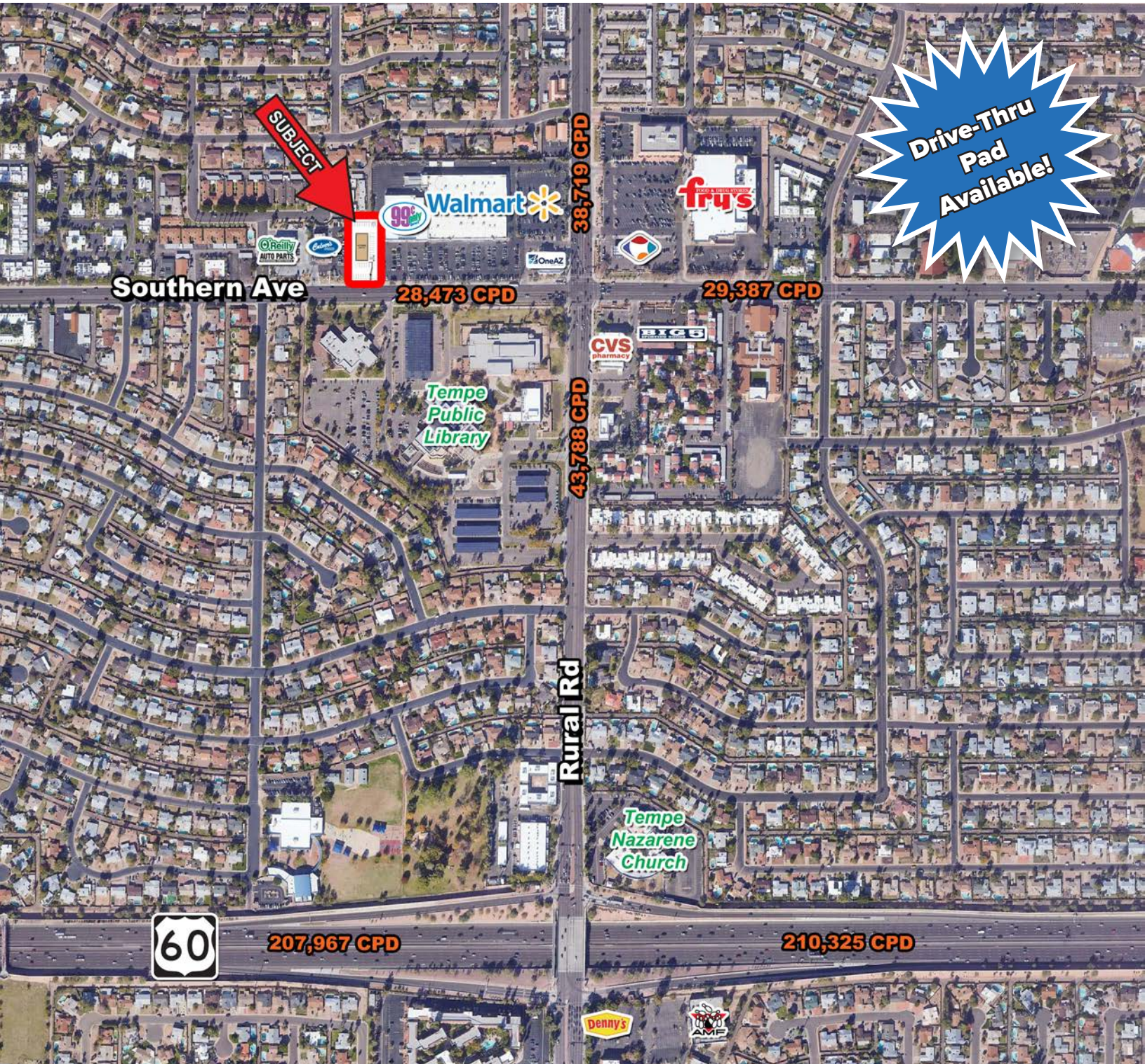


WALMART PAD AVAILABLE

Southern Ave & Rural Rd - Northwest Corner
Tempe, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

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WALMART PAD AVAILABLE

Southern Ave & Rural Rd - Northwest Corner

Tempe, Arizona



◆ 22,817 SF Pad, Zoned PCC-1 - Drive-Thru Available!

