

Retail Space for Lease

NEC 7th Ave & McDowell Rd

Phoenix, Arizona



Property Features

- Existing: ± 500 SF ± 1,300 SF ± 3,400 SF
± 750 SF ± 1,800 SF
± 1,100 SF ± 2,234 SF
- Future Availability: 1,000+ SF in Phase 2
- Additional traffic generated from Starbucks and Pei Wei on the SWC of 7th Avenue & McDowell Road

Traffic Counts

- 7th Avenue (N/S):
34,500 / 37,900 vpd
- McDowell Road (E/W):
26,400 / 21,200 vpd

(2005 City of Phoenix)



Commercial Real Estate Services, Worldwide.

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contact information

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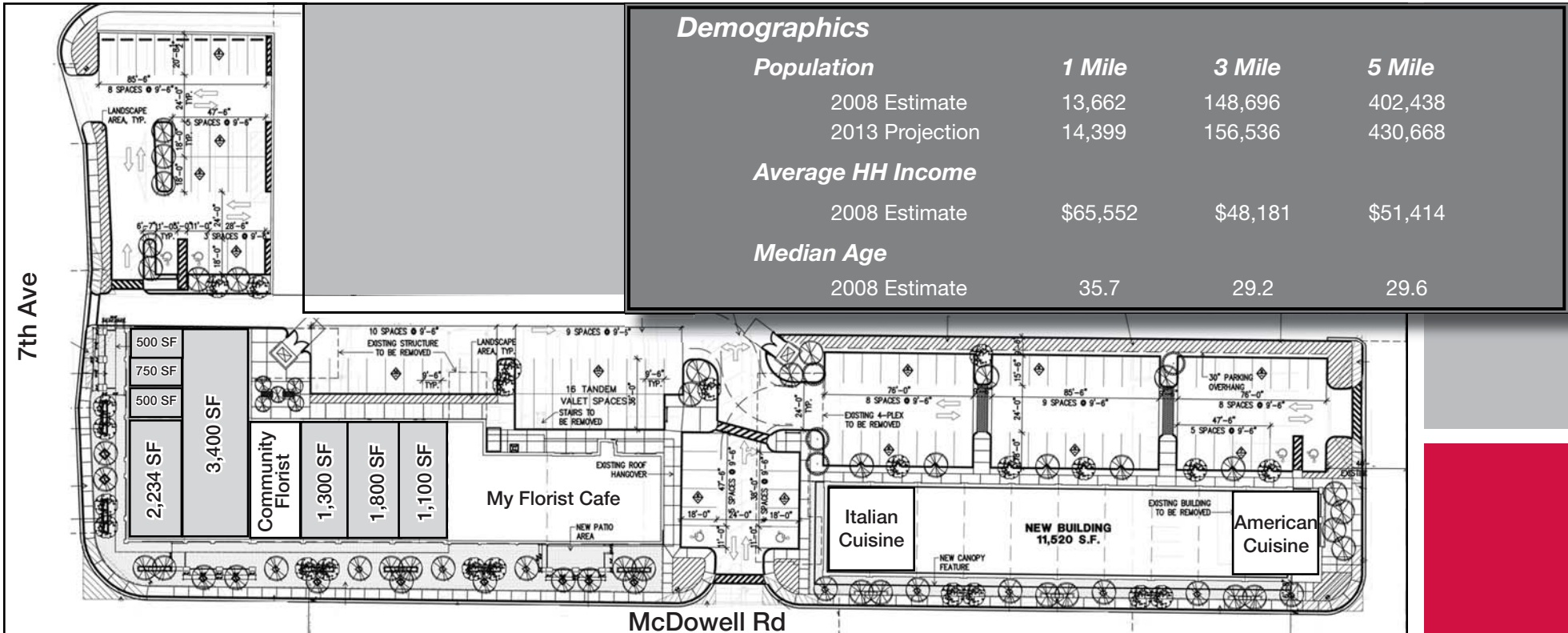
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FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.466113/-112.082708

