



Available

High Profile Pad Fronting Ray Rd.

- +/- 3,096 SF Building, Former Boston Market
- Located on 0.61 Acre Parcel with considerable street frontage and several access points
- Potential Drive Thru / Drive Up Window
- Dedicated Monument Signage on Ray Rd. with over 66K VPD
- Strategically positioned on high profile outparcel located in front of Target anchored center
- Strong Demographics - Over 100K HH Incomes & 87K population within 3 mile radius
- One of Phoenix's strongest sub-markets

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Phoenix, AZ**

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Demographics by Radius	1 Mile	3 Mile	5 Mile
2019 Population	16,861	89,728	202,185
2019 Households	7,633	37,132	81,040
2019 Average HH Income	\$90,088	\$110,999	\$104,357
Business & Labor			
2019 Businesses	679	3,697	7,128
2019 Employees	9,457	59,271	105,794

Source: ESRI 2019

Property Photos



Neighboring Retailers



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Business Summary

S 48th St
 S 48th St, Phoenix, Arizona, 85044
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.31984
 Longitude: -111.98044

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	679		3,697		7,128							
Total Employees:	9,457		58,271		105,794							
Total Residential Population:	16,861		89,728		202,185							
Employee/Residential Population Ratio (per 100 Residents)	56		65		52							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	7	1.0%	47	0.5%	46	1.2%	524	0.9%	105	1.5%	2,207	2.1%
Construction	21	3.1%	387	4.1%	201	5.4%	4,392	7.5%	360	5.1%	5,903	5.6%
Manufacturing	11	1.6%	147	1.6%	161	4.4%	6,086	10.4%	301	4.2%	9,754	9.2%
Transportation	5	0.7%	59	0.6%	65	1.8%	985	1.7%	102	1.4%	1,257	1.2%
Communication	8	1.2%	74	0.8%	30	0.8%	280	0.5%	93	1.3%	883	0.8%
Utility	0	0.0%	0	0.0%	5	0.1%	58	0.1%	14	0.2%	171	0.2%
Wholesale Trade	12	1.8%	115	1.2%	157	4.2%	3,780	6.5%	273	3.8%	5,372	5.1%
Retail Trade Summary	214	31.5%	4,924	52.1%	851	23.0%	18,821	32.3%	1,740	24.4%	34,618	32.7%
Home Improvement	13	1.9%	234	2.5%	58	1.6%	803	1.4%	105	1.5%	1,431	1.4%
General Merchandise Stores	6	0.9%	380	4.0%	25	0.7%	1,400	2.4%	57	0.8%	3,952	3.7%
Food Stores	22	3.2%	448	4.7%	80	2.2%	3,030	5.2%	164	2.3%	4,767	4.5%
Auto Dealers, Gas Stations, Auto Aftermarket	14	2.1%	846	8.9%	76	2.1%	3,132	5.4%	112	1.6%	3,367	3.2%
Apparel & Accessory Stores	9	1.3%	112	1.2%	37	1.0%	391	0.7%	180	2.5%	2,082	2.0%
Furniture & Home Furnishings	18	2.7%	264	2.8%	96	2.6%	1,861	3.2%	162	2.3%	2,937	2.8%
Eating & Drinking Places	82	12.1%	2,009	21.2%	282	7.6%	5,703	9.8%	533	7.5%	10,906	10.3%
Miscellaneous Retail	51	7.5%	632	6.7%	199	5.4%	2,500	4.3%	428	6.0%	5,177	4.9%
Finance, Insurance, Real Estate Summary	62	9.1%	637	6.7%	369	10.0%	3,113	5.3%	692	9.7%	5,591	5.3%
Banks, Savings & Lending Institutions	15	2.2%	106	1.1%	64	1.7%	535	0.9%	114	1.6%	1,082	1.0%
Securities Brokers	8	1.2%	35	0.4%	65	1.8%	245	0.4%	108	1.5%	435	0.4%
Insurance Carriers & Agents	10	1.5%	337	3.6%	66	1.8%	712	1.2%	131	1.8%	1,026	1.0%
Real Estate, Holding, Other Investment Offices	29	4.3%	159	1.7%	174	4.7%	1,621	2.8%	339	4.8%	3,048	2.9%
Services Summary	285	42.0%	3,054	32.3%	1,428	38.6%	19,749	33.9%	2,767	38.8%	38,983	36.8%
Hotels & Lodging	7	1.0%	236	2.5%	27	0.7%	1,055	1.8%	53	0.7%	2,085	2.0%
Automotive Services	13	1.9%	100	1.1%	95	2.6%	1,005	1.7%	140	2.0%	1,210	1.1%
Motion Pictures & Amusements	31	4.6%	280	3.0%	134	3.6%	3,401	5.8%	222	3.1%	5,421	5.1%
Health Services	71	10.5%	538	5.7%	230	6.2%	2,157	3.7%	445	6.2%	4,959	4.7%
Legal Services	6	0.9%	48	0.5%	52	1.4%	441	0.8%	117	1.6%	746	0.7%
Education Institutions & Libraries	8	1.2%	306	3.2%	52	1.4%	1,963	3.4%	116	1.6%	4,591	4.3%
Other Services	149	21.9%	1,547	16.4%	839	22.7%	9,727	16.7%	1,675	23.5%	19,970	18.9%
Government	0	0.0%	0	0.0%	9	0.2%	284	0.5%	24	0.3%	692	0.7%
Unclassified Establishments	54	8.0%	11	0.1%	374	10.1%	199	0.3%	657	9.2%	363	0.3%
Totals	679	100.0%	9,457	100.0%	3,697	100.0%	58,271	100.0%	7,128	100.0%	105,794	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

