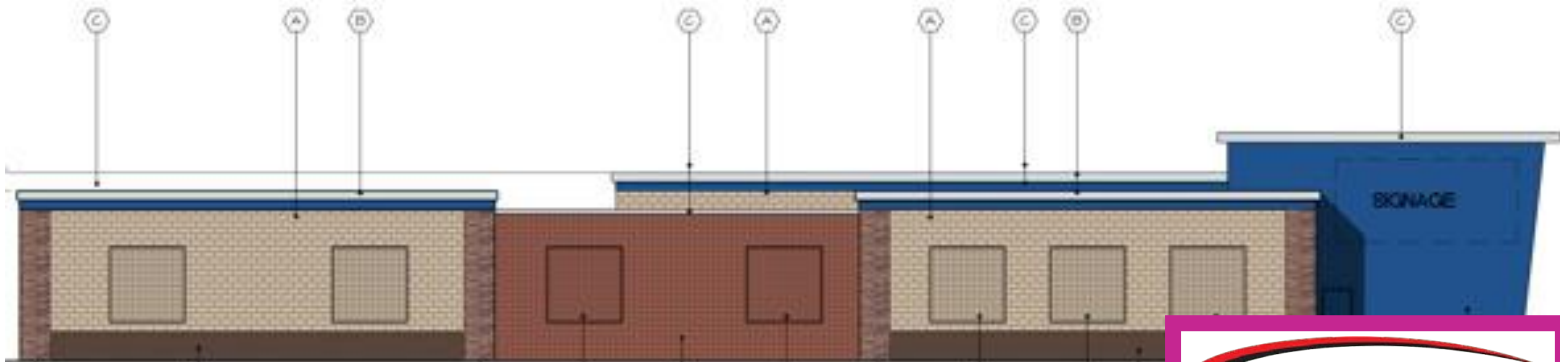
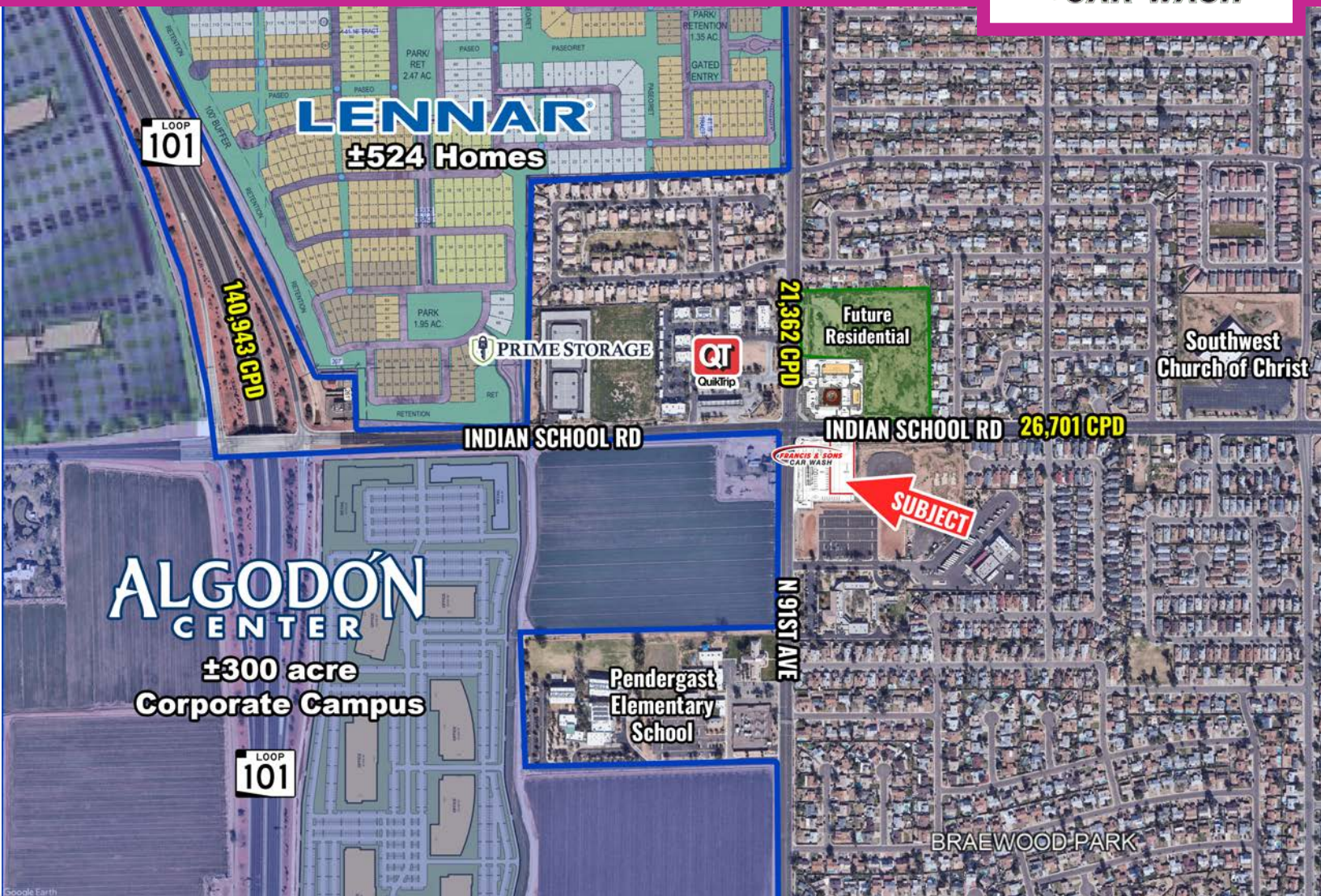


