



VELOCITY
RETAILGROUP

NEW ARROWHEAD DEVELOPMENT!

Northwest Corner of Loop 101 and 75th Avenue
Glendale, Arizona



Join These Tenants



POPEYES
+ LOUISIANA KITCHEN +

SUBJECT

Banner Health
(Planned)

91,366 CPD

129,515 CPD

LOOP
101

75th Ave

19,100 CPD

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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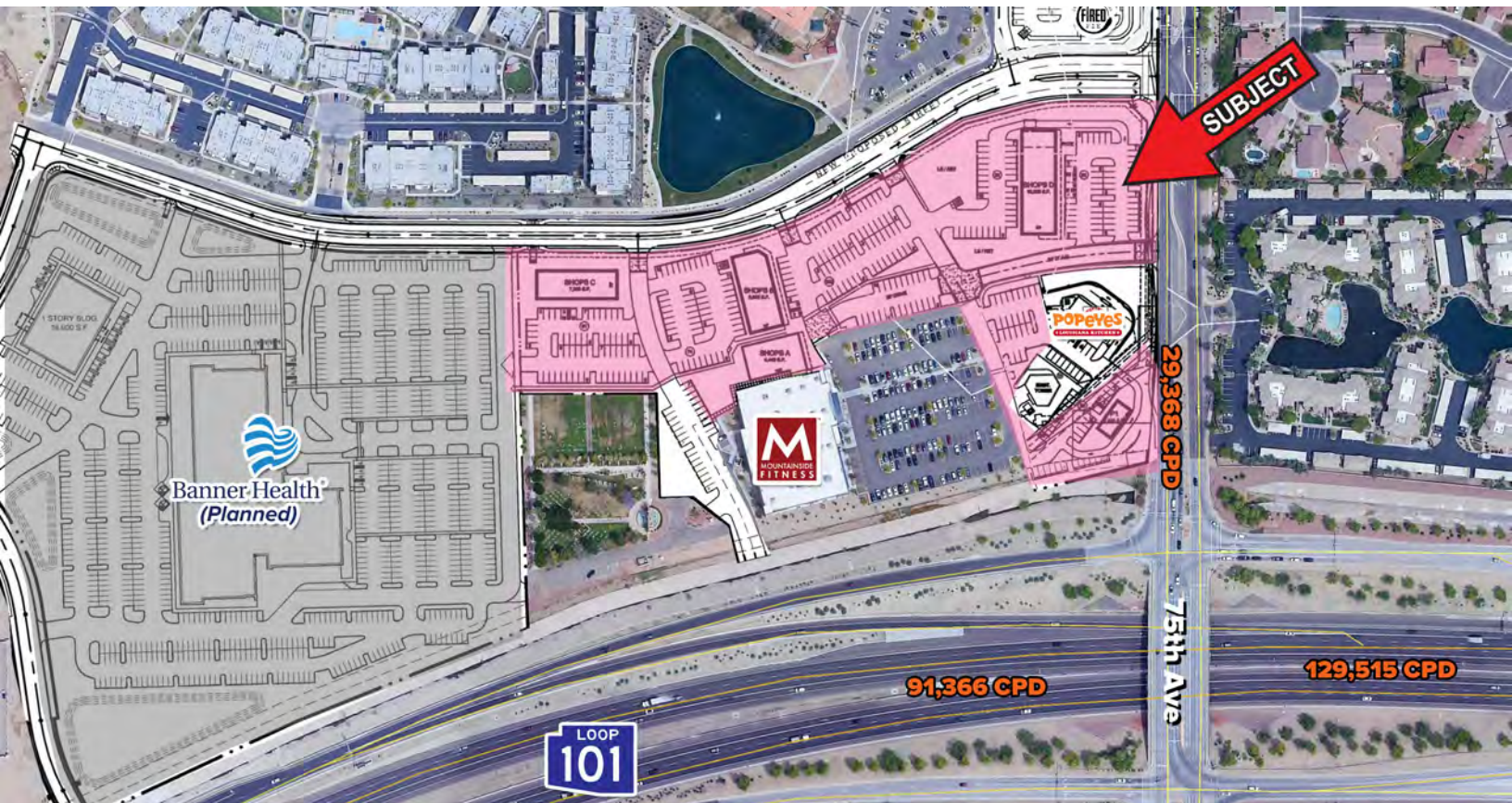
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NEW ARROWHEAD DEVELOPMENT!

