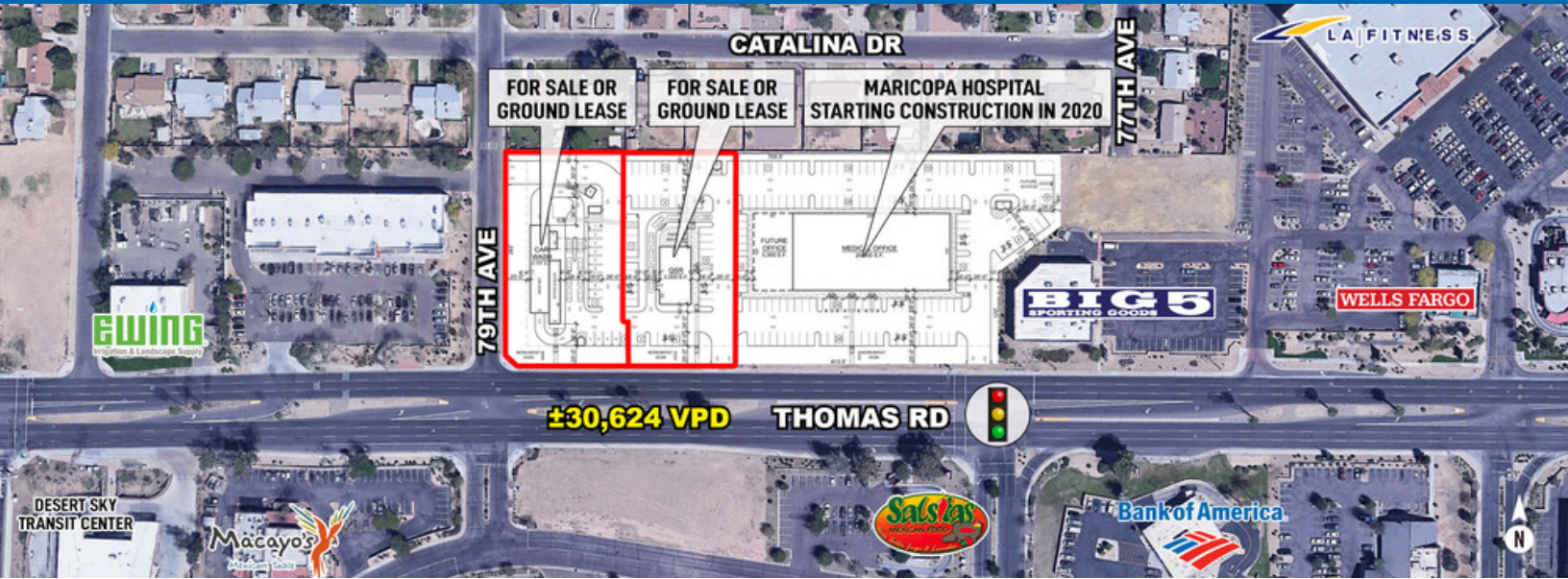


# Prime West Valley Infill Site Available For Sale or Lease

NEC 79th Ave & Thomas Rd | Phoenix, AZ



## PROPERTY HIGHLIGHTS

- Hard corner parcel - 42,422 SF
- Adjacent parcel - 37,833 SF
- Entire site - 80,255 SF
- Ideal frontage on Thomas Road with full access
- Across from Desert Sky Mall
- Dense population and traffic counts
- More than 2.1 million square feet of retail within half a mile
- Neighboring Maricopa Hospital (Starting construction in 2020)

## TRAFFIC COUNTS

N: ±40,015 VPD (NB/SB)

S: ±42,201 VPD (NB/SB)

E: ±37,903 VPD (EB/WB)

W: ±30,624 VPD (EB/WB)

ADOT 2018



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	24,356	183,193	394,836
2023 Population	25,995	193,607	420,592
2018 Median HH Income	\$38,772	\$40,541	\$41,852

