



## Recently Remodeled Fry's Marketplace

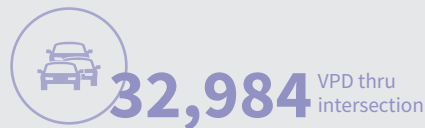
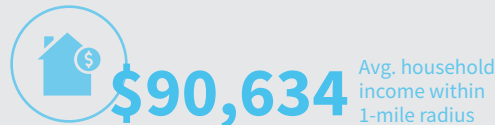
### Availability

- 1,309 sf - end cap

### Highlights

- Dense North Mesa infill site with over 115,000 people in 3-mile radius
- Over 9,000 students, teachers, and staff within 3 miles
- Largest retail shopping center in a 4-mile radius
- Full movement ingress/egress access in 4 locations

### Notable Tenants



**James DeCremer**

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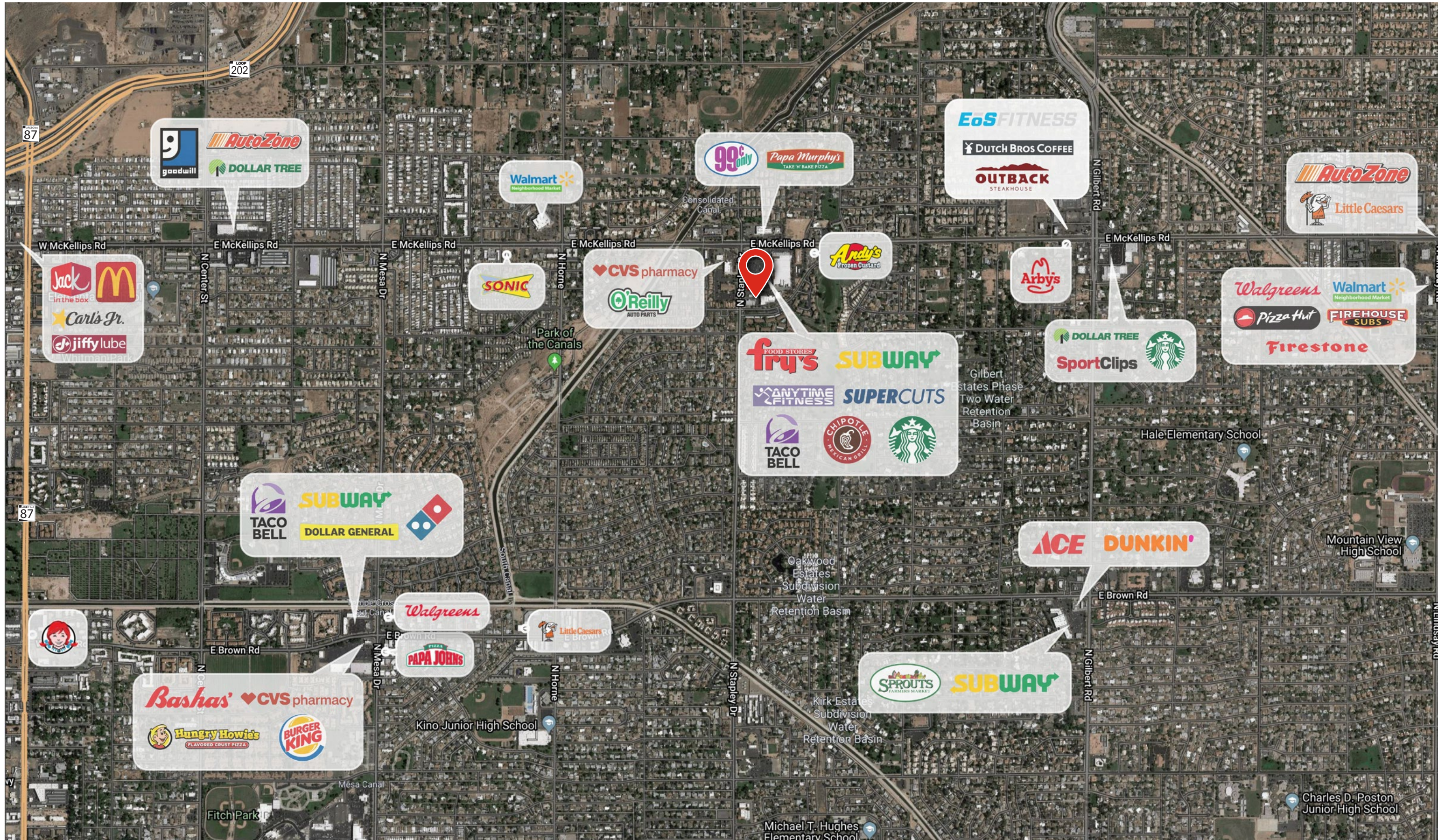
**Kristina Remon**