NEW DRIVE- THRU PAD AVAILABLE

Indian School Road & 91st Ave
Phoenix, Arizona



COMING SOON!



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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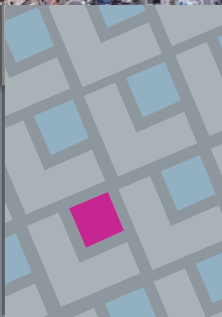
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Indian School Road & 91st Ave

Phoenix, Arizona



◆ APPROXIMATELY 37,650 SF PAD

Property Highlights

- Over 48,000 Cars Per Day at the Intersection
- LESS less than 1/2 mile East of the Loop 101 and
- 2 1/2 miles North of the I-10
- LOCATED on hard corner with great visibility
- Adjacent to a Francis and Sons Car Wash
- High growth area with multiple new developments in the submarket
- Population of over 148,000 within 3 miles
- STRONG visibility along on Indian School Rd

Traffic Counts

Indian School Rd	26,701 CPD
91st Ave	21,362 CPD
Total	48,063 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	18,483	148,850	364,375
Estimated Households	4,836	42,906	105,814
Med. Household Income	\$58,856	\$65,231	\$63,875
Daytime Population	1,629	28,957	66,729

Source: SitesUSA

Nearby Tenants



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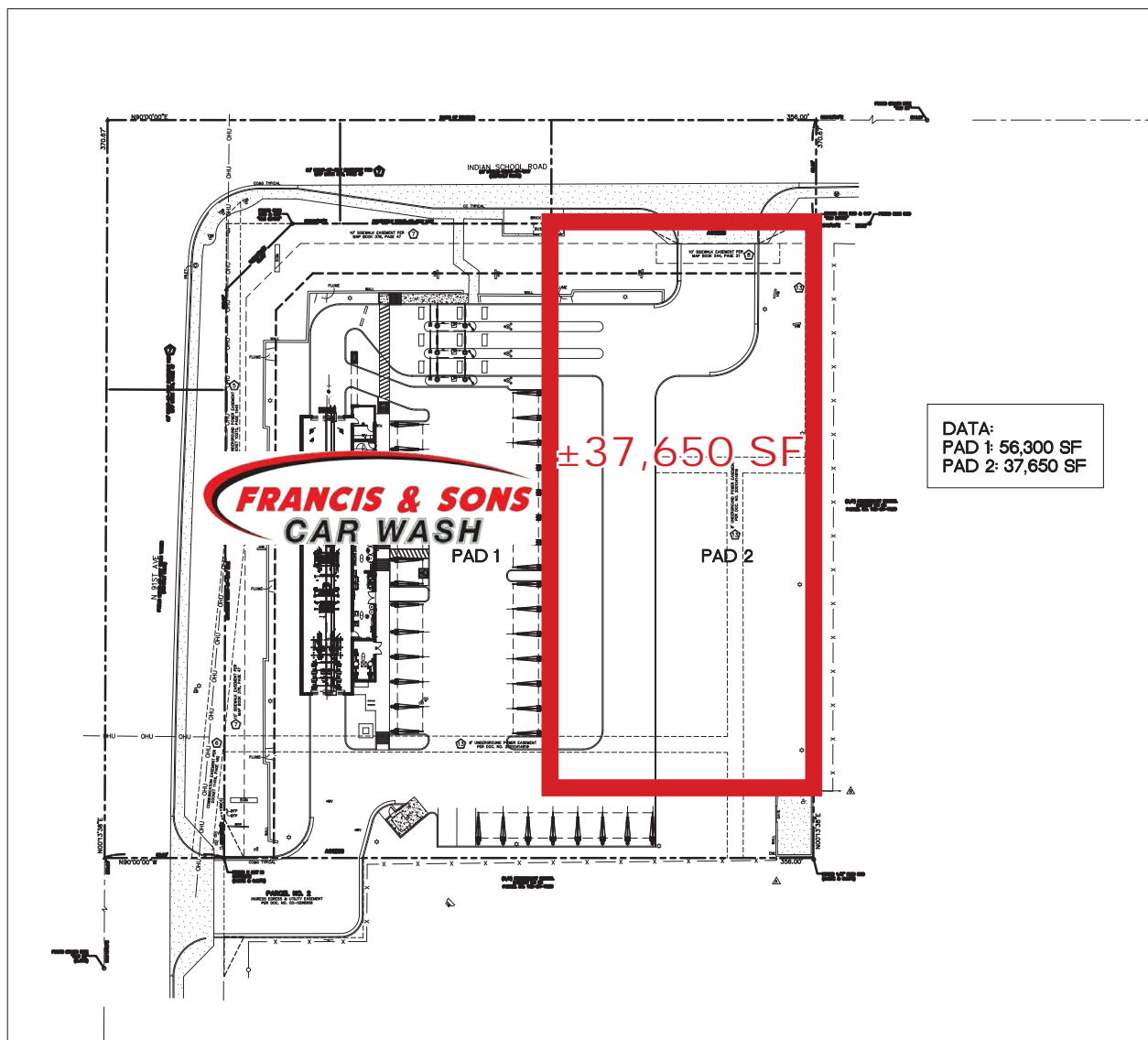
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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4943/-112.2551

Indian School Rd and 91st		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2021)	18,602			143,438			345,270
Projected Population (2026)	19,929			154,593			373,259
Census Population (2020)	18,141			141,449			340,276
Census Population (2010)	16,369			128,899			310,564
Projected Annual Growth (2021 to 2026)	1,327	1.4%		11,155	1.6%		27,989 1.6%
Historical Annual Growth (2020 to 2021)	461	2.5%		1,989	1.4%		4,995 1.5%