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

Nick DeDona  
602.734.7208

ndedona@pcaemail.com

Torrey Briegel  
602.734.7219

tbriegel@pcaemail.com

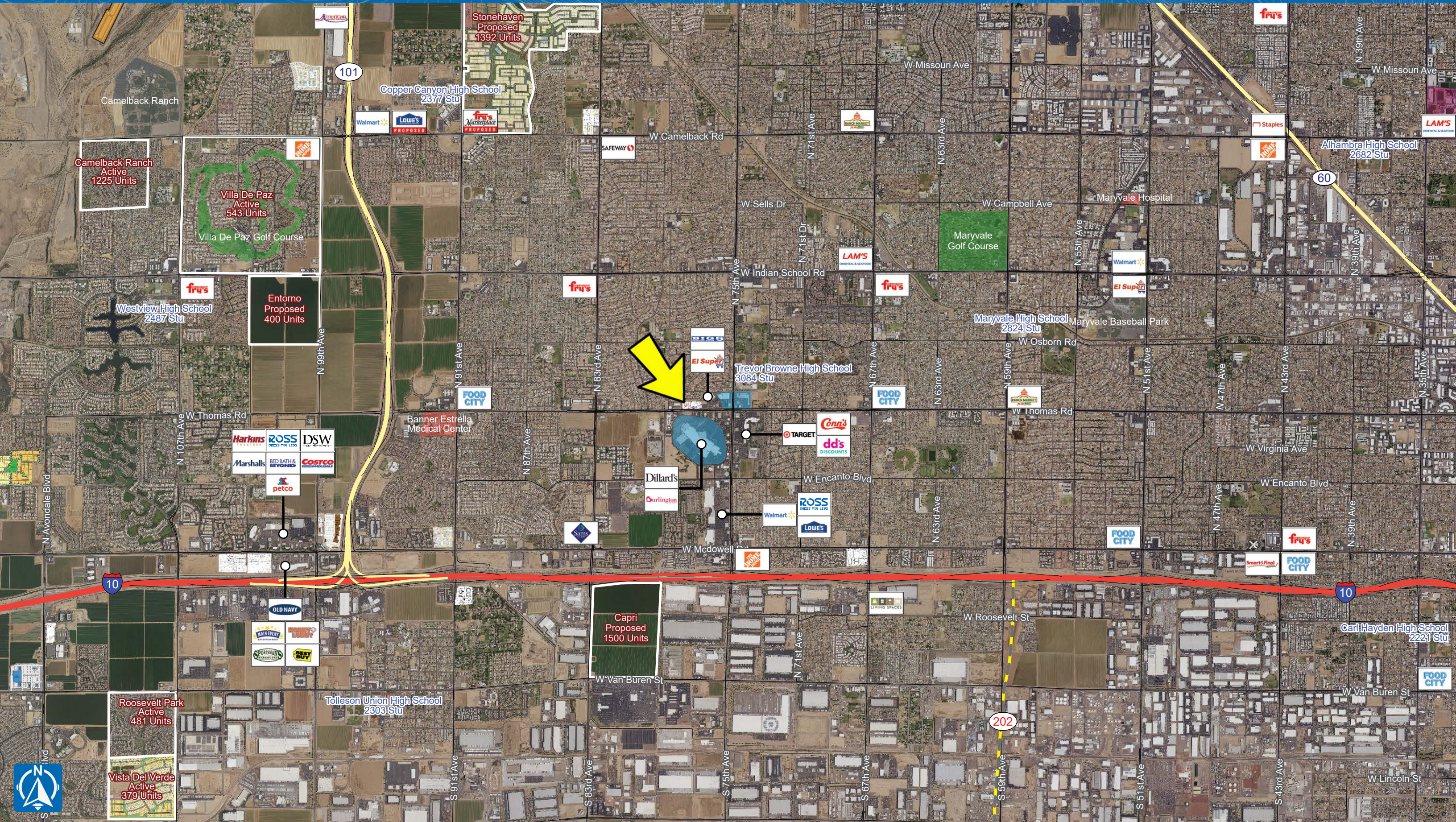
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 79th Ave & Thomas Rd PHOENIX, AZ



# 79th Ave & Thomas Rd PHOENIX, AZ





# One Page Summary

75th Ave & Thomas Rd, Phoenix  
 -112.220723537 33.4801972880001  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.480197  
 Longitude: -112.220724

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	19,297	150,647	292,461
2010 Total Population	21,412	167,650	355,648
2018 Total Population	24,356	183,193	394,836
2018 Group Quarters	0	191	814
2023 Total Population	25,995	193,607	420,592
2018-2023 Annual Rate	1.31%	1.11%	1.27%
2018 Total Daytime Population	21,359	150,588	369,752
Workers	6,468	37,533	130,695
Residents	14,891	113,055	239,057
<b>Household Summary</b>			
2000 Households	5,123	41,770	84,402
2000 Average Household Size	3.76	3.60	3.46
2010 Households	5,454	44,379	98,985
2010 Average Household Size	3.93	3.77	3.59
2018 Households	6,243	48,044	108,666
2018 Average Household Size	3.90	3.81	3.63
2023 Households	6,678	50,653	115,557
2023 Average Household Size	3.89	3.82	3.63
2018-2023 Annual Rate	1.36%	1.06%	1.24%
2010 Families	4,430	35,786	77,141
2010 Average Family Size	4.26	4.11	3.99
2018 Families	4,955	38,363	83,866
2018 Average Family Size	4.31	4.19	4.08
2023 Families	5,262	40,307	88,816
2023 Average Family Size	4.32	4.22	4.11
2018-2023 Annual Rate	1.21%	0.99%	1.15%
<b>Housing Unit Summary</b>			
2018 Housing Units	7,098	55,131	124,485
Owner Occupied Housing Units	47.1%	45.0%	44.9%
Renter Occupied Housing Units	40.8%	42.2%	42.3%
Vacant Housing Units	12.0%	12.9%	12.7%
<b>Median Household Income</b>			
2018	\$38,772	\$40,541	\$41,852
2023	\$42,802	\$45,717	\$47,555
<b>Median Home Value</b>			
2018	\$101,167	\$118,513	\$135,457
2023	\$119,560	\$146,066	\$170,960
<b>Average Income Value</b>			
Average Household Income	\$47,429	\$50,702	\$53,649
<b>Per Capita Income</b>			
2018	\$12,397	\$13,363	\$14,837
2023	\$14,454	\$15,525	\$17,274
<b>Median Age</b>			
2018	26.7	26.9	27.6
<b>2018 Population 25+ by Educational Attainment</b>			
Total	12,939	98,274	217,110
Less than 9th Grade	21.9%	19.5%	17.3%
9th - 12th Grade, No Diploma	18.8%	18.1%	15.6%
High School Graduate	25.2%	25.6%	25.8%
GED/Alternative Credential	5.5%	5.0%	5.0%
Some College, No Degree	16.6%	18.7%	20.1%
Associate Degree	4.9%	5.3%	6.1%
Bachelor's Degree	5.6%	5.9%	7.2%
Graduate/Professional Degree	1.6%	2.0%	2.9%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

October 12, 2018

Made with Esri Business Analyst