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**1863 N Stapley Dr****Mesa, AZ 85203****Population**

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2019)	14,618		115,098		269,458	
Projected Population (2024)	15,908		126,442		295,739	
Census Population (2010)	13,561		97,727		232,221	
Census Population (2000)	13,989		102,734		239,875	
Projected Annual Growth (2019 to 2024)	1,290	1.8%	11,344	2.0%	26,281	2.0%
Historical Annual Growth (2010 to 2019)	1,057	0.8%	17,371	1.7%	37,237	1.5%
Historical Annual Growth (2000 to 2010)	-428	-0.3%	-5,007	-0.5%	-7,654	-0.3%
Estimated Population Density (2019)	4,655 psm		4,071 psm		3,432 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

**Households**

Estimated Households (2019)	5,215		40,888		97,587	
Projected Households (2024)	5,454		43,223		103,101	
Census Households (2010)	4,846		34,187		82,747	
Census Households (2000)	4,754		35,519		84,379	
Estimated Households with Children (2019)	1,802	34.6%	14,660	35.9%	33,706	34.5%
Estimated Average Household Size (2019)	2.79		2.80		2.74	

**Average Household Income**

Estimated Average Household Income (2019)	\$90,634	\$72,652	\$68,446
Projected Average Household Income (2024)	\$102,562	\$80,666	\$75,878
Estimated Average Family Income (2019)	\$102,503	\$83,755	\$79,777

**Median Household Income**

Estimated Median Household Income (2019)	\$73,189	\$63,185	\$58,954
Projected Median Household Income (2024)	\$84,325	\$73,081	\$68,600
Estimated Median Family Income (2019)	\$89,840	\$75,226	\$70,059

**Per Capita Income**

Estimated Per Capita Income (2019)	\$32,391	\$25,890	\$24,885			
Projected Per Capita Income (2024)	\$35,216	\$27,649	\$26,541			
Estimated Per Capita Income 5 Year Growth	\$2,825	8.7%	\$1,759	6.8%	\$1,656	6.7%
Estimated Average Household Net Worth (2019)	\$846,434	\$687,856	\$605,468			

**Daytime Demos (2019)**

Total Businesses	393		2,857		8,097	
Total Employees	2,487		35,494		104,795	
Company Headquarter Businesses	-	-	5	0.2%	33	0.4%
Company Headquarter Employees	-	-	133	0.4%	2,250	2.1%
Employee Population per Business	6.3		12.4		12.9	
Residential Population per Business	37.2		40.3		33.3	

