

# Paradise Valley Shopping Center



10401 N 32ND ST, PHOENIX, AZ

**FOR LEASE: NE Phoenix Retail Center \$10/sf**

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2720 E Camelback Road  
Suite 150  
Phoenix, AZ 85016  
avisonyoung.com

Lease Rate  
\$10 psf, NNN

Property Size  
14,500 sf

Land Size  
0.8 Acres (34,848 sf)

Year Built  
1977, Renovated 2006

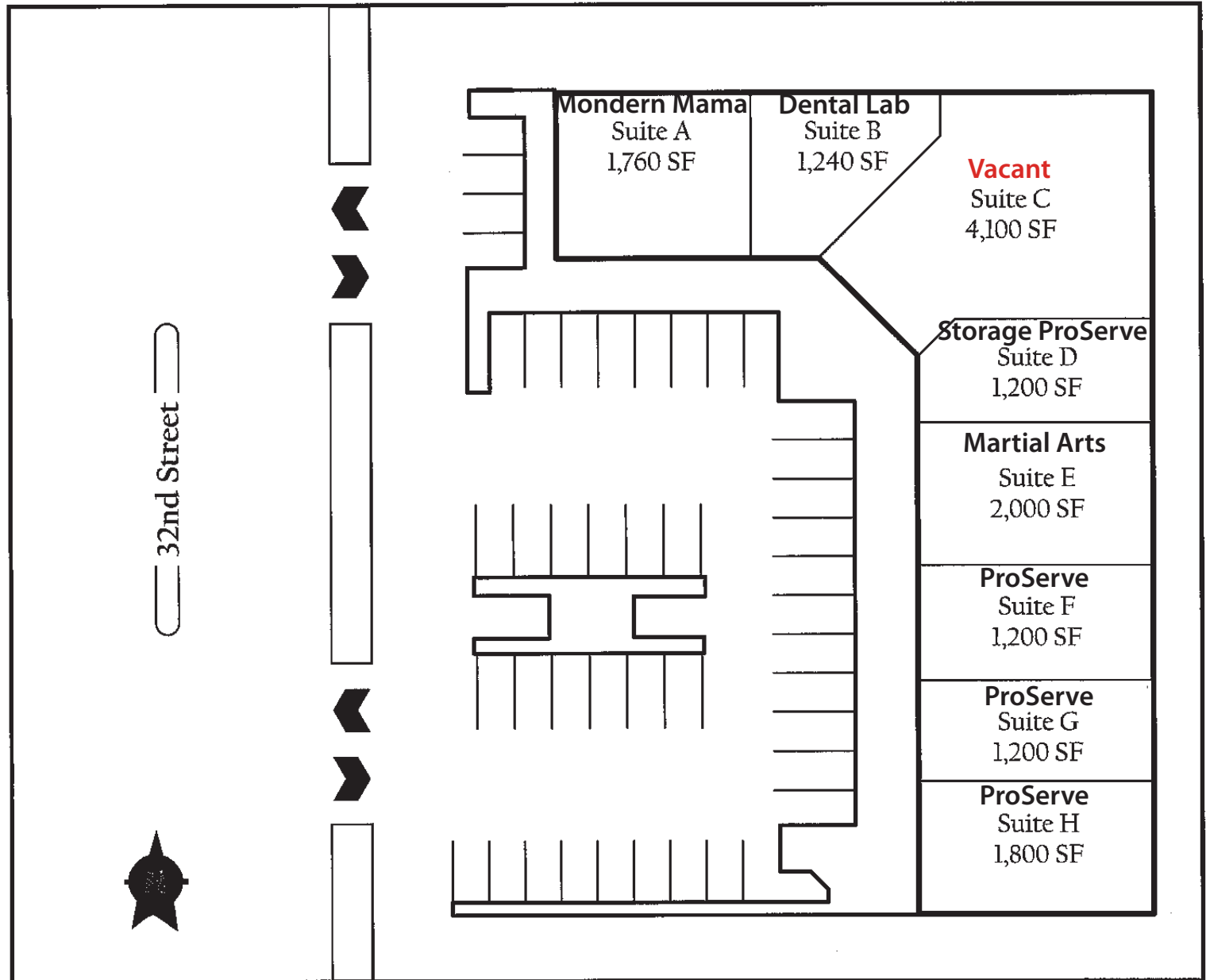
Zoning  
C-2, City of Phoenix

### Highlights

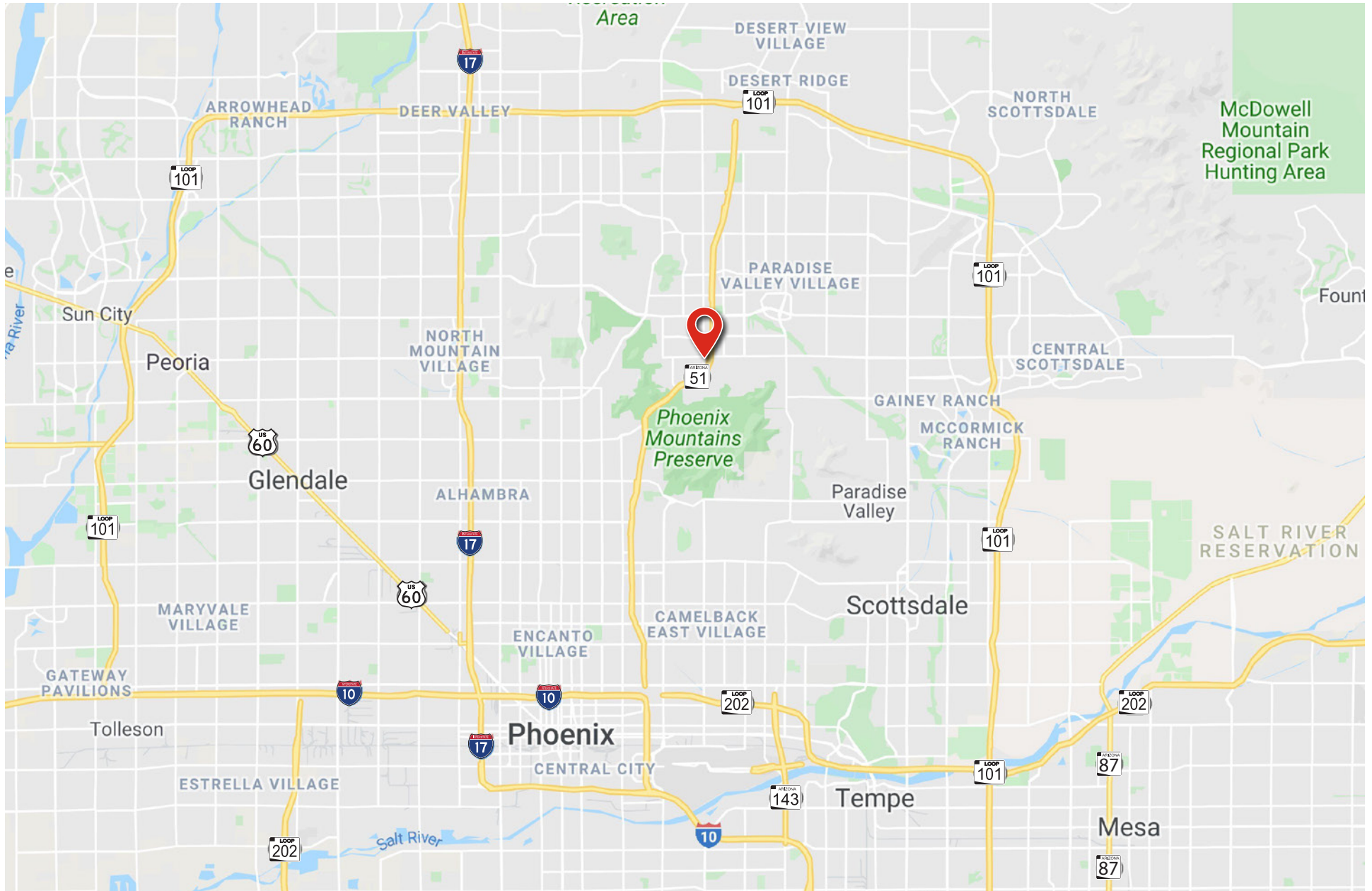
- Large monument sign
- Going home side of street
- Close to freeway
- Great visibility
- Covered parking
- High income neighborhood
- Close to schools
- Adjacent to park-and-ride
- Redevelopment area