Historical Annual Growth (2010 to 2020)	1,772	10.8%		12,550	9.7%		29,712 9.6%
Estimated Population Density (2021)	5,924	psm		5,076	psm		4,398 psm
Trade Area Size	3.1	sq mi		28.3	sq mi		78.5 sq mi
Households							
Estimated Households (2021)	4,911			41,745			101,155
Projected Households (2026)	5,072			43,374			105,330
Census Households (2020)	4,804			41,224			99,712
Census Households (2010)	4,314			36,961			89,599
Estimated Households with Children (2021)	2,677	54.5%		20,891	50.0%		50,637 50.1%
Estimated Average Household Size (2021)	3.75			3.43			3.40
Average Household Income							
Estimated Average Household Income (2021)	\$76,582			\$78,709			\$75,621
Projected Average Household Income (2026)	\$96,694			\$93,397			\$87,865
Estimated Average Family Income (2021)	\$81,207			\$84,340			\$81,238
Median Household Income							
Estimated Median Household Income (2021)	\$60,248			\$63,679			\$60,587
Projected Median Household Income (2026)	\$70,192			\$73,841			\$70,186
Estimated Median Family Income (2021)	\$63,974			\$68,713			\$66,281
Per Capita Income							
Estimated Per Capita Income (2021)	\$20,297			\$22,933			\$22,190
Projected Per Capita Income (2026)	\$24,684			\$26,229			\$24,827
Estimated Per Capita Income 5 Year Growth	\$4,387	21.6%		\$3,295	14.4%		\$2,637 11.9%
Estimated Average Household Net Worth (2021)	\$396,623			\$450,931			\$451,535
Daytime Demos (2021)							
Total Businesses	174			2,682			6,829
Total Employees	1,382			26,545			79,902
Company Headquarter Businesses	2	1.4%		63	2.3%		206 3.0%
Company Headquarter Employees	86	6.2%		1,364	5.1%		8,076 10.1%
Employee Population per Business	7.9			9.9			11.7
Residential Population per Business	107.0			53.5			50.6