**1863 N Stapley Dr****Mesa, AZ 85203****1 mi radius****3 mi radius****5 mi radius****Race & Ethnicity**

White (2019)	11,026	75.4%	84,327	73.3%	186,539	69.2%
Black or African American (2019)	594	4.1%	4,889	4.2%	12,451	4.6%
American Indian or Alaska Native (2019)	449	3.1%	3,132	2.7%	8,176	3.0%
Asian (2019)	467	3.2%	3,610	3.1%	8,060	3.0%
Hawaiian or Pacific Islander (2019)	29	0.2%	338	0.3%	953	0.4%
Other Race (2019)	1,513	10.4%	14,864	12.9%	42,093	15.6%
Two or More Races (2019)	540	3.7%	3,937	3.4%	11,187	4.2%
Not Hispanic or Latino Population (2019)	11,141	76.2%	82,593	71.8%	178,596	66.3%
Hispanic or Latino Population (2019)	3,477	23.8%	32,505	28.2%	90,862	33.7%
Not Hispanic or Latino Population (2024)	11,940	75.1%	89,572	70.8%	193,742	65.5%
Hispanic or Latino Population (2024)	3,968	24.9%	36,870	29.2%	101,997	34.5%
Not Hispanic or Latino Population (2010)	11,077	81.7%	67,495	69.1%	149,826	64.5%
Hispanic or Latino Population (2010)	2,484	18.3%	30,232	30.9%	82,394	35.5%
Not Hispanic or Latino Population (2000)	12,649	90.4%	79,971	77.8%	178,731	74.5%
Hispanic or Latino Population (2000)	1,340	9.6%	22,763	22.2%	61,144	25.5%
Projected Hispanic Annual Growth (2019 to 2024)	491	2.8%	4,365	2.7%	11,135	2.5%
Historic Hispanic Annual Growth (2000 to 2019)	2,137	8.4%	9,742	2.3%	29,718	2.6%

**Age Distribution (2019)**

Age Under 5	978	6.7%	7,580	6.6%	18,365	6.8%
Age 5 to 9 Years	973	6.7%	7,783	6.8%	18,187	6.7%
Age 10 to 14 Years	1,007	6.9%	8,215	7.1%	18,710	6.9%
Age 15 to 19 Years	981	6.7%	7,813	6.8%	18,489	6.9%
Age 20 to 24 Years	923	6.3%	7,163	6.2%	19,632	7.3%
Age 25 to 29 Years	1,048	7.2%	7,986	6.9%	21,518	8.0%
Age 30 to 34 Years	1,051	7.2%	7,489	6.5%	18,681	6.9%
Age 35 to 39 Years	870	5.9%	7,222	6.3%	17,013	6.3%
Age 40 to 44 Years	834	5.7%	6,892	6.0%	15,836	5.9%
Age 45 to 49 Years	895	6.1%	7,520	6.5%	16,933	6.3%
Age 50 to 54 Years	978	6.7%	7,548	6.6%	16,614	6.2%
Age 55 to 59 Years	1,061	7.3%	7,795	6.8%	16,661	6.2%
Age 60 to 64 Years	872	6.0%	6,864	6.0%	14,659	5.4%
Age 65 to 74 Years	1,279	8.7%	10,191	8.9%	22,585	8.4%
Age 75 to 84 Years	617	4.2%	4,951	4.3%	11,261	4.2%
Age 85 Years or Over	251	1.7%	2,089	1.8%	4,316	1.6%
Median Age	36.6		37.0		35.4	

**Gender Age Distribution (2019)**

Female Population	7,369	50.4%	58,135	50.5%	135,180	50.2%
Age 0 to 19 Years	1,893	25.7%	15,375	26.4%	36,075	26.7%
Age 20 to 64 Years	4,306	58.4%	33,229	57.2%	78,139	57.8%
Age 65 Years or Over	1,170	15.9%	9,530	16.4%	20,966	15.5%
Female Median Age	38.1		38.1		36.5	
Male Population	7,249	49.6%	56,963	49.5%	134,278	49.8%
Age 0 to 19 Years	2,046	28.2%	16,015	28.1%	37,676	28.1%
Age 20 to 64 Years	4,227	58.3%	33,249	58.4%	79,407	59.1%
Age 65 Years or Over	976	13.5%	7,700	13.5%	17,195	12.8%
Male Median Age	35.1		35.9		34.4	

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**1863 N Stapley Dr****Mesa, AZ 85203****1 mi radius****3 mi radius****5 mi radius****Household Income Distribution (2019)**