# Site Plan



*\* Not to Scale*



# Demographics | 1-Mile Radius

N 32nd St & E Shea Blvd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2020)	11,783	84,549	269,815			
Projected Population (2025)	12,776	92,212	294,660			
Census Population (2010)	10,954	77,239	241,525			
Census Population (2000)	11,871	83,461	256,031			
Projected Annual Growth (2020 to 2025)	993 1.7%	7,663 1.8%	24,845 1.8%			
Historical Annual Growth (2010 to 2020)	829 0.8%	7,310 0.9%	28,290 1.2%			
Historical Annual Growth (2000 to 2010)	-917 -0.8%	-6,222 -0.7%	-14,506 -0.6%			
Estimated Population Density (2020)	3,753 psm	2,992 psm	3,437 psm			
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi			
<b>Households</b>						
Estimated Households (2020)	4,952	36,533	112,549			
Projected Households (2025)	5,196	38,582	119,118			
Census Households (2010)	4,596	33,144	100,340			
Census Households (2000)	4,701	34,235	101,775			
Estimated Households with Children (2020)	1,275 25.7%	9,024 24.7%	30,193 26.8%			
Estimated Average Household Size (2020)	2.36	2.30	2.38			
<b>Average Household Income</b>						
Estimated Average Household Income (2020)	\$114,229	\$103,507	\$114,774			
Projected Average Household Income (2025)	\$129,447	\$116,278	\$128,973			
Estimated Average Family Income (2020)	\$132,832	\$128,282	\$140,687			
<b>Median Household Income</b>						
Estimated Median Household Income (2020)	\$97,786	\$83,111	\$86,949			
Projected Median Household Income (2025)	\$116,403	\$97,256	\$101,338			
Estimated Median Family Income (2020)	\$115,844	\$106,447	\$109,327			
<b>Per Capita Income</b>						
Estimated Per Capita Income (2020)	\$48,060	\$44,772	\$47,967			
Projected Per Capita Income (2025)	\$52,688	\$48,695	\$52,221			
Estimated Per Capita Income 5 Year Growth	\$4,628 9.6%	\$3,923 8.8%	\$4,254 8.9%			
Estimated Average Household Net Worth (2020)	\$1,307,026	\$1,055,947	\$1,174,392			
<b>Daytime Demos (2020)</b>						
Total Businesses	552	3,547	10,912			
Total Employees	3,496	29,178	90,871			
Company Headquarter Businesses	-	12 0.3%	58 0.5%			
Company Headquarter Employees	4 0.1%	136 0.5%	4,132 4.5%			
Employee Population per Business	6.3	8.2	8.3			
Residential Population per Business	21.4	23.8	24.7			

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Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