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Race & Ethnicity						
White (2021)	7,599	40.9%	62,119	43.3%	150,054	43.5%
Black or African American (2021)	1,256	6.8%	10,719	7.5%	25,878	7.5%
American Indian or Alaska Native (2021)	358	1.9%	2,682	1.9%	6,592	1.9%
Asian (2021)	627	3.4%	5,059	3.5%	12,306	3.6%
Hawaiian or Pacific Islander (2021)	41	0.2%	288	0.2%	658	0.2%
Other Race (2021)	5,422	29.1%	38,128	26.6%	92,494	26.8%
Two or More Races (2021)	3,299	17.7%	24,444	17.0%	57,287	16.6%
Not Hispanic or Latino Population (2021)	8,110	43.6%	68,432	47.7%	166,454	48.2%
Hispanic or Latino Population (2021)	10,492	56.4%	75,005	52.3%	178,816	51.8%
Not Hispanic or Latino Population (2026)	8,700	43.7%	73,664	47.7%	179,511	48.1%
Hispanic or Latino Population (2026)	11,229	56.3%	80,928	52.3%	193,748	51.9%
Not Hispanic or Latino Population (2020)	4,508	24.9%	44,807	31.7%	116,031	34.1%
Hispanic or Latino Population (2020)	13,633	75.1%	96,642	68.3%	224,245	65.9%
Not Hispanic or Latino Population (2010)	4,703	28.7%	45,617	35.4%	113,202	36.5%
Hispanic or Latino Population (2010)	11,666	71.3%	83,282	64.6%	197,362	63.5%
Projected Hispanic Annual Growth (2021 to 2026)	738	1.4%	5,923	1.6%	14,932	1.7%
Historic Hispanic Annual Growth (2010 to 2021)	-1,174	-0.9%	-8,276	-0.9%	-18,546	-0.9%
Age Distribution (2021)						
Age Under 5	1,339	7.2%	10,327	7.2%	25,838	7.5%
Age 5 to 9 Years	1,443	7.8%	10,988	7.7%	26,843	7.8%
Age 10 to 14 Years	1,589	8.5%	11,786	8.2%	28,007	8.1%
Age 15 to 19 Years	1,506	8.1%	11,465	8.0%	27,117	7.9%
Age 20 to 24 Years	1,334	7.2%	11,154	7.8%	26,781	7.8%
Age 25 to 29 Years	1,407	7.6%	11,815	8.2%	27,997	8.1%
Age 30 to 34 Years	1,374	7.4%	10,987	7.7%	26,329	7.6%
Age 35 to 39 Years	1,329	7.1%	9,929	6.9%	23,905	6.9%
Age 40 to 44 Years	1,205	6.5%	9,290	6.5%	22,265	6.4%
Age 45 to 49 Years	1,106	5.9%	8,838	6.2%	21,068	6.1%
Age 50 to 54 Years	1,117	6.0%	8,639	6.0%	20,056	5.8%
Age 55 to 59 Years	999	5.4%	7,691	5.4%	18,527	5.4%
Age 60 to 64 Years	959	5.2%	6,623	4.6%	15,628	4.5%
Age 65 to 74 Years	1,169	6.3%	8,831	6.2%	21,709	6.3%
Age 75 to 84 Years	529	2.8%	3,832	2.7%	9,865	2.9%
Age 85 Years or Over	198	1.1%	1,241	0.9%	3,334	1.0%
Median Age	31.5		31.2		31.3	
Gender Age Distribution (2021)						
Female Population	9,446	50.8%	72,622	50.6%	174,827	50.6%
Age 0 to 19 Years	2,902	30.7%	21,899	30.2%	53,075	30.4%
Age 20 to 64 Years	5,486	58.1%	43,155	59.4%	102,755	58.8%
Age 65 Years or Over	1,058	11.2%	7,568	10.4%	18,997	10.9%
Female Median Age	32.4		31.8		31.9	
Male Population	9,156	49.2%	70,816	49.4%	170,443	49.4%
Age 0 to 19 Years	2,975	32.5%	22,668	32.0%	54,730	32.1%
Age 20 to 64 Years	5,344	58.4%	41,811	59.0%	99,801	58.6%
Age 65 Years or Over	837	9.1%	6,337	8.9%	15,912	9.3%
Male Median Age	30.5		30.6		30.7	