HH Income \$200,000 or More	300	5.7%	2,051	5.0%	4,094	4.2%
HH Income \$150,000 to \$199,999	509	9.8%	2,558	6.3%	4,866	5.0%
HH Income \$100,000 to \$149,999	907	17.4%	5,345	13.1%	11,500	11.8%
HH Income \$75,000 to \$99,999	862	16.5%	5,591	13.7%	13,034	13.4%
HH Income \$50,000 to \$74,999	839	16.1%	7,554	18.5%	19,743	20.2%
HH Income \$35,000 to \$49,999	789	15.1%	6,001	14.7%	14,915	15.3%
HH Income \$25,000 to \$34,999	374	7.2%	4,146	10.1%	10,286	10.5%
HH Income \$15,000 to \$24,999	303	5.8%	4,233	10.4%	10,391	10.6%
HH Income Under \$15,000	331	6.4%	3,409	8.3%	8,758	9.0%
HH Income \$35,000 or More	4,207	80.7%	29,100	71.2%	68,152	69.8%
HH Income \$75,000 or More	2,578	49.4%	15,545	38.0%	33,494	34.3%

**Housing (2019)**

Total Housing Units	5,349		42,817		105,818	
Housing Units Occupied	5,215	97.5%	40,888	95.5%	97,587	92.2%
Housing Units Owner-Occupied	3,651	70.0%	22,114	54.1%	51,331	52.6%
Housing Units, Renter-Occupied	1,564	30.0%	18,774	45.9%	46,257	47.4%
Housing Units, Vacant	134	2.6%	1,929	4.7%	8,231	8.4%

**Marital Status (2019)**

Never Married	3,541	30.4%	34,272	37.4%	83,252	38.9%
Currently Married	5,630	48.3%	37,985	41.5%	83,667	39.1%
Separated	467	4.0%	4,164	4.6%	10,374	4.8%
Widowed	564	4.8%	4,277	4.7%	10,047	4.7%
Divorced	1,457	12.5%	10,822	11.8%	26,856	12.5%

**Household Type (2019)**

Population Family	12,612	86.3%	97,616	84.8%	222,367	82.5%
Population Non-Family	1,948	13.3%	16,770	14.6%	45,186	16.8%
Population Group Quarters	58	0.4%	712	0.6%	1,905	0.7%
Family Households	3,683	70.6%	27,981	68.4%	63,330	64.9%
Non-Family Households	1,532	29.4%	12,906	31.6%	34,257	35.1%
Married Couple with Children	1,250	22.2%	9,232	24.3%	20,142	24.1%
Average Family Household Size	3.4		3.5		3.5	

**Household Size (2019)**

1 Person Households	1,202	23.1%	9,949	24.3%	26,081	26.7%
2 Person Households	1,716	32.9%	12,555	30.7%	29,374	30.1%
3 Person Households	803	15.4%	6,312	15.4%	14,428	14.8%
4 Person Households	665	12.7%	5,479	13.4%	12,240	12.5%
5 Person Households	402	7.7%	3,361	8.2%	7,772	8.0%
6 or More Person Households	426	8.2%	3,233	7.9%	7,693	7.9%

**Household Vehicles (2019)**

Households with 0 Vehicles Available	130	2.5%	3,512	8.6%	7,407	7.6%
Households with 1 Vehicles Available	1,563	30.0%	13,346	32.6%	36,196	37.1%
Households with 2 or More Vehicles Available	3,522	67.5%	24,030	58.8%	53,984	55.3%
Total Vehicles Available	10,695		75,398		174,861	
Average Vehicles Per Household	2.1		1.8		1.8	

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**1863 N Stapley Dr****Mesa, AZ 85203**

1 mi radius

3 mi radius

5 mi radius

**Labor Force (2019)**

Estimated Labor Population Age 16 Years or Over	11,484		89,962		210,736	
Estimated Civilian Employed	7,526	65.5%	58,406	64.9%	134,439	63.8%
Estimated Civilian Unemployed	264	2.3%	2,350	2.6%	6,148	2.9%
Estimated in Armed Forces	20	0.2%	28	-	132	-
Estimated Not in Labor Force	3,674	32.0%	29,177	32.4%	70,016	33.2%
Unemployment Rate	2.3%		2.6%		2.9%	