Property Highlights

- Over 67,000 cars per day at intersection
- Anchored by a new Walmart
- 2 miles south of ASU (60,000 students)
- Access to two curb-cuts with full turning movements.
- 1 mile north of US 60

Traffic Counts

Southern Avenue 28,473 CPD
Rural Road 38,719 CPD

Total 67,192 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	20,784	179,054	368,755
Estimated Households	8,671	73,964	151,519
Avg Household Income	\$79,588	\$67,265	\$76,279
Daytime Employees	6,888	100,706	241,652

Source: SitesUSA

Nearby Tenants       

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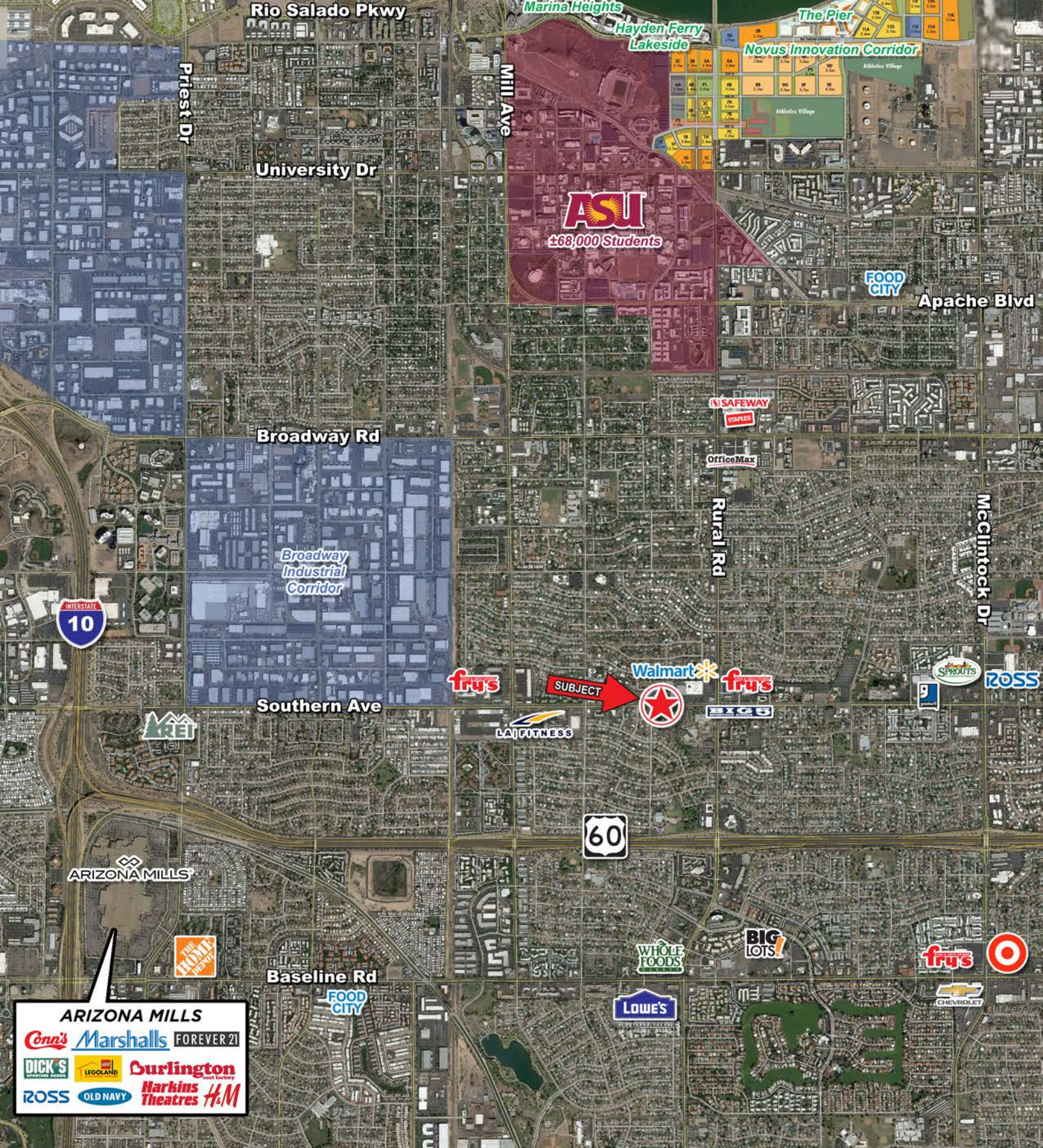
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Lat/Lon: 33.393/-111.9264

