

PRIME SPACE On Hard Corner of Tatum & Bell

SWC TATUM BLVD & BELL RD | PHOENIX, AZ

2ND GENERATION
RESTAURANT SPACE



PROPERTY SUMMARY

Property Size: ±304,571 SF

Available: ±1,658 SF, ±1,997 SF, ±2,083 SF & ±3,200 SF

Zoning: PSC, City of Phoenix

PROPERTY HIGHLIGHTS

- Join this excellent tenant mix, including: Walmart, Petco, Big Lots, Grabba Green, Mattress Firm, Turn Style and Starbucks.
- Dedicated traffic signal to center from Bell Road.

JOIN

Walmart



**BIG
LOTS!**

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	17,542	113,165	244,158
2024 Population	18,418	120,341	262,899
2019 Med HH Income	\$86,021	\$70,603	\$73,870
2019 Total Daytime Pop	12,541	105,131	275,182
Workers	4,634	53,512	162,039
Residents	7,907	51,619	113,143

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±35,650 VPD (NB & SB) E: ±34,410 VPD (EB & WB)
S: ±33,178 VPD (NB & SB) W: ±36,519 VPD (EB & WB)

ADOT 2018/2019

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02/03/20





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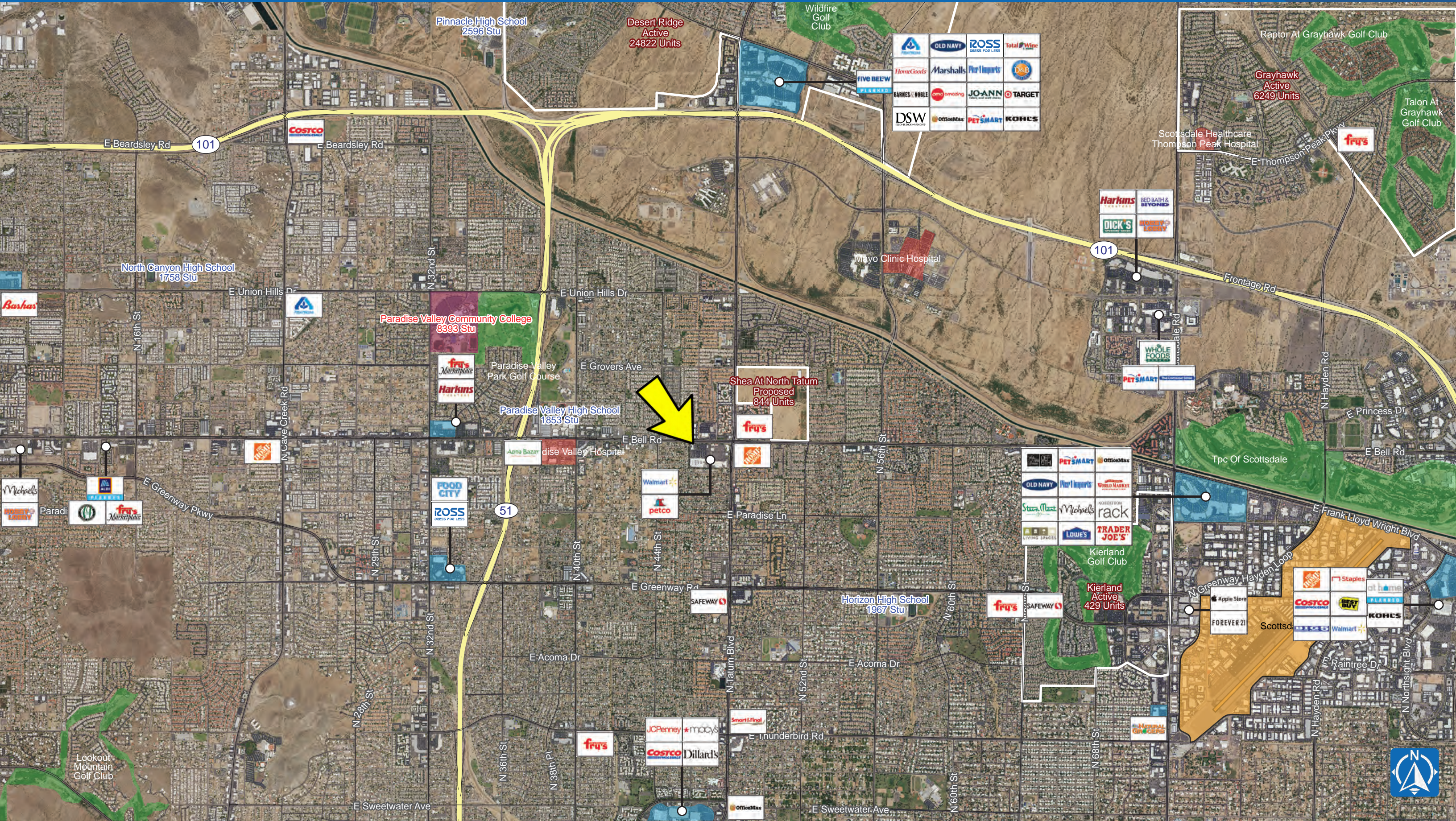
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One Page Summary