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Indian School Rd and 91st						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2021)						
HH Income \$200,000 or More	86	1.8%	1,077	2.6%	2,891	2.9%
HH Income \$150,000 to \$199,999	194	3.9%	1,976	4.7%	4,288	4.2%
HH Income \$100,000 to \$149,999	703	14.3%	5,941	14.2%	13,444	13.3%
HH Income \$75,000 to \$99,999	757	15.4%	6,745	16.2%	15,324	15.1%
HH Income \$50,000 to \$74,999	1,224	24.9%	10,242	24.5%	23,472	23.2%
HH Income \$35,000 to \$49,999	809	16.5%	6,187	14.8%	15,520	15.3%
HH Income \$25,000 to \$34,999	540	11.0%	3,577	8.6%	9,259	9.2%
HH Income \$15,000 to \$24,999	299	6.1%	2,685	6.4%	7,671	7.6%
HH Income Under \$15,000	298	6.1%	3,316	7.9%	9,285	9.2%
HH Income \$35,000 or More	3,774	76.8%	32,167	77.1%	74,939	74.1%
HH Income \$75,000 or More	1,740	35.4%	15,739	37.7%	35,947	35.5%
Housing (2021)						
Total Housing Units	5,359		45,800		111,466	
Housing Units Occupied	4,911	91.6%	41,745	91.1%	101,155	90.7%
Housing Units Owner-Occupied	3,268	66.5%	24,367	58.4%	55,916	55.3%
Housing Units, Renter-Occupied	1,643	33.5%	17,379	41.6%	45,239	44.7%
Housing Units, Vacant	448	9.1%	4,055	9.7%	10,311	10.2%
Marital Status (2021)						
Never Married	5,772	40.6%	45,916	41.6%	110,982	41.9%
Currently Married	5,127	36.0%	41,592	37.7%	98,673	37.3%
Separated	1,140	8.0%	7,169	6.5%	16,788	6.3%
Widowed	384	2.7%	3,319	3.0%	8,856	3.3%
Divorced	1,808	12.7%	12,340	11.2%	29,284	11.1%
Household Type (2021)						
Population Family	17,227	92.6%	130,535	91.0%	312,999	90.7%
Population Non-Family	1,212	6.5%	12,579	8.8%	31,286	9.1%
Population Group Quarters	163	0.9%	324	0.2%	986	0.3%
Family Households	4,081	83.1%	32,668	78.3%	78,380	77.5%
Non-Family Households	830	16.9%	9,077	21.7%	22,774	22.5%
Married Couple with Children	1,555	30.3%	12,066	29.0%	28,913	29.3%
Average Family Household Size	4.2		4.0		4.0	
Household Size (2021)						
1 Person Households	562	11.4%	6,514	15.6%	16,672	16.5%
2 Person Households	1,002	20.4%	9,600	23.0%	22,827	22.6%
3 Person Households	759	15.5%	6,962	16.7%	16,859	16.7%
4 Person Households	925	18.8%	7,157	17.1%	17,370	17.2%
5 Person Households	749	15.2%	5,380	12.9%	12,669	12.5%
6 or More Person Households	915	18.6%	6,133	14.7%	14,757	14.6%
Household Vehicles (2021)						
Households with 0 Vehicles Available	151	3.1%	1,865	4.5%	6,101	6.0%
Households with 1 Vehicles Available	1,045	21.3%	11,227	26.9%	29,406	29.1%
Households with 2 or More Vehicles Available	3,715	75.7%	28,654	68.6%	65,648	64.9%
Total Vehicles Available	10,953		86,866		201,548	
Average Vehicles Per Household	2.2		2.1		2.0	