RF5

Tempe, AZ 85282

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	20,784		179,054		368,755	
Projected Population (2025)	22,461		194,238		401,905	
Census Population (2010)	16,858		145,915		308,633	
Census Population (2000)	17,649		145,299		313,520	
Projected Annual Growth (2020 to 2025)	1,677	1.6%	15,184	1.7%	33,150	1.8%
Historical Annual Growth (2010 to 2020)	3,926	2.3%	33,139	2.3%	60,122	1.9%
Historical Annual Growth (2000 to 2010)	-791	-0.4%	616	-	-4,887	-0.2%
Estimated Population Density (2020)	6,619 psm		6,336 psm		4,697 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	8,671		73,964		151,519	
Projected Households (2025)	9,087		77,900		160,034	
Census Households (2010)	7,033		58,664		124,812	
Census Households (2000)	7,266		58,403		123,657	
Estimated Households with Children (2020)	1,693	19.5%	15,050	20.3%	36,397	24.0%
Estimated Average Household Size (2020)	2.39		2.28		2.36	
Average Household Income						
Estimated Average Household Income (2020)	\$79,588		\$67,235		\$76,279	
Projected Average Household Income (2025)	\$89,455		\$74,693		\$85,188	
Estimated Average Family Income (2020)	\$106,375		\$86,679		\$95,058	
Median Household Income						
Estimated Median Household Income (2020)	\$71,160		\$62,153		\$66,026	
Projected Median Household Income (2025)	\$83,115		\$72,104		\$76,987	
Estimated Median Family Income (2020)	\$95,711		\$80,548		\$83,399	
Per Capita Income						
Estimated Per Capita Income (2020)	\$33,227		\$28,056		\$31,501	
Projected Per Capita Income (2025)	\$36,216		\$30,216		\$34,066	
Estimated Per Capita Income 5 Year Growth	\$2,989	9.0%	\$2,161	7.7%	\$2,565	8.1%
Estimated Average Household Net Worth (2020)	\$831,903		\$661,228		\$725,609	
Daytime Demos (2020)						
Total Businesses	1,077		8,927		19,769	
Total Employees	6,868		100,706		241,652	
Company Headquarter Businesses	49	4.5%	377	4.2%	901	4.6%
Company Headquarter Employees	1,215	17.7%	14,698	14.6%	44,739	18.5%
Employee Population per Business	6.4		11.3		12.2	
Residential Population per Business	19.3		20.1		18.7	