Tatum Blvd & Bell Rd, Phoenix
-111.977590111 33.640598574
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
Latitude: 33.640599
Longitude: -111.97759

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,187	105,725	211,071
2010 Total Population	16,159	102,824	215,160
2019 Total Population	17,542	113,165	244,158
2019 Group Quarters	303	1,246	2,119
2024 Total Population	18,418	120,341	262,899
2019-2024 Annual Rate	0.98%	1.24%	1.49%
2019 Total Daytime Population	12,541	105,131	275,182
Workers	4,634	53,512	162,039
Residents	7,907	51,619	113,143
Household Summary			
2000 Households	6,628	39,654	82,147
2000 Average Household Size	2.56	2.64	2.55
2010 Households	6,614	41,678	89,328
2010 Average Household Size	2.40	2.44	2.39
2019 Households	7,170	46,072	101,354
2019 Average Household Size	2.40	2.43	2.39
2024 Households	7,520	49,087	109,080
2024 Average Household Size	2.41	2.43	2.39
2019-2024 Annual Rate	0.96%	1.28%	1.48%
2010 Families	4,409	25,971	55,100
2010 Average Family Size	2.91	3.04	2.99
2019 Families	4,688	27,911	60,977
2019 Average Family Size	2.94	3.06	3.02
2024 Families	4,885	29,426	65,188
2023 Average Family Size	2.95	3.07	3.03
2019-2024 Annual Rate	0.83%	1.06%	1.34%
Housing Unit Summary			
2019 Housing Units	7,428	50,167	111,874
Owner Occupied Housing Units	62.8%	55.8%	56.5%
Renter Occupied Housing Units	33.7%	36.0%	34.1%
Vacant Housing Units	3.5%	8.2%	9.4%
Median Household Income			
2019	\$86,021	\$70,603	\$73,870
2024	\$96,358	\$78,352	\$81,885
Median Home Value			
2019	\$366,380	\$317,871	\$333,731
2024	\$381,818	\$344,426	\$361,939
Average Income Value			
Average Household Income	\$112,884	\$94,060	\$103,609
Per Capita Income			
2019	\$45,329	\$38,252	\$42,968
2024	\$50,830	\$42,969	\$48,191
Median Age			
2019	41.2	39.2	40.7
2019 Population 25+ by Educational Attainment			
Total	12,699	80,690	175,590
Less than 9th Grade	1.1%	3.6%	3.0%
9th - 12th Grade, No Diploma	2.0%	4.3%	4.2%
High School Graduate	12.2%	15.8%	15.6%
GED/Alternative Credential	2.0%	2.5%	2.3%
Some College, No Degree	18.9%	22.3%	22.1%
Associate Degree	9.6%	9.1%	8.3%
Bachelor's Degree	34.3%	27.6%	28.0%
Graduate/Professional Degree	19.9%	14.8%	16.4%

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 2019 and 2024

August 28, 2019