Northwest Corner of Loop 101 and 75th Avenue
Glendale, Arizona



◆ PADS AND +/-30,000 SF OF SHOP SPACE AVAILABLE

Property Highlights

- Located off Loop 101 Freeway, 2 miles north of Arrowhead Towne Center
- A median household income of approximately \$93,000 within 1 mile
- Dense residential area with a population of approximately 259,913 in a 5 mile radius
- Over 120,000 vehicles per day at the intersection

Nearby Tenants



Traffic Counts

Loop 101	91,366 VPD
75th Ave	29,368 VPD

Total 120,734 VPD

Source: Pitney Bowes

Demographics	1 mi	3 mi	5 mi
Estimated Population	18,098	111,466	259,913
Med. Household Income	\$93,488	\$82,821	\$72,383
Estimated Households	6,557	40,488	97,569
Daytime Population	9,028	88,376	195,793

Source: Pitney Bowes

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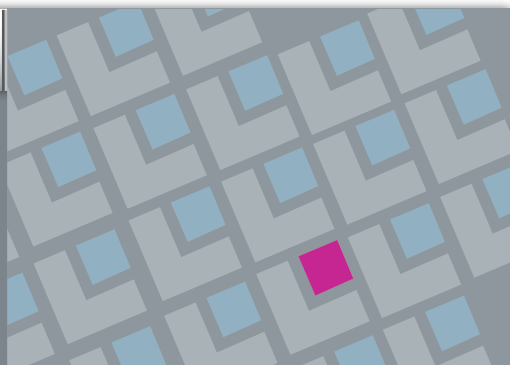
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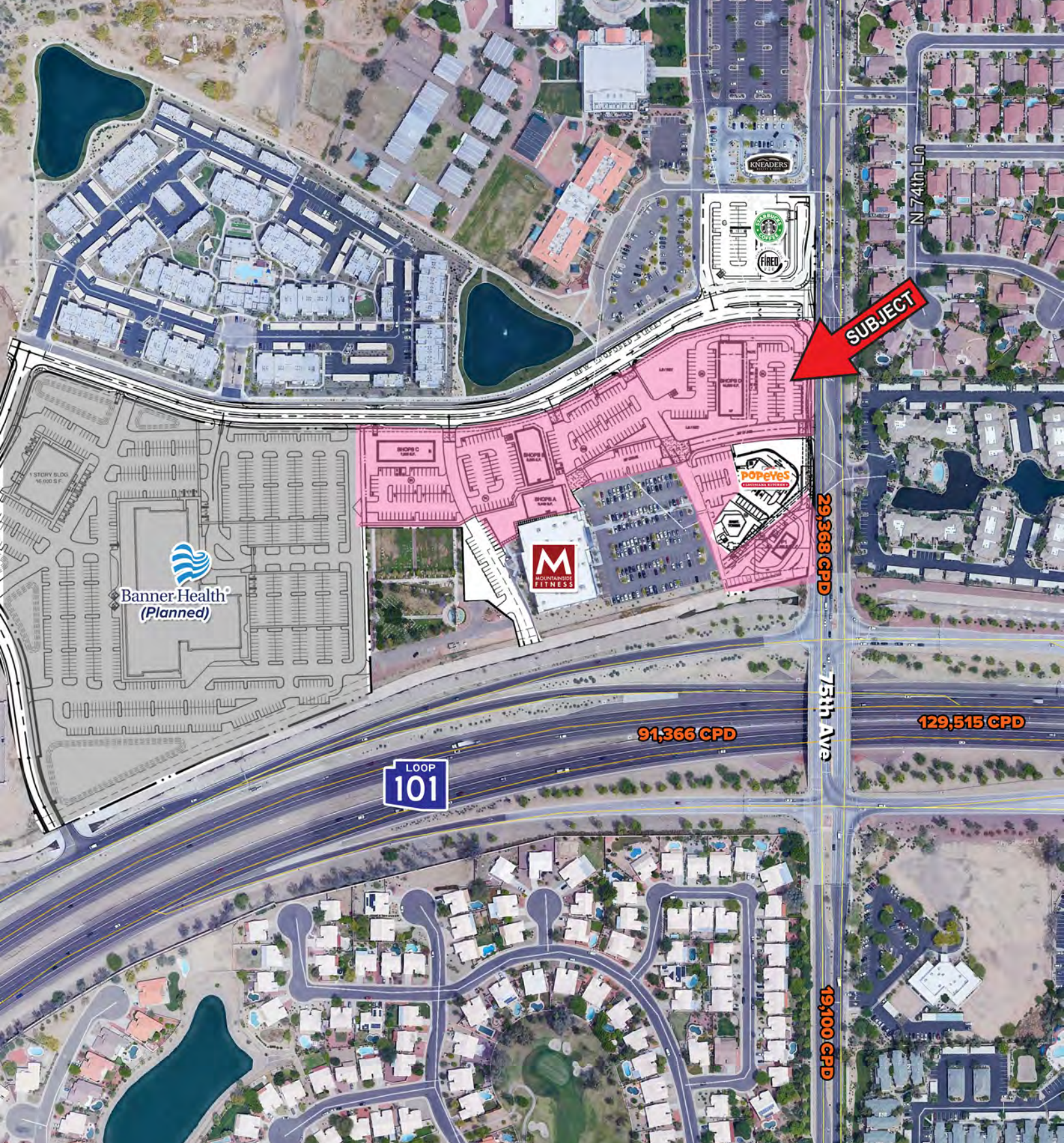
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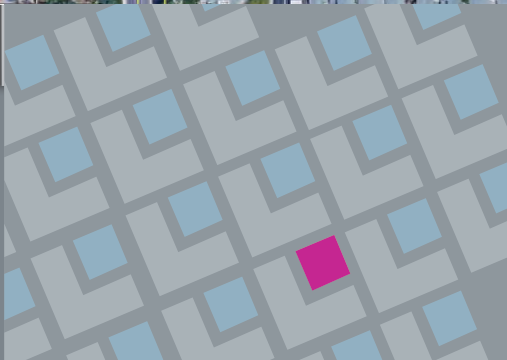