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Race & Ethnicity						
White (2020)	15,248	73.4%	118,039	65.9%	242,178	65.7%
Black or African American (2020)	1,373	6.6%	13,804	7.7%	29,073	7.9%
American Indian or Alaska Native (2020)	402	1.9%	6,313	3.5%	12,202	3.3%
Asian (2020)	1,094	5.3%	11,863	6.6%	21,546	5.8%
Hawaiian or Pacific Islander (2020)	119	0.6%	675	0.4%	1,342	0.4%
Other Race (2020)	1,530	7.4%	19,784	11.0%	45,351	12.3%
Two or More Races (2020)	1,018	4.9%	8,576	4.8%	17,062	4.6%
Not Hispanic or Latino Population (2020)	16,400	78.9%	133,244	74.4%	264,883	71.8%
Hispanic or Latino Population (2020)	4,384	21.1%	45,810	25.6%	103,872	28.2%
Not Hispanic or Latino Population (2025)	17,503	77.9%	143,059	73.7%	285,627	71.1%
Hispanic or Latino Population (2025)	4,958	22.1%	51,178	26.3%	116,278	28.9%
Not Hispanic or Latino Population (2010)	13,955	82.8%	110,957	76.0%	226,652	73.4%
Hispanic or Latino Population (2010)	2,903	17.2%	34,958	24.0%	81,981	26.6%
Not Hispanic or Latino Population (2000)	15,207	86.2%	115,429	79.4%	246,236	78.5%
Hispanic or Latino Population (2000)	2,442	13.8%	29,870	20.6%	67,284	21.5%
Projected Hispanic Annual Growth (2020 to 2025)	574	2.6%	5,368	2.3%	12,406	2.4%
Historic Hispanic Annual Growth (2000 to 2020)	1,942	4.0%	15,941	2.7%	36,588	2.7%
Age Distribution (2020)						
Age Under 5	923	4.4%	8,706	4.9%	19,921	5.4%
Age 5 to 9 Years	979	4.7%	8,551	4.8%	19,600	5.3%
Age 10 to 14 Years	1,041	5.0%	8,716	4.9%	20,263	5.5%
Age 15 to 19 Years	1,195	5.7%	15,572	8.7%	27,706	7.5%
Age 20 to 24 Years	2,628	12.6%	25,219	14.1%	41,591	11.3%
Age 25 to 29 Years	2,190	10.5%	18,930	10.6%	36,881	10.0%
Age 30 to 34 Years	1,507	7.3%	13,656	7.6%	28,478	7.7%
Age 35 to 39 Years	1,187	5.7%	10,791	6.0%	23,151	6.3%
Age 40 to 44 Years	1,107	5.3%	9,284	5.2%	20,653	5.6%
Age 45 to 49 Years	1,126	5.4%	9,266	5.2%	21,062	5.7%
Age 50 to 54 Years	1,176	5.7%	9,363	5.2%	21,294	5.8%
Age 55 to 59 Years	1,211	5.8%	9,551	5.3%	21,767	5.9%
Age 60 to 64 Years	1,053	5.1%	8,453	4.7%	18,889	5.1%
Age 65 to 74 Years	1,940	9.3%	12,942	7.2%	27,350	7.4%
Age 75 to 84 Years	1,152	5.5%	6,979	3.9%	14,373	3.9%
Age 85 Years or Over	370	1.8%	3,076	1.7%	5,774	1.6%
Median Age	35.0		32.6		33.9	
Gender Age Distribution (2020)						
Female Population	9,952	47.9%	85,612	47.8%	180,452	48.9%
Age 0 to 19 Years	2,037	20.5%	20,382	23.8%	42,854	23.7%
Age 20 to 64 Years	5,985	60.1%	52,435	61.2%	111,237	61.6%
Age 65 Years or Over	1,930	19.4%	12,795	14.9%	26,362	14.6%
Female Median Age	37.7		34.2		35.2	
Male Population	10,832	52.1%	93,442	52.2%	188,303	51.1%
Age 0 to 19 Years	2,101	19.4%	21,163	22.6%	44,637	23.7%
Age 20 to 64 Years	7,199	66.5%	62,077	66.4%	122,531	65.1%
Age 65 Years or Over	1,532	14.1%	10,202	10.9%	21,135	11.2%
Male Median Age	32.7		31.3		32.8	