October 2008

RF1

7th Ave & McDowell Rd Phoenix, Arizona		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2008 Estimated Population	13,662	148,696	402,438
	2013 Projected Population	14,399	156,536	430,668
	2000 Census Population	12,852	149,878	394,054
	1990 Census Population	12,325	123,683	311,284
	Historical Annual Growth 1990 to 2008	0.6%	1.1%	1.6%
	Projected Annual Growth 2008 to 2013	1.1%	1.1%	1.4%
HOUSEHOLDS	2008 Est. Households	5,727	46,750	125,118
	2013 Proj. Households	5,933	48,270	130,776
	2000 Census Households	5,553	49,657	129,837
	1990 Census Households	5,278	45,890	118,565
	Historical Annual Growth 1990 to 2008	0.5%	0.1%	0.3%
	Projected Annual Growth 2008 to 2013	0.7%	0.7%	0.9%
AGE	2008 Est. Population 0 to 9 Years	12.9%	17.9%	17.7%
	2008 Est. Population 10 to 19 Years	10.2%	14.6%	14.8%
	2008 Est. Population 20 to 29 Years	15.0%	17.4%	17.0%
	2008 Est. Population 30 to 44 Years	26.2%	22.6%	22.2%
	2008 Est. Population 45 to 59 Years	20.6%	15.6%	15.7%
	2008 Est. Population 60 to 74 Years	9.7%	7.4%	7.8%
	2008 Est. Population 75 Years Plus	5.4%	4.4%	4.7%
	2008 Est. Median Age	35.7	29.2	29.6
MARITAL STATUS & SEX	2008 Est. Male Population	55.1%	54.1%	53.0%
	2008 Est. Female Population	44.9%	45.9%	47.0%
	2008 Est. Never Married	37.8%	36.9%	34.0%
	2008 Est. Now Married	32.9%	33.4%	36.9%
	2008 Est. Separated or Divorced	23.8%	24.8%	23.6%
	2008 Est. Widowed	5.5%	4.9%	5.5%
INCOME	2008 Est. HH Income \$200,000 or More	5.0%	2.0%	2.3%
	2008 Est. HH Income \$150,000 to 199,999	3.5%	1.4%	1.7%
	2008 Est. HH Income \$100,000 to 149,999	10.1%	5.3%	6.0%
	2008 Est. HH Income \$75,000 to 99,999	9.6%	7.0%	7.9%
	2008 Est. HH Income \$50,000 to 74,999	14.1%	15.7%	16.6%
	2008 Est. HH Income \$35,000 to 49,999	11.8%	16.8%	17.8%
	2008 Est. HH Income \$25,000 to 34,999	10.5%	14.3%	14.5%
	2008 Est. HH Income \$15,000 to 24,999	13.7%	16.9%	15.5%
	2008 Est. HH Income \$0 to 14,999	21.7%	20.7%	17.7%
	2008 Est. Average Household Income	\$ 65,552	\$ 48,181	\$ 51,414
	2008 Est. Median HH Income	\$ 44,702	\$ 35,358	\$ 39,311
	2008 Est. Per Capita Income	\$ 29,822	\$ 17,080	\$ 17,808
	2008 Est. Number of Businesses	1,692	11,875	22,605
2008 Est. Total Number of Employees	21,249	217,433	368,517	

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RACE	2008 Est. White Population	79.3%	66.9%	67.1%
	2008 Est. Black Population	5.6%	7.2%	7.0%
	2008 Est. Asian & Pacific Islander	2.0%	2.4%	2.7%
	2008 Est. American Indian & Alaska Native	3.6%	3.6%	3.0%
	2008 Est. Other Races Population	9.6%	19.9%	20.2%
HISPANIC	2008 Est. Hispanic Population	5,755	93,076	240,866
	2008 Est. Hispanic Population Percent	42.1%	62.6%	59.9%
	2013 Proj. Hispanic Population Percent	44.1%	63.8%	61.5%
	2000 Hispanic Population Percent	37.3%	59.1%	55.7%
EDUCATION (Adults 25 or Older)	2008 Est. Adult Population (25 Years or Older)	9,623	87,719	237,824
	2008 Est. Elementary (0 to 8)	12.3%	22.0%	19.6%
	2008 Est. Some High School (9 to 11)	10.6%	15.0%	14.5%
	2008 Est. High School Graduate (12)	20.2%	24.0%	26.0%
	2008 Est. Some College (13 to 16)	17.8%	16.4%	17.1%
	2008 Est. Associate Degree Only	5.5%	5.3%	5.3%
	2008 Est. Bachelor Degree Only	16.8%	10.1%	10.8%
	2008 Est. Graduate Degree	16.8%	7.2%	6.7%
HOUSING	2008 Est. Total Housing Units	6,672	52,973	138,599
	2008 Est. Owner Occupied Percent	37.8%	33.4%	39.6%
	2008 Est. Renter Occupied Percent	48.0%	54.9%	50.6%
	2008 Est. Vacant Housing Percent	14.2%	11.7%	9.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.2%	2.7%	2.0%
	2000 Homes Built 1995 to 1998	1.1%	2.3%	2.2%
	2000 Homes Built 1990 to 1994	2.2%	2.0%	2.5%
	2000 Homes Built 1980 to 1989	5.2%	9.3%	11.7%
	2000 Homes Built 1970 to 1979	9.8%	15.1%	20.4%
	2000 Homes Built 1960 to 1969	10.9%	16.7%	19.1%
	2000 Homes Built 1950 to 1959	14.6%	23.2%	25.2%
	2000 Homes Built Before 1949	56.1%	28.8%	17.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.3%	0.2%	0.2%
	2000 Home Value \$500,000 to \$999,999	1.6%	0.6%	0.9%
	2000 Home Value \$400,000 to \$499,999	3.4%	0.9%	0.9%
	2000 Home Value \$300,000 to \$399,999	3.9%	0.6%	1.8%
	2000 Home Value \$200,000 to \$299,999	23.4%	4.3%	4.2%
	2000 Home Value \$150,000 to \$199,999	23.3%	6.8%	6.7%
	2000 Home Value \$100,000 to \$149,999	26.7%	19.2%	18.6%
	2000 Home Value \$50,000 to \$99,999	14.7%	53.5%	56.5%
	2000 Home Value \$25,000 to \$49,999	1.8%	12.1%	9.0%
	2000 Home Value \$0 to \$24,999	1.0%	1.8%	1.2%
	2000 Median Home Value	\$ 171,505	\$ 96,353	\$ 102,341
	2000 Median Rent	\$ 320	\$ 370	\$ 427