N 32nd St & E Shea Blvd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2020)	10,122 85.9%	67,108 79.4%	208,405 77.2%			
Black or African American (2020)	343 2.9%	3,381 4.0%	11,771 4.4%			
American Indian or Alaska Native (2020)	110 0.9%	1,121 1.3%	3,881 1.4%			
Asian (2020)	380 3.2%	3,166 3.7%	11,135 4.1%			
Hawaiian or Pacific Islander (2020)	14 0.1%	106 0.1%	366 0.1%			
Other Race (2020)	390 3.3%	6,583 7.8%	24,613 9.1%			
Two or More Races (2020)	424 3.6%	3,085 3.6%	9,644 3.6%			
Not Hispanic or Latino Population (2020)	10,104 85.8%	66,297 78.4%	204,101 75.6%			
Hispanic or Latino Population (2020)	1,678 14.2%	18,252 21.6%	65,714 24.4%			
Not Hispanic or Latino Population (2025)	10,773 84.3%	71,192 77.2%	219,619 74.5%			
Hispanic or Latino Population (2025)	2,003 15.7%	21,020 22.8%	75,042 25.5%			
Not Hispanic or Latino Population (2010)	10,039 91.6%	64,519 83.5%	193,642 80.2%			
Hispanic or Latino Population (2010)	915 8.4%	12,719 16.5%	47,882 19.8%			
Not Hispanic or Latino Population (2000)	11,093 93.4%	73,438 88.0%	217,598 85.0%			
Hispanic or Latino Population (2000)	778 6.6%	10,023 12.0%	38,433 15.0%			
Projected Hispanic Annual Growth (2020 to 2025)	325 3.9%	2,768 3.0%	9,327 2.8%			
Historic Hispanic Annual Growth (2000 to 2020)	900 5.8%	8,229 4.1%	27,281 3.5%			
<b>Age Distribution (2020)</b>						
Age Under 5	515 4.4%	4,066 4.8%	14,112 5.2%			
Age 5 to 9 Years	553 4.7%	4,448 5.3%	15,024 5.6%			
Age 10 to 14 Years	672 5.7%	4,927 5.8%	16,148 6.0%			
Age 15 to 19 Years	659 5.6%	4,945 5.8%	15,780 5.8%			
Age 20 to 24 Years	587 5.0%	4,639 5.5%	15,052 5.6%			
Age 25 to 29 Years	630 5.3%	5,576 6.6%	18,405 6.8%			
Age 30 to 34 Years	677 5.7%	5,545 6.6%	17,789 6.6%			
Age 35 to 39 Years	797 6.8%	5,409 6.4%	16,971 6.3%			
Age 40 to 44 Years	789 6.7%	5,296 6.3%	16,939 6.3%			
Age 45 to 49 Years	818 6.9%	5,767 6.8%	17,825 6.6%			
Age 50 to 54 Years	883 7.5%	6,202 7.3%	18,943 7.0%			
Age 55 to 59 Years	926 7.9%	6,428 7.6%	19,732 7.3%			
Age 60 to 64 Years	868 7.4%	6,068 7.2%	18,473 6.8%			
Age 65 to 74 Years	1,462 12.4%	9,043 10.7%	27,981 10.4%			
Age 75 to 84 Years	694 5.9%	4,441 5.3%	14,620 5.4%			
Age 85 Years or Over	251 2.1%	1,749 2.1%	6,024 2.2%			
Median Age	44.1	41.8	41.2			
<b>Gender Age Distribution (2020)</b>						
Female Population	5,971 50.7%	43,083 51.0%	136,887 50.7%			
Age 0 to 19 Years	1,136 19.0%	8,950 20.8%	29,561 21.6%			
Age 20 to 64 Years	3,494 58.5%	25,669 59.6%	80,383 58.7%			
Age 65 Years or Over	1,341 22.5%	8,464 19.6%	26,943 19.7%			
Female Median Age	45.8	43.1	42.5			
Male Population	5,812 49.3%	41,466 49.0%	132,928 49.3%			
Age 0 to 19 Years	1,263 21.7%	9,437 22.8%	31,501 23.7%			
Age 20 to 64 Years	3,482 59.9%	25,260 60.9%	79,745 60.0%			
Age 65 Years or Over	1,067 18.4%	6,769 16.3%	21,682 16.3%			
Male Median Age	42.3	40.4	39.9			

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Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography