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RF5

Tempe, AZ 85282

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	579	6.7%	3,561	4.8%	8,891	5.9%
HH Income \$150,000 to \$199,999	655	7.6%	3,910	5.3%	8,368	5.5%
HH Income \$100,000 to \$149,999	1,335	15.4%	10,603	14.3%	22,576	14.9%
HH Income \$75,000 to \$99,999	1,492	17.2%	10,904	14.7%	21,904	14.5%
HH Income \$50,000 to \$74,999	1,590	18.3%	14,679	19.8%	30,294	20.0%
HH Income \$35,000 to \$49,999	1,183	13.6%	9,862	13.3%	20,559	13.6%
HH Income \$25,000 to \$34,999	608	7.0%	5,531	7.5%	11,904	7.9%
HH Income \$15,000 to \$24,999	518	6.0%	5,389	7.3%	10,458	6.9%
HH Income Under \$15,000	711	8.2%	9,526	12.9%	16,564	10.9%
HH Income \$35,000 or More	6,834	78.8%	53,518	72.4%	112,592	74.3%
HH Income \$75,000 or More	4,061	46.8%	28,977	39.2%	61,739	40.7%
Housing (2020)						
Total Housing Units	8,992		77,002		158,856	
Housing Units Occupied	8,671	96.4%	73,964	96.1%	151,519	95.4%
Housing Units Owner-Occupied	4,104	47.3%	27,754	37.5%	65,967	43.5%
Housing Units, Renter-Occupied	4,566	52.7%	46,209	62.5%	85,551	56.5%
Housing Units, Vacant	321	3.7%	3,038	4.1%	7,337	4.8%
Marital Status (2020)						
Never Married	8,326	46.7%	86,810	56.7%	155,505	50.3%
Currently Married	5,303	29.7%	37,974	24.8%	91,789	29.7%
Separated	849	4.8%	5,910	3.9%	13,522	4.4%
Widowed	1,057	5.9%	5,487	3.6%	11,527	3.7%
Divorced	2,306	12.9%	16,900	11.0%	36,628	11.9%
Household Type (2020)						
Population Family	13,393	64.4%	106,643	59.6%	248,860	67.5%
Population Non-Family	7,354	35.4%	62,265	34.8%	109,049	29.6%
Population Group Quarters	37	0.2%	10,145	5.7%	10,845	2.9%
Family Households	4,239	48.9%	33,602	45.4%	76,860	50.7%
Non-Family Households	4,432	51.1%	40,361	54.6%	74,659	49.3%
Married Couple with Children	915	17.3%	7,701	20.3%	19,340	21.1%
Average Family Household Size	3.2		3.2		3.2	
Household Size (2020)						
1 Person Households	2,665	30.7%	25,412	34.4%	49,818	32.9%
2 Person Households	2,891	33.3%	25,167	34.0%	50,219	33.1%
3 Person Households	1,461	16.8%	10,835	14.6%	22,688	15.0%
4 Person Households	948	10.9%	7,082	9.6%	15,572	10.3%
5 Person Households	413	4.8%	3,044	4.1%	7,246	4.8%
6 or More Person Households	292	3.4%	2,423	3.3%	5,977	3.9%
Household Vehicles (2020)						
Households with 0 Vehicles Available	598	6.9%	7,463	10.1%	12,174	8.0%
Households with 1 Vehicles Available	3,011	34.7%	28,692	38.8%	58,828	38.8%
Households with 2 or More Vehicles Available	5,061	58.4%	37,809	51.1%	80,518	53.1%
Total Vehicles Available	15,842		121,685		257,284	
Average Vehicles Per Household	1.8		1.6		1.7	