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Deer Valley Rd

Lake Pleasant Pkwy

SUBJECT

LOOP
101

SAFeway

fru's

Albertsons

THE HOME DEPOT

amc THEATRES
macy's
Dillard's
DICK'S SPORTING GOODS
Sears
FOREVER 21

KOHL'S
WinCo FOODS
Walmart
Steen Mart
LA FITNESS
Michaels

Union Hills Dr

fru's

Walmart

BEST BUY
OfficeMax
DOLLAR TREE
MEGA FURNITURE

Costco WHOLESALE

TOYS R US
Super Store
PETSMART
BED BATH & BEYOND

Bell Rd

Albertsons

P83
PEORIA SPORTS COMPLEX

PEORIA SPORTS COMPLEX

TARGET
ROSS
Michaels
JO-ANN
Pier 1 Imports
STAPLES

WORLD MARKET
Tres Amigos FURNITURE

fru's
ASHLEY

BARNES & NOBLE
HOBBY LOBBY
NORDSTROM
TJ-maxx

Thunderbird Rd

E65 FITNESS

Bashas'

SAFeway

LOWE'S

SPROUTS

fru's

Banner Health

99th Ave

LOOP
101

83rd Ave

75th Ave

67th Ave

59th Ave

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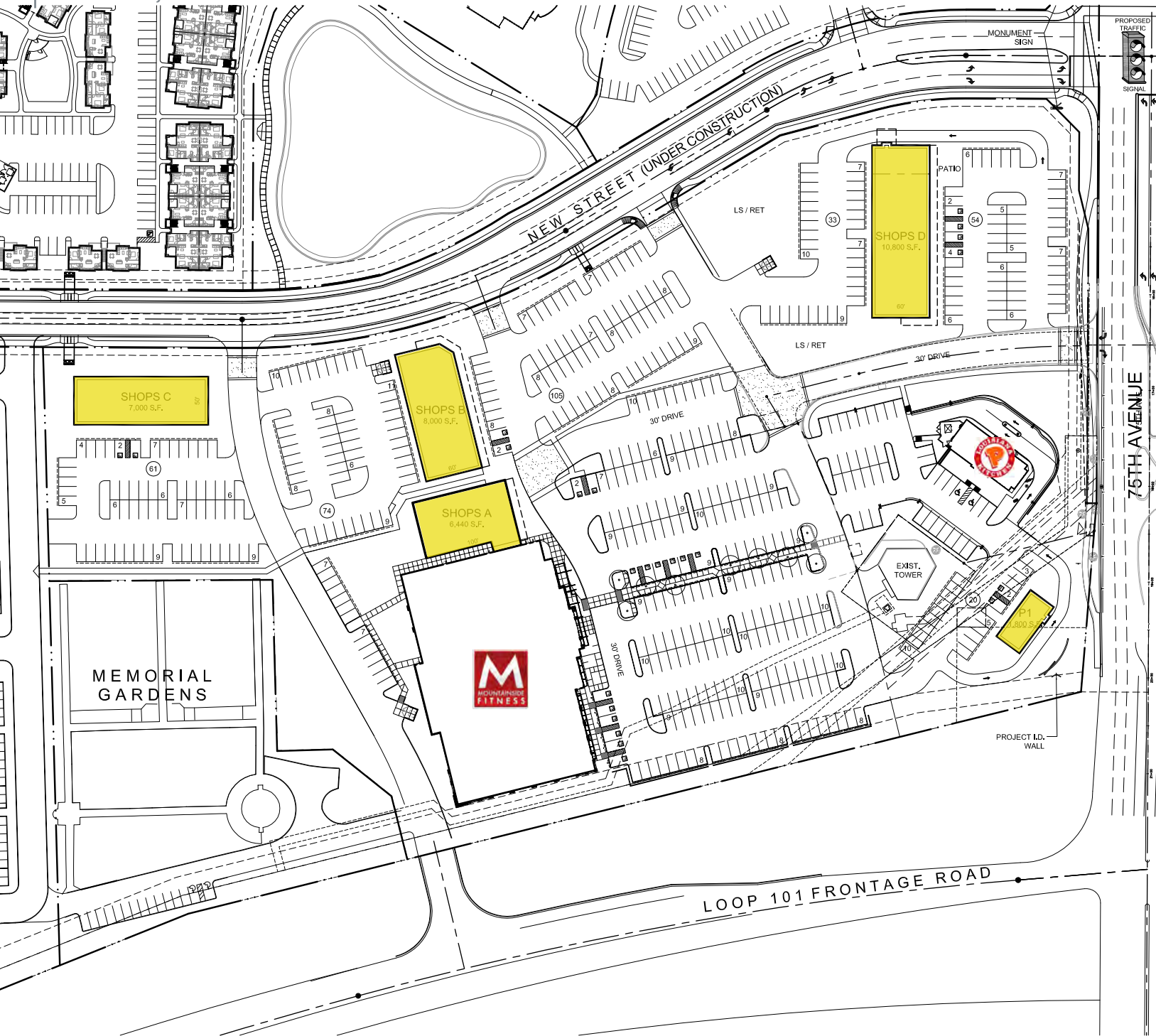
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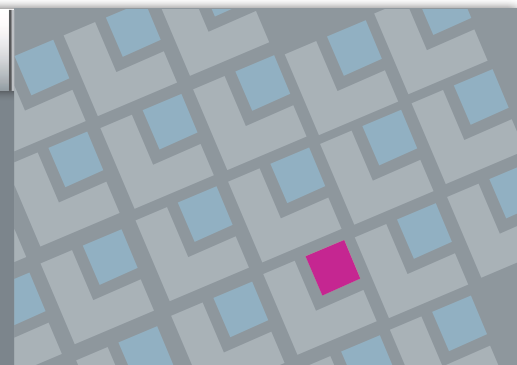
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Demographic Full Report



Velocity Retail Group, LLC

Beardsley Rd & 75th Ave
20197 N 75th Ave & 7499 W Beardsley Rd Glendale, AZ 85308

