

ARROWHEAD MARKETPLACE

NORTHEAST CORNER OF 83RD AVE. & BELL ROAD, GLENDALE, AZ



AVAILABILITY

- 8,200 SF

FEATURES

- Anchored by Best Buy, Paddock Pools, Golfsmith, & Office Max
- Great access to Loop 101 Freeway
- Located adjacent to Arrowhead Towne Center Regional Mall
- Near Arrowhead Ranch Master-Planned Community

Click on
siteplan for
video tour



NOTABLE TENANTS



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,962	119,966	301,460
Avg. Household Income	\$82,236	\$83,412	\$76,211
Estimated Households	4,577	44,518	110,060

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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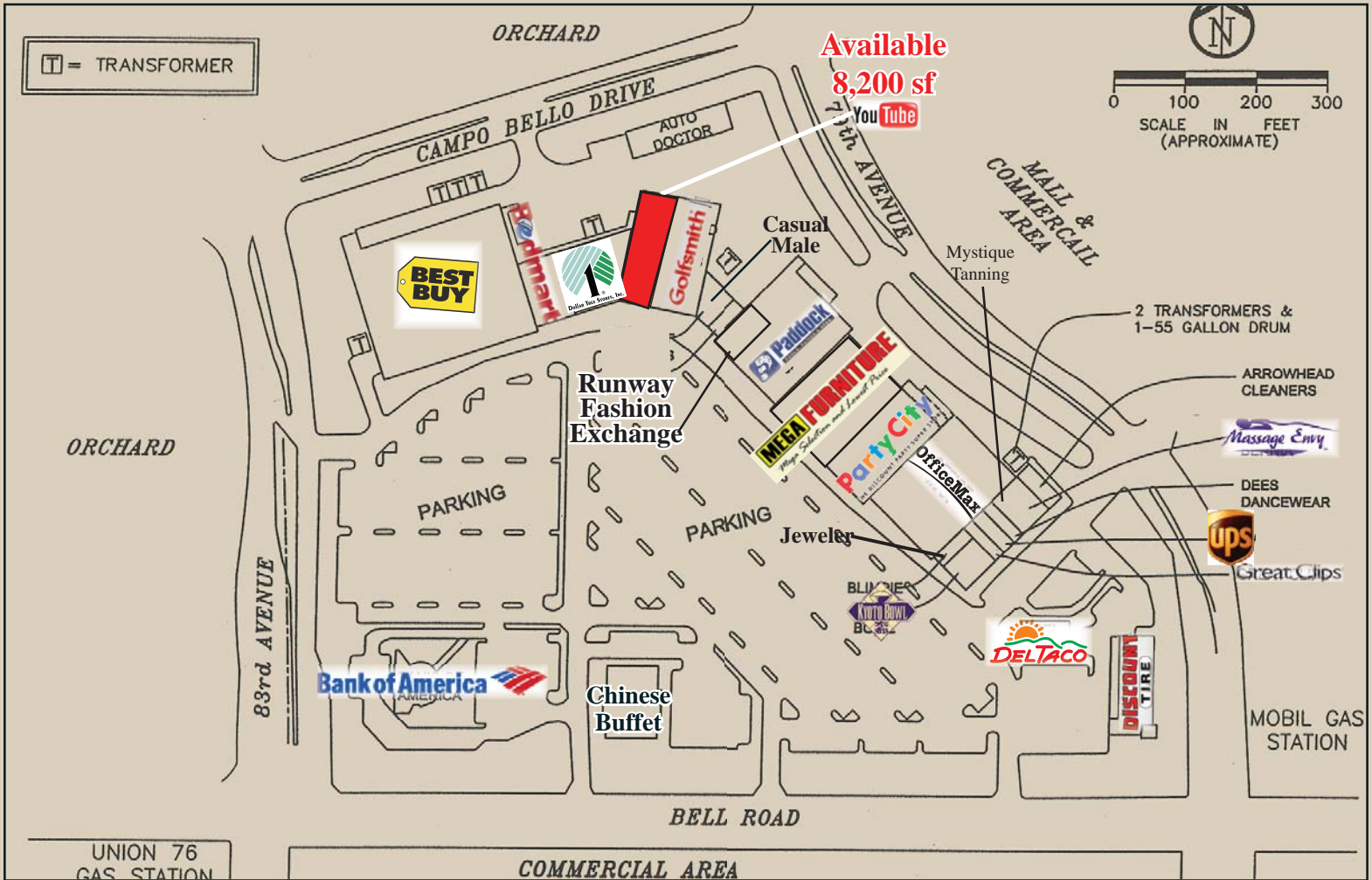
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CLICK ON THE YOU TUBE LOGO BELOW TO VIEW VIDEO