**Occupation (2019)**

Occupation: Population Age 16 Years or Over	7,526		58,406		134,439	
Management, Business, Financial Operations	1,121	14.9%	7,908	13.5%	17,345	12.9%
Professional, Related	1,705	22.7%	11,601	19.9%	24,292	18.1%
Service	1,331	17.7%	11,975	20.5%	29,258	21.8%
Sales, Office	2,011	26.7%	14,588	25.0%	34,714	25.8%
Farming, Fishing, Forestry	23	0.3%	163	0.3%	346	0.3%
Construct, Extraction, Maintenance	739	9.8%	6,570	11.2%	14,799	11.0%
Production, Transport Material Moving	597	7.9%	5,602	9.6%	13,684	10.2%
White Collar Workers	4,837	64.3%	34,097	58.4%	76,352	56.8%
Blue Collar Workers	2,689	35.7%	24,310	41.6%	58,087	43.2%

**Consumer Expenditure (2019)**

Total Household Expenditure	\$344.45 M		\$2.28 B		\$5.23 B	
Total Non-Retail Expenditure	\$181.23 M	52.6%	\$1.2 B	52.7%	\$2.76 B	52.7%
Total Retail Expenditure	\$163.22 M	47.4%	\$1.08 B	47.3%	\$2.47 B	47.3%
Apparel	\$12.19 M	3.5%	\$80.57 M	3.5%	\$184.12 M	3.5%
Contributions	\$11.15 M	3.2%	\$72.86 M	3.2%	\$165.1 M	3.2%
Education	\$10.19 M	3.0%	\$66.58 M	2.9%	\$149.2 M	2.9%
Entertainment	\$19.55 M	5.7%	\$127.99 M	5.6%	\$291.61 M	5.6%
Food and Beverages	\$50.87 M	14.8%	\$338.31 M	14.8%	\$778.43 M	14.9%
Furnishings and Equipment	\$12.15 M	3.5%	\$79.49 M	3.5%	\$181.24 M	3.5%
Gifts	\$8.27 M	2.4%	\$54.6 M	2.4%	\$123.85 M	2.4%
Health Care	\$29.11 M	8.5%	\$193.5 M	8.5%	\$446 M	8.5%
Household Operations	\$13.49 M	3.9%	\$88.92 M	3.9%	\$203.18 M	3.9%
Miscellaneous Expenses	\$6.5 M	1.9%	\$42.89 M	1.9%	\$98.22 M	1.9%
Personal Care	\$4.63 M	1.3%	\$30.58 M	1.3%	\$70.1 M	1.3%
Personal Insurance	\$2.44 M	0.7%	\$15.74 M	0.7%	\$35.43 M	0.7%
Reading	\$747.86 K	0.2%	\$4.93 M	0.2%	\$11.29 M	0.2%
Shelter	\$72.35 M	21.0%	\$483.02 M	21.2%	\$1.11 B	21.2%
Tobacco	\$2.07 M	0.6%	\$14.36 M	0.6%	\$33.88 M	0.6%
Transportation	\$63.3 M	18.4%	\$416.78 M	18.3%	\$956.48 M	18.3%
Utilities	\$25.44 M	7.4%	\$170.95 M	7.5%	\$396.61 M	7.6%

**Educational Attainment (2019)**

Adult Population Age 25 Years or Over	9,756		76,545		176,075	
Elementary (Grade Level 0 to 8)	273	2.8%	4,378	5.7%	12,083	6.9%
Some High School (Grade Level 9 to 11)	423	4.3%	5,521	7.2%	14,174	8.0%
High School Graduate	2,228	22.8%	19,500	25.5%	46,110	26.2%
Some College	2,624	26.9%	19,388	25.3%	44,484	25.3%
Associate Degree Only	952	9.8%	6,768	8.8%	15,307	8.7%
Bachelor Degree Only	2,067	21.2%	13,554	17.7%	29,753	16.9%
Graduate Degree	1,189	12.2%	7,435	9.7%	14,164	8.0%