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Labor Force (2021)							
Estimated Labor Population Age 16 Years or Over	13,912		108,071		259,350		
Estimated Civilian Employed	8,615	61.9%	67,876	62.8%	160,652	61.9%	
Estimated Civilian Unemployed	660	4.7%	5,033	4.7%	12,250	4.7%	
Estimated in Armed Forces	18	0.1%	366	0.3%	700	0.3%	
Estimated Not in Labor Force	4,618	33.2%	34,796	32.2%	85,748	33.1%	
Unemployment Rate	4.7%		4.7%		4.7%		
Occupation (2021)							
Occupation: Population Age 16 Years or Over	8,615		67,876		160,652		
Management, Business, Financial Operations	737	8.6%	7,243	10.7%	16,995	10.6%	
Professional, Related	1,168	13.6%	8,400	12.4%	20,762	12.9%	
Service	1,674	19.4%	14,194	20.9%	33,993	21.2%	
Sales, Office	2,058	23.9%	16,168	23.8%	36,740	22.9%	
Farming, Fishing, Forestry	57	0.7%	251	0.4%	760	0.5%	
Construct, Extraction, Maintenance	1,505	17.5%	9,740	14.3%	22,902	14.3%	
Production, Transport Material Moving	1,416	16.4%	11,879	17.5%	28,500	17.7%	
White Collar Workers	3,963	46.0%	31,811	46.9%	74,497	46.4%	
Blue Collar Workers	4,652	54.0%	36,064	53.1%	86,155	53.6%	
Consumer Expenditure (2021)							
Total Household Expenditure	\$288.03 M		\$2.49 B		\$5.84 B		
Total Non-Retail Expenditure	\$150.55 M	52.3%	\$1.3 B	52.4%	\$3.07 B	52.5%	
Total Retail Expenditure	\$137.48 M	47.7%	\$1.18 B	47.6%	\$2.78 B	47.5%	
Apparel	\$10.2 M	3.5%	\$88.09 M	3.5%	\$207.13 M	3.5%	
Contributions	\$8.71 M	3.0%	\$75.88 M	3.1%	\$178.45 M	3.1%	
Education	\$7.75 M	2.7%	\$68.84 M	2.8%	\$162.69 M	2.8%	
Entertainment	\$16.02 M	5.6%	\$138.64 M	5.6%	\$325.15 M	5.6%	
Food and Beverages	\$43.3 M	15.0%	\$372.75 M	15.0%	\$876.24 M	15.0%	
Furnishings and Equipment	\$9.95 M	3.5%	\$86.1 M	3.5%	\$201.86 M	3.5%	
Gifts	\$6.43 M	2.2%	\$56.56 M	2.3%	\$133.38 M	2.3%	
Health Care	\$24.56 M	8.5%	\$210.71 M	8.5%	\$494.86 M	8.5%	
Household Operations	\$11.03 M	3.8%	\$95.45 M	3.8%	\$224.46 M	3.8%	
Miscellaneous Expenses	\$5.33 M	1.9%	\$46.2 M	1.9%	\$108.59 M	1.9%	
Personal Care	\$3.84 M	1.3%	\$33.22 M	1.3%	\$78.08 M	1.3%	
Personal Insurance	\$1.92 M	0.7%	\$16.65 M	0.7%	\$39.01 M	0.7%	
Reading	\$606.3 K	0.2%	\$5.26 M	0.2%	\$12.36 M	0.2%	
Shelter	\$60.63 M	21.1%	\$525.27 M	21.1%	\$1.24 B	21.2%	
Tobacco	\$1.9 M	0.7%	\$16.21 M	0.7%	\$38.31 M	0.7%	
Transportation	\$53.66 M	18.6%	\$461.13 M	18.5%	\$1.08 B	18.5%	
Utilities	\$22.19 M	7.7%	\$189.62 M	7.6%	\$446.25 M	7.6%	
Educational Attainment (2021)							
Adult Population Age 25 Years or Over	11,391		87,717		210,685		
Elementary (Grade Level 0 to 8)	1,544	13.6%	11,031	12.6%	28,492	13.5%	
Some High School (Grade Level 9 to 11)	1,864	16.4%	12,985	14.8%	30,180	14.3%	
High School Graduate	3,579	31.4%	26,157	29.8%	62,160	29.5%	
Some College	2,267	19.9%	18,666	21.3%	45,162	21.4%	
Associate Degree Only	980	8.6%	7,416	8.5%	16,696	7.9%	
Bachelor Degree Only	779	6.8%	7,689	8.8%	18,796	8.9%	
Graduate Degree	377	3.3%	3,772	4.3%	9,199	4.4%	