# Demographics | 3-Mile Radius

N 32nd St & E Shea Blvd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Household Income Distribution (2020)</b>				
HH Income \$200,000 or More	666 13.5%	3,980 10.9%	15,144 13.5%	
HH Income \$150,000 to \$199,999	548 11.1%	2,789 7.6%	8,123 7.2%	
HH Income \$100,000 to \$149,999	1,073 21.7%	6,064 16.6%	17,956 16.0%	
HH Income \$75,000 to \$99,999	751 15.2%	5,375 14.7%	15,174 13.5%	
HH Income \$50,000 to \$74,999	809 16.3%	7,028 19.2%	20,549 18.3%	
HH Income \$35,000 to \$49,999	387 7.8%	3,957 10.8%	12,563 11.2%	
HH Income \$25,000 to \$34,999	294 5.9%	2,619 7.2%	8,155 7.2%	
HH Income \$15,000 to \$24,999	228 4.6%	2,062 5.6%	6,731 6.0%	
HH Income Under \$15,000	196 4.0%	2,659 7.3%	8,152 7.2%	
HH Income \$35,000 or More	4,234 85.5%	29,193 79.9%	89,510 79.5%	
HH Income \$75,000 or More	3,038 61.3%	18,208 49.8%	56,397 50.1%	
<b>Housing (2020)</b>				
Total Housing Units	5,140	39,103	119,472	
Housing Units Occupied	4,952 96.3%	36,533 93.4%	112,549 94.2%	
Housing Units Owner-Occupied	3,816 77.1%	23,869 65.3%	71,082 63.2%	
Housing Units, Renter-Occupied	1,136 22.9%	12,663 34.7%	41,466 36.8%	
Housing Units, Vacant	188 3.8%	2,571 7.0%	6,923 6.2%	
<b>Marital Status (2020)</b>				
Never Married	2,750 27.4%	22,279 31.3%	71,944 32.0%	
Currently Married	4,959 49.4%	30,920 43.5%	98,229 43.7%	
Separated	242 2.4%	2,707 3.8%	9,175 4.1%	
Widowed	635 6.3%	3,946 5.5%	12,270 5.5%	
Divorced	1,457 14.5%	11,255 15.8%	32,913 14.7%	
<b>Household Type (2020)</b>				
Population Family	9,386 79.7%	64,789 76.6%	209,569 77.7%	
Population Non-Family	2,307 19.6%	19,296 22.8%	57,752 21.4%	
Population Group Quarters	90 0.8%	464 0.5%	2,495 0.9%	
Family Households	3,168 64.0%	21,127 57.8%	67,206 59.7%	
Non-Family Households	1,784 36.0%	15,406 42.2%	45,342 40.3%	
Married Couple with Children	873 17.6%	5,598 18.1%	18,839 19.2%	
Average Family Household Size	3.0	3.1	3.1	
<b>Household Size (2020)</b>				
1 Person Households	1,410 28.5%	12,321 33.7%	35,711 31.7%	
2 Person Households	1,918 38.7%	12,585 34.4%	38,780 34.5%	
3 Person Households	745 15.0%	5,085 13.9%	15,826 14.1%	
4 Person Households	549 11.1%	3,698 10.1%	12,382 11.0%	
5 Person Households	235 4.7%	1,709 4.7%	5,788 5.1%	
6 or More Person Households	96 1.9%	1,135 3.1%	4,061 3.6%	
<b>Household Vehicles (2020)</b>				
Households with 0 Vehicles Available	153 3.1%	1,840 5.0%	6,439 5.7%	
Households with 1 Vehicles Available	1,311 26.5%	12,742 34.9%	39,203 34.8%	
Households with 2 or More Vehicles Available	3,489 70.5%	21,951 60.1%	66,907 59.4%	
Total Vehicles Available	9,974	67,595	205,751	
Average Vehicles Per Household	2.0	1.9	1.8	