14 December 2017

Coordinates Longitude: -112.220290
Latitude: 33.667270

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2010 Total Pop.	16,513	102,967	241,235
-Percent Growth 2000-2010	18.41%	29.65%	26.97%
2015 Total Pop. (Est.)	18,098	111,466	259,913
-Percent Growth 2010-2015	9.60%	8.25%	7.74%
2000 Total Pop.	14,005	79,693	189,882
-Percent Growth 1990-2000	379.74%	233.92%	94.06%
1990 Total Pop.	2,907	23,785	97,906
HOUSEHOLDS			
1990 Total HHs	961	8,933	38,180
2000 Total HHs	4,976	29,089	72,322
-Percent HH Growth 1990-2000	417.79%	225.64%	89.42%
2010 Total HHs	5,883	36,858	89,378
-Percent HH Growth 2000-2010	18.23%	26.71%	23.58%
2015 Total HHs	6,557	40,488	97,569
-Percent HH Growth 2010-2015	11.46%	9.85%	9.16%
RACE IDENTIFICATION			
2010 White Pop.	13,876	89,146	209,287
-Percentage	84.03%	86.58%	86.76%
2010 Black Pop.	559	2,781	6,313
-Percentage	3.39%	2.70%	2.62%
2010 American Indian/Alaska Native	100	694	1,762
-Percentage	0.61%	0.67%	0.73%
2010 Asian/Hawaiian/Pacific Islander	1,068	4,479	9,517
-Percentage	6.47%	4.35%	3.95%
2010 Other Population (Incl 2+ Races)	911	5,867	14,356
-Percentage	5.52%	5.70%	5.95%
HISPANIC DATA (Not an Race Designation)			
2010 Hispanic Population	1,809	12,068	28,653
-Percentage	10.96%	11.72%	11.88%
2010 Non-Hispanic Population	14,704	90,899	212,582
-Percentage	89.04%	88.28%	88.12%
2010 White Hispanic Population	1,080	7,165	16,681
-Percentage	6.54%	6.96%	6.91%
2010 White Non-Hispanic Population	12,796	81,980	192,606
-Percentage	77.49%	79.62%	79.84%

Data Source: Pitney Bowes Business Insight
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2010 All Other Races Hispanic Population	729	4,903	11,972
-Percentage	4.41%	4.76%	4.96%
2010 All Other Races Non-Hispanic Population	1,908	8,919	19,976
-Percentage	11.55%	8.66%	8.28%
2010 Median Household Income	\$93,488	\$82,821	\$72,383
2010 Average Household Income	\$108,484	\$94,633	\$82,970
2010 Per Capita Income	\$38,649	\$33,875	\$30,740
2010 Average Household Size	2.8	2.7	2.7
HOUSEHOLD INCOME BRACKETS			
2010 Household Income < \$10,000	49	398	2,161
-Percentage	0.83%	1.08%	2.42%
2010 Household Income \$10,000-\$14,999	39	378	2,978
-Percentage	0.66%	1.03%	3.33%
2010 Household Income \$15,000-\$19,999	20	577	3,340
-Percentage	0.34%	1.57%	3.74%
2010 Household Income \$20,000-\$24,999	37	857	4,041
-Percentage	0.63%	2.33%	4.52%
2010 Household Income \$25,000-\$29,999	30	1,057	2,976
-Percentage	0.51%	2.87%	3.33%
2010 Household Income \$30,000-\$34,999	66	1,243	3,240
-Percentage	1.12%	3.37%	3.63%
2010 Household Income \$35,000-\$39,999	54	1,178	3,032
-Percentage	0.92%	3.20%	3.39%
2010 Household Income \$40,000-\$44,999	72	1,192	3,005
-Percentage	1.22%	3.23%	3.36%
2010 Household Income \$45,000-\$49,999	91	1,172	3,251
-Percentage	1.55%	3.18%	3.64%
2010 Household Income \$50,000-\$59,999	288	2,651	7,021
-Percentage	4.89%	7.19%	7.86%
2010 Household Income \$60,000-\$74,999	566	4,378	11,681
-Percentage	9.62%	11.88%	13.07%
2010 Household Income \$75,000-\$99,999	2,204	10,696	23,060
-Percentage	37.46%	29.02%	25.80%
2010 Household Income \$100,000-\$124,999	1,487	6,898	11,691
-Percentage	25.27%	18.72%	13.08%
2010 Household Income \$125,000-\$149,999	571	2,558	4,303
-Percentage	9.70%	6.94%	4.81%
2010 Household Income \$150,000-\$199,999	167	995	2,154