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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	17,672		151,613		305,404	
Estimated Civilian Employed	11,877	67.2%	96,952	63.9%	200,862	65.8%
Estimated Civilian Unemployed	708	4.0%	6,072	4.0%	12,233	4.0%
Estimated in Armed Forces	38	0.2%	123	-	389	0.1%
Estimated Not in Labor Force	5,050	28.6%	48,466	32.0%	91,919	30.1%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	11,877		96,952		200,862	
Management, Business, Financial Operations	1,715	14.4%	13,830	14.3%	30,764	15.3%
Professional, Related	3,203	27.0%	24,940	25.7%	47,930	23.9%
Service	2,397	20.2%	19,154	19.8%	39,151	19.5%
Sales, Office	3,048	25.7%	23,348	24.1%	48,354	24.1%
Farming, Fishing, Forestry	9	-	167	0.2%	334	0.2%
Construct, Extraction, Maintenance	535	4.5%	5,004	5.2%	12,524	6.2%
Production, Transport Material Moving	972	8.2%	10,509	10.8%	21,804	10.9%
White Collar Workers	7,965	67.1%	62,117	64.1%	127,048	63.3%
Blue Collar Workers	3,912	32.9%	34,834	35.9%	73,814	36.7%
Consumer Expenditure (2020)						
Total Household Expenditure	\$520.2 M		\$3.92 B		\$8.74 B	
Total Non-Retail Expenditure	\$274.89 M	52.8%	\$2.07 B	52.8%	\$4.62 B	52.8%
Total Retail Expenditure	\$245.31 M	47.2%	\$1.85 B	47.2%	\$4.12 B	47.2%
Apparel	\$18.37 M	3.5%	\$137.93 M	3.5%	\$308.46 M	3.5%
Contributions	\$16.78 M	3.2%	\$123.55 M	3.2%	\$279.54 M	3.2%
Education	\$15.49 M	3.0%	\$114.3 M	2.9%	\$258.74 M	3.0%
Entertainment	\$29.27 M	5.6%	\$218.36 M	5.6%	\$490 M	5.6%
Food and Beverages	\$76.8 M	14.8%	\$581.87 M	14.8%	\$1.29 B	14.8%
Furnishings and Equipment	\$18.21 M	3.5%	\$136.01 M	3.5%	\$304.84 M	3.5%
Gifts	\$12.75 M	2.5%	\$94.45 M	2.4%	\$213.21 M	2.4%
Health Care	\$43.8 M	8.4%	\$330.5 M	8.4%	\$735.53 M	8.4%
Household Operations	\$20.29 M	3.9%	\$151.49 M	3.9%	\$339.82 M	3.9%
Miscellaneous Expenses	\$9.8 M	1.9%	\$73.64 M	1.9%	\$164.63 M	1.9%
Personal Care	\$6.98 M	1.3%	\$52.59 M	1.3%	\$117.28 M	1.3%
Personal Insurance	\$3.6 M	0.7%	\$26.35 M	0.7%	\$59.78 M	0.7%
Reading	\$1.13 M	0.2%	\$8.46 M	0.2%	\$18.92 M	0.2%
Shelter	\$110.49 M	21.2%	\$837.44 M	21.4%	\$1.86 B	21.3%
Tobacco	\$3.2 M	0.6%	\$25.2 M	0.6%	\$54.88 M	0.6%
Transportation	\$94.84 M	18.2%	\$713.84 M	18.2%	\$1.59 B	18.2%
Utilities	\$38.39 M	7.4%	\$293.01 M	7.5%	\$649.1 M	7.4%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	14,018		112,290		239,673	
Elementary (Grade Level 0 to 8)	194	1.4%	3,226	2.9%	9,025	3.8%
Some High School (Grade Level 9 to 11)	383	2.7%	6,688	6.0%	15,065	6.3%
High School Graduate	1,966	14.0%	20,114	17.9%	46,415	19.4%
Some College	3,555	25.4%	26,970	24.0%	57,943	24.2%
Associate Degree Only	962	6.9%	8,374	7.5%	19,833	8.3%
Bachelor Degree Only	3,998	28.5%	27,254	24.3%	56,004	23.4%
Graduate Degree	2,959	21.1%	19,665	17.5%	35,389	14.8%