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N 32nd St & E Shea Blvd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Labor Force (2020)</b>				
Estimated Labor Population Age 16 Years or Over	9,902	70,119	221,407	
Estimated Civilian Employed	6,238 63.0%	43,616 62.2%	136,764 61.8%	
Estimated Civilian Unemployed	396 4.0%	2,805 4.0%	8,861 4.0%	
Estimated in Armed Forces	-	2	102	
Estimated Not in Labor Force	3,267 33.0%	23,695 33.8%	75,680 34.2%	
Unemployment Rate	4.0%	4.0%	4.0%	
<b>Occupation (2020)</b>				
Occupation: Population Age 16 Years or Over	6,238	43,616	136,764	
Management, Business, Financial Operations	1,370 22.0%	8,238 18.9%	26,350 19.3%	
Professional, Related	1,760 28.2%	10,851 24.9%	33,005 24.1%	
Service	819 13.1%	7,943 18.2%	25,439 18.6%	
Sales, Office	1,433 23.0%	10,284 23.6%	31,709 23.2%	
Farming, Fishing, Forestry	8 0.1%	81 0.2%	308 0.2%	
Construct, Extraction, Maintenance	271 4.3%	2,421 5.6%	8,827 6.5%	
Production, Transport Material Moving	578 9.3%	3,798 8.7%	11,126 8.1%	
White Collar Workers	4,563 73.1%	29,373 67.3%	91,064 66.6%	
Blue Collar Workers	1,676 26.9%	14,244 32.7%	45,700 33.4%	
<b>Consumer Expenditure (2020)</b>				
Total Household Expenditure	\$380.59 M	\$2.63 B	\$8.7 B	
Total Non-Retail Expenditure	\$201.21 M 52.9%	\$1.39 B 52.9%	\$4.61 B 53.1%	
Total Retail Expenditure	\$179.38 M 47.1%	\$1.24 B 47.1%	\$4.08 B 46.9%	
Apparel	\$13.52 M 3.6%	\$92.98 M 3.5%	\$309.51 M 3.6%	
Contributions	\$13.13 M 3.4%	\$89.26 M 3.4%	\$301.21 M 3.5%	
Education	\$12.27 M 3.2%	\$83.08 M 3.2%	\$284.46 M 3.3%	
Entertainment	\$22.05 M 5.8%	\$150.29 M 5.7%	\$500.06 M 5.8%	
Food and Beverages	\$55.28 M 14.5%	\$382.99 M 14.6%	\$1.26 B 14.5%	
Furnishings and Equipment	\$13.68 M 3.6%	\$93.19 M 3.5%	\$309.57 M 3.6%	
Gifts	\$9.91 M 2.6%	\$67.86 M 2.6%	\$231.18 M 2.7%	
Health Care	\$31.73 M 8.3%	\$219.45 M 8.4%	\$720.56 M 8.3%	
Household Operations	\$15.2 M 4.0%	\$104.28 M 4.0%	\$347.55 M 4.0%	
Miscellaneous Expenses	\$7.26 M 1.9%	\$49.96 M 1.9%	\$165.68 M 1.9%	
Personal Care	\$5.12 M 1.3%	\$35.19 M 1.3%	\$116.44 M 1.3%	
Personal Insurance	\$2.85 M 0.7%	\$19.09 M 0.7%	\$64.15 M 0.7%	
Reading	\$842.55 K 0.2%	\$5.79 M 0.2%	\$19.23 M 0.2%	
Shelter	\$79.53 M 20.9%	\$551.95 M 21.0%	\$1.83 B 21.0%	
Tobacco	\$2.05 M 0.5%	\$14.93 M 0.6%	\$48.01 M 0.6%	
Transportation	\$69.29 M 18.2%	\$476.03 M 18.1%	\$1.57 B 18.0%	
Utilities	\$26.9 M 7.1%	\$188.79 M 7.2%	\$617.52 M 7.1%	
<b>Educational Attainment (2020)</b>				
Adult Population Age 25 Years or Over	8,797	61,523	193,700	
Elementary (Grade Level 0 to 8)	111 1.3%	1,944 3.2%	7,330 3.8%	
Some High School (Grade Level 9 to 11)	209 2.4%	3,165 5.1%	10,323 5.3%	
High School Graduate	1,162 13.2%	10,776 17.5%	35,851 18.5%	
Some College	2,045 23.3%	13,905 22.6%	41,482 21.4%	
Associate Degree Only	806 9.2%	5,528 9.0%	15,591 8.0%	
Bachelor Degree Only	2,861 32.5%	16,114 26.2%	49,691 25.7%	
Graduate Degree	1,603 18.2%	10,091 16.4%	33,432 17.3%	