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LABOR FORCE	2008 Est. Labor: Population Age 16+	11,059	109,351	296,061
	2008 Est. Civilian Employed	62.1%	53.3%	54.0%
	2008 Est. Civilian Unemployed	4.1%	5.1%	4.8%
	2008 Est. in Armed Forces	-	0.0%	0.0%
	2008 Est. not in Labor Force	33.7%	41.6%	41.2%
	2008 Labor Force: Males	55.6%	55.1%	53.6%
	2008 Labor Force: Females	44.4%	44.9%	46.4%
OCCUPATION	2000 Occupation: Population Age 16+	6,323	56,848	150,943
	2000 Mgmt, Business, & Financial Operations	12.4%	8.0%	8.6%
	2000 Professional and Related	25.4%	13.6%	13.1%
	2000 Service	15.8%	21.7%	21.2%
	2000 Sales and Office	22.6%	23.5%	24.3%
	2000 Farming, Fishing, and Forestry	0.2%	0.4%	0.4%
	2000 Construction, Extraction, & Maintenance	12.6%	17.3%	16.4%
	2000 Production, Transport, & Material Moving	11.1%	15.5%	16.0%
	2000 Percent White Collar Workers	60.3%	45.1%	46.0%
2000 Percent Blue Collar Workers	39.7%	54.9%	54.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	60.4%	56.4%	59.9%
	2000 Drive to Work in Carpool	17.6%	24.5%	23.6%
	2000 Travel to Work by Public Transportation	5.6%	7.9%	6.8%
	2000 Drive to Work on Motorcycle	0.6%	0.2%	0.2%
	2000 Walk or Bicycle to Work	9.2%	6.8%	5.3%
	2000 Other Means	2.2%	1.7%	1.8%
	2000 Work at Home	4.4%	2.5%	2.4%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	40.0%	29.1%	25.6%
	2000 Travel to Work in 15 to 29 Minutes	35.3%	36.7%	40.0%
	2000 Travel to Work in 30 to 59 Minutes	20.8%	26.7%	27.5%
	2000 Travel to Work in 60 Minutes or More	3.9%	7.5%	7.0%
	2000 Average Travel Time to Work	18.8	23.3	23.8
CONSUMER EXPENDITURE	2008 Est. Total Household Expenditure (in Millions)	\$ 294.8	\$ 1,966.6	\$ 5,506.8
	2008 Est. Apparel	\$ 14.2	\$ 95.6	\$ 267.3
	2008 Est. Contributions & Gifts	\$ 19.3	\$ 116.3	\$ 330.3
	2008 Est. Education & Reading	\$ 8.6	\$ 52.3	\$ 146.4
	2008 Est. Entertainment	\$ 16.3	\$ 108.0	\$ 303.6
	2008 Est. Food, Beverages & Tobacco	\$ 47.2	\$ 326.2	\$ 907.6
	2008 Est. Furnishings And Equipment	\$ 12.8	\$ 81.5	\$ 230.2
	2008 Est. Health Care & Insurance	\$ 21.1	\$ 143.9	\$ 400.6
	2008 Est. Household Operations & Shelter & Utilities	\$ 88.7	\$ 590.6	\$ 1,652.2
	2008 Est. Miscellaneous Expenses	\$ 5.0	\$ 33.6	\$ 93.7
	2008 Est. Personal Care	\$ 4.3	\$ 28.8	\$ 80.5
	2008 Est. Transportation	\$ 57.3	\$ 389.9	\$ 1,094.4

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