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Units In Structure (2020)						
1 Detached Unit	5,016	71.3%	30,438	51.9%	69,710	55.9%
1 Attached Unit	613	8.7%	5,272	9.0%	10,111	8.1%
2 to 4 Units	320	4.6%	5,668	9.7%	10,773	8.6%
5 to 9 Units	574	8.2%	6,122	10.4%	12,173	9.8%
10 to 19 Units	895	12.7%	8,456	14.4%	16,439	13.2%
20 to 49 Units	631	9.0%	5,511	9.4%	9,212	7.4%
50 or More Units	452	6.4%	9,780	16.7%	17,423	14.0%
Mobile Home or Trailer	163	2.3%	2,668	4.5%	5,529	4.4%
Other Structure	6	-	48	-	149	0.1%
Homes Built By Year (2020)						
Homes Built 2010 or later	283	4.0%	4,922	8.4%	9,287	7.4%
Homes Built 2000 to 2009	422	6.0%	6,418	10.9%	13,689	11.0%
Homes Built 1990 to 1999	700	10.0%	10,342	17.6%	22,420	18.0%
Homes Built 1980 to 1989	1,258	17.9%	15,853	27.0%	37,943	30.4%
Homes Built 1970 to 1979	2,068	29.4%	21,952	37.4%	42,365	33.9%
Homes Built 1960 to 1969	3,317	47.2%	9,641	16.4%	16,653	13.3%
Homes Built 1950 to 1959	552	7.9%	3,396	5.8%	6,578	5.3%
Homes Built Before 1949	70	1.0%	1,440	2.5%	2,584	2.1%
Home Values (2020)						
Home Values \$1,000,000 or More	21	0.5%	170	0.6%	778	1.2%
Home Values \$500,000 to \$999,999	261	6.4%	1,435	5.2%	4,692	7.1%
Home Values \$400,000 to \$499,999	240	5.9%	1,677	6.0%	4,658	7.1%
Home Values \$300,000 to \$399,999	919	22.4%	5,168	18.6%	11,823	17.9%
Home Values \$200,000 to \$299,999	1,739	42.4%	11,105	40.0%	24,145	36.6%
Home Values \$150,000 to \$199,999	480	11.7%	3,854	13.9%	9,291	14.1%
Home Values \$100,000 to \$149,999	272	6.6%	1,817	6.5%	4,221	6.4%
Home Values \$70,000 to \$99,999	61	1.5%	611	2.2%	1,736	2.6%
Home Values \$50,000 to \$69,999	24	0.6%	250	0.9%	876	1.3%
Home Values \$25,000 to \$49,999	42	1.0%	494	1.8%	1,031	1.6%
Home Values Under \$25,000	46	1.1%	1,173	4.2%	2,715	4.1%
Owner-Occupied Median Home Value	\$239,527		\$219,283		\$232,057	
Renter-Occupied Median Rent	\$1,033		\$999		\$985	
Transportation To Work (2020)						
Drive to Work Alone	7,718	76.8%	61,928	70.8%	130,152	73.2%
Drive to Work in Carpool	819	8.1%	8,157	9.3%	18,439	10.4%
Travel to Work by Public Transportation	465	4.6%	4,754	5.4%	7,939	4.5%
Drive to Work on Motorcycle	33	0.3%	304	0.3%	633	0.4%
Walk or Bicycle to Work	597	5.9%	6,898	7.9%	9,488	5.3%
Other Means	161	1.6%	1,556	1.8%	2,670	1.5%
Work at Home	258	2.6%	3,899	4.5%	8,388	4.7%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	3,770	37.5%	27,494	31.4%	51,892	29.2%
Travel to Work in 15 to 29 Minutes	5,159	51.3%	44,711	51.1%	90,479	50.9%
Travel to Work in 30 to 59 Minutes	2,234	22.2%	16,869	19.3%	41,288	23.2%
Travel to Work in 60 Minutes or More	389	3.9%	3,560	4.1%	7,459	4.2%
Average Minutes Travel to Work	19.1		19.2		20.1	

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

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

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