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Units In Structure (2021)							
1 Detached Unit	4,303	99.7%	31,203	84.4%	69,152	77.2%	
1 Attached Unit	110	2.5%	1,419	3.8%	2,571	2.9%	
2 to 4 Units	75	1.7%	1,670	4.5%	5,249	5.9%	
5 to 9 Units	149	3.5%	2,156	5.8%	6,234	7.0%	
10 to 19 Units	41	1.0%	1,937	5.2%	6,201	6.9%	
20 to 49 Units	37	0.9%	793	2.1%	1,936	2.2%	
50 or More Units	151	3.5%	1,799	4.9%	5,411	6.0%	
Mobile Home or Trailer	43	1.0%	749	2.0%	4,312	4.8%	
Other Structure	-	-	20	-	90	0.1%	
Homes Built By Year (2021)							
Homes Built 2010 or later	156	3.6%	2,566	6.9%	6,200	6.9%	
Homes Built 2000 to 2009	876	20.3%	8,565	23.2%	24,935	27.8%	
Homes Built 1990 to 1999	888	20.6%	10,049	27.2%	19,229	21.5%	
Homes Built 1980 to 1989	813	18.8%	7,016	19.0%	15,600	17.4%	
Homes Built 1970 to 1979	1,807	41.9%	8,500	23.0%	19,821	22.1%	
Homes Built 1960 to 1969	206	4.8%	3,304	8.9%	8,449	9.4%	
Homes Built 1950 to 1959	85	2.0%	1,244	3.4%	5,527	6.2%	
Homes Built Before 1949	81	1.9%	502	1.4%	1,394	1.6%	
Home Values (2021)							
Home Values \$1,000,000 or More	42	1.3%	296	1.2%	703	1.3%	
Home Values \$500,000 to \$999,999	214	6.5%	1,499	6.1%	3,550	6.3%	
Home Values \$400,000 to \$499,999	154	4.7%	1,377	5.7%	2,989	5.3%	
Home Values \$300,000 to \$399,999	337	10.3%	3,171	13.0%	7,061	12.6%	
Home Values \$200,000 to \$299,999	957	29.3%	8,031	33.0%	18,916	33.8%	
Home Values \$150,000 to \$199,999	788	24.1%	5,413	22.2%	11,783	21.1%	
Home Values \$100,000 to \$149,999	420	12.9%	2,456	10.1%	5,127	9.2%	
Home Values \$70,000 to \$99,999	125	3.8%	682	2.8%	1,517	2.7%	
Home Values \$50,000 to \$69,999	70	2.1%	312	1.3%	673	1.2%	
Home Values \$25,000 to \$49,999	48	1.5%	332	1.4%	869	1.6%	
Home Values Under \$25,000	114	3.5%	799	3.3%	2,728	4.9%	
Owner-Occupied Median Home Value	\$205,853		\$221,883		\$218,464		
Renter-Occupied Median Rent	\$949		\$961		\$929		
Transportation To Work (2021)							
Drive to Work Alone	6,503	75.5%	52,018	76.6%	123,375	76.8%	
Drive to Work in Carpool	1,480	17.2%	9,461	13.9%	21,722	13.5%	
Travel to Work by Public Transportation	141	1.6%	1,509	2.2%	3,715	2.3%	
Drive to Work on Motorcycle	18	0.2%	223	0.3%	473	0.3%	
Walk or Bicycle to Work	178	2.1%	1,299	1.9%	3,106	1.9%	
Other Means	86	1.0%	836	1.2%	1,972	1.2%	
Work at Home	210	2.4%	2,529	3.7%	6,288	3.9%	
Travel Time (2021)							
Travel to Work in 14 Minutes or Less	1,395	16.2%	10,538	15.5%	24,255	15.1%	
Travel to Work in 15 to 29 Minutes	2,471	28.7%	21,727	32.0%	51,598	32.1%	
Travel to Work in 30 to 59 Minutes	3,275	38.0%	24,733	36.4%	58,654	36.5%	
Travel to Work in 60 Minutes or More	1,265	14.7%	8,349	12.3%	19,856	12.4%	
Average Minutes Travel to Work	29.5		28.1		28.1		

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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