October 25, 2019

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Market Profile

S 48th St
 S 48th St, Phoenix, Arizona, 85044
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.31984
 Longitude: -111.98044

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	15,132	82,640	184,432
2010 Total Population	15,650	81,125	183,015
2019 Total Population	16,861	89,728	202,185
2019 Group Quarters	61	166	671
2024 Total Population	17,663	95,049	214,488
2019-2024 Annual Rate	0.93%	1.16%	1.19%
2019 Total Daytime Population	19,193	107,029	216,662
Workers	12,886	69,442	129,915
Residents	6,307	37,587	86,747
Household Summary			
2000 Households	6,533	32,043	69,937
2000 Average Household Size	2.32	2.58	2.63
2010 Households	7,053	33,541	73,354
2010 Average Household Size	2.21	2.41	2.49
2019 Households	7,633	37,132	81,040
2019 Average Household Size	2.20	2.41	2.49
2024 Households	7,992	39,290	85,826
2024 Average Household Size	2.20	2.41	2.49
2019-2024 Annual Rate	0.92%	1.14%	1.15%
2010 Families	3,844	21,250	46,238
2010 Average Family Size	2.89	2.99	3.07
2019 Families	4,048	23,236	50,255
2019 Average Family Size	2.90	3.00	3.09
2024 Families	4,209	24,506	52,988
2024 Average Family Size	2.91	3.01	3.10
2019-2024 Annual Rate	0.78%	1.07%	1.06%
Housing Unit Summary			
2000 Housing Units	7,041	33,796	74,076
Owner Occupied Housing Units	41.2%	65.0%	63.6%
Renter Occupied Housing Units	51.6%	29.8%	30.8%
Vacant Housing Units	7.2%	5.2%	5.6%
2010 Housing Units	7,502	35,710	78,872
Owner Occupied Housing Units	33.9%	57.6%	56.4%
Renter Occupied Housing Units	60.1%	36.3%	36.6%
Vacant Housing Units	6.0%	6.1%	7.0%
2019 Housing Units	7,949	38,728	85,158
Owner Occupied Housing Units	35.9%	56.0%	55.3%
Renter Occupied Housing Units	60.1%	39.8%	39.8%
Vacant Housing Units	4.0%	4.1%	4.8%
2024 Housing Units	8,300	40,849	89,918
Owner Occupied Housing Units	37.3%	57.0%	56.4%
Renter Occupied Housing Units	59.0%	39.2%	39.1%
Vacant Housing Units	3.7%	3.8%	4.6%
Median Household Income			
2019	\$71,154	\$85,180	\$78,246
2024	\$78,976	\$94,678	\$86,795
Median Home Value			
2019	\$287,423	\$322,229	\$306,665
2024	\$308,756	\$345,646	\$334,342
Per Capita Income			
2019	\$40,454	\$45,922	\$41,783
2024	\$45,950	\$51,758	\$47,096
Median Age			
2010	31.7	36.8	35.0
2019	34.2	38.4	36.8
2024	35.0	39.4	37.8