**1863 N Stapley Dr****Mesa, AZ 85203****1 mi radius****3 mi radius****5 mi radius****Units In Structure (2019)**

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,819	78.8%	23,171	67.8%	50,737	61.3%
1 Attached Unit	171	3.5%	1,995	5.8%	5,080	6.1%
2 to 4 Units	265	5.5%	3,574	10.5%	8,399	10.1%
5 to 9 Units	193	4.0%	2,430	7.1%	5,991	7.2%
10 to 19 Units	209	4.3%	2,998	8.8%	8,273	10.0%
20 to 49 Units	100	2.1%	1,586	4.6%	3,811	4.6%
50 or More Units	156	3.2%	2,381	7.0%	5,678	6.9%
Mobile Home or Trailer	298	6.2%	2,629	7.7%	9,164	11.1%
Other Structure	4	-	124	0.4%	454	0.5%

**Homes Built By Year (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Homes Built 2010 or later	168	3.5%	1,894	5.5%	4,406	5.3%
Homes Built 2000 to 2009	444	9.2%	3,642	10.7%	9,171	11.1%
Homes Built 1990 to 1999	845	17.4%	6,191	18.1%	14,333	17.3%
Homes Built 1980 to 1989	1,901	39.2%	10,617	31.1%	27,080	32.7%
Homes Built 1970 to 1979	1,508	31.1%	10,220	29.9%	25,056	30.3%
Homes Built 1960 to 1969	192	4.0%	4,754	13.9%	10,213	12.3%
Homes Built 1950 to 1959	96	2.0%	2,417	7.1%	5,228	6.3%
Homes Built Before 1949	62	1.3%	1,152	3.4%	2,101	2.5%

**Home Values (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Home Values \$1,000,000 or More	9	0.3%	104	0.5%	267	0.6%
Home Values \$500,000 to \$999,999	202	5.9%	1,770	9.0%	3,646	7.9%
Home Values \$400,000 to \$499,999	391	11.5%	1,792	9.2%	3,508	7.6%
Home Values \$300,000 to \$399,999	724	21.2%	3,827	19.6%	6,508	14.2%
Home Values \$200,000 to \$299,999	1,243	36.5%	6,598	33.7%	13,754	30.0%
Home Values \$150,000 to \$199,999	519	15.2%	3,723	19.0%	9,663	21.1%
Home Values \$100,000 to \$149,999	268	7.9%	1,736	8.9%	5,251	11.4%
Home Values \$70,000 to \$99,999	82	2.4%	720	3.7%	2,107	4.6%
Home Values \$50,000 to \$69,999	36	1.0%	372	1.9%	864	1.9%
Home Values \$25,000 to \$49,999	55	1.6%	291	1.5%	1,256	2.7%
Home Values Under \$25,000	108	3.2%	1,083	5.5%	4,159	9.1%
Owner-Occupied Median Home Value	\$269,098		\$246,158		\$214,861	
Renter-Occupied Median Rent	\$919		\$818		\$829	

**Transportation To Work (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Drive to Work Alone	5,541	77.8%	42,848	76.1%	99,778	75.9%
Drive to Work in Carpool	825	11.6%	6,695	11.9%	16,306	12.4%
Travel to Work by Public Transportation	159	2.2%	1,474	2.6%	3,524	2.7%
Drive to Work on Motorcycle	44	0.6%	221	0.4%	583	0.4%
Walk or Bicycle to Work	100	1.4%	1,669	3.0%	3,772	2.9%
Other Means	43	0.6%	486	0.9%	1,255	1.0%
Work at Home	415	5.8%	2,926	5.2%	6,209	4.7%

**Travel Time (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Travel to Work in 14 Minutes or Less	1,212	17.0%	11,108	19.7%	27,320	20.8%
Travel to Work in 15 to 29 Minutes	3,614	50.7%	24,831	44.1%	56,335	42.9%
Travel to Work in 30 to 59 Minutes	2,081	29.2%	16,493	29.3%	37,459	28.5%
Travel to Work in 60 Minutes or More	168	2.4%	2,813	5.0%	6,743	5.1%
Average Minutes Travel to Work	22.1		22.4		22.4	