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# Demographics | 5-Mile Radius

N 32nd St & E Shea Blvd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2020)</b>						
1 Detached Unit	4,225	91.9%	23,782	71.8%	70,095	69.9%
1 Attached Unit	159	3.5%	2,112	6.4%	6,506	6.5%
2 to 4 Units	52	1.1%	2,141	6.5%	7,406	7.4%
5 to 9 Units	120	2.6%	1,902	5.7%	5,980	6.0%
10 to 19 Units	65	1.4%	1,694	5.1%	5,948	5.9%
20 to 49 Units	9	0.2%	1,019	3.1%	3,963	3.9%
50 or More Units	252	5.5%	2,928	8.8%	8,621	8.6%
Mobile Home or Trailer	68	1.5%	887	2.7%	3,841	3.8%
Other Structure	3	-	68	0.2%	188	0.2%
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	111	2.4%	1,273	3.8%	4,318	4.3%
Homes Built 2000 to 2009	179	3.9%	2,282	6.9%	9,432	9.4%
Homes Built 1990 to 1999	377	8.2%	5,700	17.2%	17,820	17.8%
Homes Built 1980 to 1989	666	14.5%	8,145	24.6%	25,992	25.9%
Homes Built 1970 to 1979	2,528	55.0%	12,564	37.9%	30,789	30.7%
Homes Built 1960 to 1969	895	19.5%	4,165	12.6%	12,493	12.5%
Homes Built 1950 to 1959	158	3.4%	1,716	5.2%	9,453	9.4%
Homes Built Before 1949	37	0.8%	688	2.1%	2,252	2.2%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	22	0.6%	613	2.6%	2,639	3.7%
Home Values \$500,000 to \$999,999	493	12.9%	3,322	13.9%	12,114	17.0%
Home Values \$400,000 to \$499,999	614	16.1%	2,643	11.1%	9,669	13.6%
Home Values \$300,000 to \$399,999	1,408	36.9%	5,301	22.2%	14,910	21.0%
Home Values \$200,000 to \$299,999	913	23.9%	6,899	28.9%	16,318	23.0%
Home Values \$150,000 to \$199,999	233	6.1%	2,176	9.1%	5,785	8.1%
Home Values \$100,000 to \$149,999	44	1.1%	1,087	4.6%	2,949	4.1%
Home Values \$70,000 to \$99,999	6	0.2%	454	1.9%	1,167	1.6%
Home Values \$50,000 to \$69,999	3	-	182	0.8%	541	0.8%
Home Values \$25,000 to \$49,999	19	0.5%	205	0.9%	640	0.9%
Home Values Under \$25,000	17	0.4%	427	1.8%	1,746	2.5%
Owner-Occupied Median Home Value	\$354,696		\$364,931		\$420,396	
Renter-Occupied Median Rent	\$1,078		\$957		\$932	
<b>Transportation To Work (2020)</b>						
Drive to Work Alone	4,209	74.4%	30,109	74.4%	95,761	74.3%
Drive to Work in Carpool	442	7.8%	3,764	9.3%	12,695	9.9%
Travel to Work by Public Transportation	55	1.0%	880	2.2%	3,442	2.7%
Drive to Work on Motorcycle	22	0.4%	108	0.3%	291	0.2%
Walk or Bicycle to Work	56	1.0%	735	1.8%	2,748	2.1%
Other Means	45	0.8%	763	1.9%	2,480	1.9%
Work at Home	829	14.7%	4,127	10.2%	11,444	8.9%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	1,095	19.4%	7,814	19.3%	26,713	20.7%
Travel to Work in 15 to 29 Minutes	2,616	46.2%	19,302	47.7%	57,243	44.4%
Travel to Work in 30 to 59 Minutes	1,383	24.4%	10,448	25.8%	34,943	27.1%
Travel to Work in 60 Minutes or More	200	3.5%	1,441	3.6%	5,250	4.1%
Average Minutes Travel to Work	22.1		22.2		22.3	

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