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-Percentage	2.84%	2.70%	2.41%
2010 Household Income \$200,000-\$249,999	67	241	609
-Percentage	1.14%	0.65%	0.68%
2010 Household Income \$250,000-\$499,999	71	363	782
-Percentage	1.21%	0.98%	0.87%
2010 Median Home Value	\$152,791	\$149,559	\$136,078
% 2010 Total Owner Occupied Housing Units	82.53%	84.06%	83.38%
% 2010 Total Renter Occupied Housing Units	17.47%	15.94%	16.62%
EDUCATION			
2010 Total Educational Attainment Age 25+	10,143	65,897	157,143
% 2010 High School Graduate (Incl Equivalency)	19.29%	23.53%	26.05%
% 2010 Bachelor's Degree	25.65%	21.95%	19.46%
% 2010 Master's Degree	12.18%	9.29%	8.27%
% 2010 Professional School Degree	3.01%	1.74%	1.55%
% 2010 Doctorate Degree	1.55%	1.08%	0.95%
(Education levels do not add to 100% since partial grade completions are not included.)			
EMPLOYMENT			
% 2010 White Collar Occupations	76.84%	70.91%	68.59%
% 2010 Blue Collar Occupations	23.16%	29.09%	31.41%
SELECTED EMPLOYMENT CATEGORIES			
% 2010 Management/Professional/Related	48.52%	42.49%	38.98%
% 2010 Service Occupation	11.91%	13.43%	14.33%
% 2010 Healthcare Support	1.38%	1.27%	1.31%
% 2010 Sales/Office	28.32%	28.41%	29.61%
% 2010 Office/Administrative Support	14.28%	14.21%	15.57%
% 2010 Farming/Fishing/Forestry	0.00%	0.05%	0.07%
% 2010 Construction/Extraction	4.24%	5.56%	6.14%
% 2010 Installation/Maintenance/Repair	2.09%	3.39%	3.74%
% 2010 Transportation/Material Moving	3.24%	4.09%	4.35%
(Categories are not exclusive, and do not add to 100%)			
2010 Total Daytime Population	9,028	88,376	195,793

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2010 Total Retail Sales Potential (MM)	\$101,265,233	\$549,992,225	\$1,225,749,319
POPULATION BY AGE BRACKET			
2010 Age 0-4	1,543	8,797	18,574
-Percentage	9.34%	8.54%	7.70%
2010 Age 5-9	1,463	8,663	19,171
-Percentage	8.86%	8.41%	7.95%
2010 Age 10-14	1,445	8,207	18,812
-Percentage	8.75%	7.97%	7.80%
2010 Age 15-19	1,103	6,554	15,944
-Percentage	6.68%	6.37%	6.61%
2010 Age 20-24	814	4,848	11,592
-Percentage	4.93%	4.71%	4.81%
2010 Age 25-34	2,748	15,011	33,748
-Percentage	16.64%	14.58%	13.99%
2010 Age 35-44	2,880	17,431	37,864
-Percentage	17.44%	16.93%	15.70%
2010 Age 45-54	2,311	13,652	30,889
-Percentage	14.00%	13.26%	12.80%
2010 Age 55-64	1,249	8,797	20,756
-Percentage	7.56%	8.54%	8.60%
2010 Age 65-74	638	5,672	14,777
-Percentage	3.86%	5.51%	6.13%
2010 Age 75-84	271	3,703	12,736
-Percentage	1.64%	3.60%	5.28%
2010 Age 85+	46	1,632	6,372
-Percentage	0.28%	1.58%	2.64%
2010 Age 0-14	4,451	25,667	56,557
2010 Age 15-34	4,665	26,413	61,284
2010 Age 35-64	6,440	39,880	89,509
2010 Age 65 and above	955	11,007	33,885
2010 Median Age Total Population	31.2	33.6	34.7
2010 Median Age Adult Population	40.1	42.3	43.6
% 2010 Female Population	50.36%	51.10%	51.45%
% 2010 Male Population	49.64%	48.90%	48.55%

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