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 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 25, 2019

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	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	7,633	37,127	81,035
<\$15,000	4.1%	4.2%	5.2%
\$15,000 - \$24,999	3.7%	3.8%	5.1%
\$25,000 - \$34,999	6.4%	5.3%	6.1%
\$35,000 - \$49,999	15.4%	11.4%	12.1%
\$50,000 - \$74,999	22.8%	18.2%	19.1%
\$75,000 - \$99,999	16.3%	14.9%	14.2%
\$100,000 - \$149,999	19.5%	22.0%	20.0%
\$150,000 - \$199,999	6.0%	9.2%	8.4%
\$200,000+	5.8%	11.0%	9.8%
Average Household Income	\$90,088	\$110,999	\$104,357
2024 Households by Income			
Household Income Base	7,992	39,285	85,821
<\$15,000	2.9%	3.2%	3.9%
\$15,000 - \$24,999	2.8%	2.9%	3.9%
\$25,000 - \$34,999	4.8%	4.1%	4.8%
\$35,000 - \$49,999	13.4%	10.0%	10.8%
\$50,000 - \$74,999	22.6%	17.5%	18.6%
\$75,000 - \$99,999	17.0%	15.0%	14.6%
\$100,000 - \$149,999	21.9%	23.4%	21.7%
\$150,000 - \$199,999	7.6%	11.1%	10.2%
\$200,000+	7.1%	13.0%	11.5%
Average Household Income	\$102,363	\$125,206	\$117,824
2019 Owner Occupied Housing Units by Value			
Total	2,855	21,701	47,108
<\$50,000	0.1%	0.2%	2.0%
\$50,000 - \$99,999	0.1%	0.3%	1.7%
\$100,000 - \$149,999	2.2%	1.2%	3.6%
\$150,000 - \$199,999	12.7%	6.8%	7.8%
\$200,000 - \$249,999	17.7%	14.6%	15.3%
\$250,000 - \$299,999	22.8%	19.8%	17.8%
\$300,000 - \$399,999	35.3%	31.9%	27.1%
\$400,000 - \$499,999	6.8%	12.4%	11.8%
\$500,000 - \$749,999	1.9%	10.0%	9.6%
\$750,000 - \$999,999	0.0%	1.7%	2.0%
\$1,000,000 - \$1,499,999	0.3%	0.5%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.3%
\$2,000,000 +	0.0%	0.3%	0.3%
Average Home Value	\$297,452	\$363,474	\$350,325
2024 Owner Occupied Housing Units by Value			
Total	3,092	23,263	50,667
<\$50,000	0.0%	0.0%	1.5%
\$50,000 - \$99,999	0.0%	0.2%	1.0%
\$100,000 - \$149,999	0.5%	0.3%	1.9%
\$150,000 - \$199,999	6.6%	3.0%	4.7%
\$200,000 - \$249,999	14.3%	10.5%	11.7%
\$250,000 - \$299,999	25.0%	19.7%	18.7%
\$300,000 - \$399,999	40.8%	35.9%	30.9%
\$400,000 - \$499,999	9.7%	16.1%	15.5%
\$500,000 - \$749,999	2.7%	12.1%	11.4%
\$750,000 - \$999,999	0.0%	1.3%	1.8%
\$1,000,000 - \$1,499,999	0.3%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.3%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$320,632	\$383,406	\$370,953

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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