**1863 N Stapley Dr****Mesa, AZ 85203****1 mi radius****3 mi radius****5 mi radius****Units In Structure (2019)**

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2 to 4 Units	265	5.5%	3,574	10.5%	8,399	10.1%
5 to 9 Units	193	4.0%	2,430	7.1%	5,991	7.2%
10 to 19 Units	209	4.3%	2,998	8.8%	8,273	10.0%
20 to 49 Units	100	2.1%	1,586	4.6%	3,811	4.6%
50 or More Units	156	3.2%	2,381	7.0%	5,678	6.9%
Mobile Home or Trailer	298	6.2%	2,629	7.7%	9,164	11.1%
Other Structure	4	-	124	0.4%	454	0.5%

**Homes Built By Year (2019)**

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Homes Built 1980 to 1989	1,901	39.2%	10,617	31.1%	27,080	32.7%
Homes Built 1970 to 1979	1,508	31.1%	10,220	29.9%	25,056	30.3%
Homes Built 1960 to 1969	192	4.0%	4,754	13.9%	10,213	12.3%
Homes Built 1950 to 1959	96	2.0%	2,417	7.1%	5,228	6.3%
Homes Built Before 1949	62	1.3%	1,152	3.4%	2,101	2.5%

**Home Values (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Home Values \$1,000,000 or More	9	0.3%	104	0.5%	267	0.6%
Home Values \$500,000 to \$999,999	202	5.9%	1,770	9.0%	3,646	7.9%
Home Values \$400,000 to \$499,999	391	11.5%	1,792	9.2%	3,508	7.6%
Home Values \$300,000 to \$399,999	724	21.2%	3,827	19.6%	6,508	14.2%
Home Values \$200,000 to \$299,999	1,243	36.5%	6,598	33.7%	13,754	30.0%
Home Values \$150,000 to \$199,999	519	15.2%	3,723	19.0%	9,663	21.1%
Home Values \$100,000 to \$149,999	268	7.9%	1,736	8.9%	5,251	11.4%
Home Values \$70,000 to \$99,999	82	2.4%	720	3.7%	2,107	4.6%
Home Values \$50,000 to \$69,999	36	1.0%	372	1.9%	864	1.9%
Home Values \$25,000 to \$49,999	55	1.6%	291	1.5%	1,256	2.7%
Home Values Under \$25,000	108	3.2%	1,083	5.5%	4,159	9.1%
Owner-Occupied Median Home Value	\$269,098		\$246,158		\$214,861	
Renter-Occupied Median Rent	\$919		\$818		\$829	

**Transportation To Work (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Drive to Work Alone	5,541	77.8%	42,848	76.1%	99,778	75.9%
Drive to Work in Carpool	825	11.6%	6,695	11.9%	16,306	12.4%
Travel to Work by Public Transportation	159	2.2%	1,474	2.6%	3,524	2.7%
Drive to Work on Motorcycle	44	0.6%	221	0.4%	583	0.4%
Walk or Bicycle to Work	100	1.4%	1,669	3.0%	3,772	2.9%
Other Means	43	0.6%	486	0.9%	1,255	1.0%
Work at Home	415	5.8%	2,926	5.2%	6,209	4.7%

**Travel Time (2019)**

	1 mi radius		3 mi radius		5 mi radius	
Travel to Work in 14 Minutes or Less	1,212	17.0%	11,108	19.7%	27,320	20.8%
Travel to Work in 15 to 29 Minutes	3,614	50.7%	24,831	44.1%	56,335	42.9%
Travel to Work in 30 to 59 Minutes	2,081	29.2%	16,493	29.3%	37,459	28.5%
Travel to Work in 60 Minutes or More	168	2.4%	2,813	5.0%	6,743	5.1%
Average Minutes Travel to Work	22.1		22.4		22.4	

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