%	1,754	1.7%
Homes Built 2000 to 2009	167	3.6%	2,416	7.3%	10,354	10.3%
Homes Built 1990 to 1999	337	7.3%	5,562	16.8%	17,566	17.5%
Homes Built 1980 to 1989	792	17.2%	8,615	26.0%	26,886	26.8%
Homes Built 1970 to 1979	2,459	53.5%	12,601	38.0%	30,562	30.5%
Homes Built 1960 to 1969	768	16.7%	3,508	10.6%	11,305	11.3%
Homes Built 1950 to 1959	157	3.4%	1,652	5.0%	9,263	9.2%
Homes Built Before 1949	27	0.6%	633	1.9%	2,198	2.2%

#### Home Values (2015)

Home Values \$1,000,000 or More	28	0.8%	401	1.8%	1,785	2.7%
Home Values \$500,000 to \$999,999	353	9.7%	2,628	11.8%	8,757	13.3%
Home Values \$400,000 to \$499,999	370	10.2%	1,874	8.4%	7,028	10.7%
Home Values \$300,000 to \$399,999	985	27.2%	4,033	18.1%	12,605	19.2%
Home Values \$200,000 to \$299,999	1,272	35.1%	6,865	30.8%	17,865	27.2%
Home Values \$150,000 to \$199,999	484	13.3%	3,593	16.1%	9,208	14.0%
Home Values \$100,000 to \$149,999	140	3.8%	2,008	9.0%	5,383	8.2%
Home Values \$70,000 to \$99,999	21	0.6%	735	3.3%	1,953	3.0%
Home Values \$50,000 to \$69,999	10	0.3%	409	1.8%	1,150	1.7%
Home Values \$25,000 to \$49,999	26	0.7%	174	0.8%	673	1.0%
Home Values Under \$25,000	43	1.2%	502	2.3%	1,956	3.0%
Owner-Occupied Median Home Value	\$303,297		\$298,649		\$336,313	
Renter-Occupied Median Rent	\$956		\$880		\$862	

#### Transportation To Work (2015)

Drive to Work Alone	4,199	76.1%	31,000	77.1%	97,724	75.7%
Drive to Work in Carpool	384	7.0%	3,463	8.6%	12,631	9.8%
Travel to Work by Public Transportation	78	1.4%	789	2.0%	2,947	2.3%
Drive to Work on Motorcycle	17	0.3%	141	0.4%	425	0.3%
Walk or Bicycle to Work	74	1.3%	875	2.2%	2,833	2.2%
Other Means	38	0.7%	668	1.7%	2,230	1.7%
Work at Home	726	13.2%	3,297	8.2%	10,237	7.9%

#### Travel Time (2015)

Travel to Work in 14 Minutes or Less	1,199	25.0%	9,075	24.6%	29,244	24.6%
Travel to Work in 15 to 29 Minutes	2,827	59.0%	20,145	54.5%	59,992	50.5%
Travel to Work in 30 to 59 Minutes	1,196	25.0%	10,053	27.2%	33,636	28.3%
Travel to Work in 60 Minutes or More	163	3.4%	1,478	4.0%	5,425	4.6%
Average Minutes Travel to Work	20.9		21.3		21.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.