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STRATEGIC
RETAIL GROUP

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Prepared For

Prepared By

Lat/Lon: 33.63806/-112.2333

83rd Ave. & Bell Rd

Glendale, AZ

	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	12,962	119,966	301,460
Census Population (1990)	1,448	48,140	152,080
Census Population (2000)	9,235	95,740	248,121
Projected Population (2015)	18,087	135,359	323,877
Forecasted Population (2020)	23,001	157,339	365,877
Historical Annual Growth (1990 to 2000)	7,787 53.78%	47,600 9.89%	96,041 6.32%
Historical Annual Growth (2000 to 2010)	3,727 4.04%	24,225 2.53%	53,338 2.15%
Projected Annual Growth (2010 to 2015)	5,125 7.91%	15,393 2.57%	22,418 1.49%
Estimated Population Density	4,129 <i>psm</i>	4,245 <i>psm</i>	3,841 <i>psm</i>
Trade Area Size	3.14 <i>sq mil</i>	28.26 <i>sq mil</i>	78.49 <i>sq mil</i>
Households (2010)			
Estimated Households	4,577	44,518	110,060
Census Households (1990)	499	20,330	61,006
Census Households (2000)	3,589	38,148	96,829
Projected Households (2015)	6,721	50,349	117,470
Forecasted Households (2020)	8,457	57,096	128,847
Households with Children	1,689 36.90%	14,011 31.47%	35,706 32.44%
Average Household Size	2.77	2.66	2.71
Average Household Income (2010)			
Est. Average Household Income	\$82,236	\$83,412	\$76,211
Proj. Average Household Income (2015)	\$83,780	\$91,417	\$83,919
Average Family Income	\$94,170	\$94,368	\$87,508
Median Household Income (2010)			
Est. Median Household Income	\$66,975	\$67,140	\$62,382
Proj. Median Household Income (2015)	\$64,802	\$69,980	\$65,654
Median Family Income	\$76,905	\$76,402	\$72,404
Per Capita Income (2010)			
Est. Per Capita Income	\$30,606	\$31,678	\$28,709
Proj. Per Capita Income (2015)	\$32,298	\$34,672	\$31,297
Per Capita Income Est. 5 year change	\$1,692 5.53%	\$2,994 9.45%	\$2,587 9.01%
Other Income (2010)			
Est. Median Disposable Income	\$54,713	\$54,685	\$51,135
Proj. Median Disposable Income (2015)	\$53,139	\$56,754	\$53,504
Disposable Income Est. 5 year change	-\$1,575 -2.88%	\$2,070 3.78%	\$2,369 4.63%
Est. Average Household Net Worth	\$471,167	\$549,945	\$516,465
Daytime Demos (2010)			
Total Number of Businesses	595	3,329	7,322
Total Number of Employees	9,841	40,511	86,368
Company Headqtrs: Businesses	- 0.02%	1 0.03%	1 0.01%
Company Headqtrs: Employees	3 0.03%	25 0.06%	28 0.03%
Unemployment Rate	5.10%	4.40%	4.24%
Employee Population per Business	16.6 to 1	12.2 to 1	11.8 to 1
Residential Population per Business	21.8 to 1	36.0 to 1	41.2 to 1

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Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	11,651	89.88%	109,423	91.21%	274,082	90.92%
Black or African American	505	3.90%	3,794	3.16%	10,403	3.45%
American Indian & Alaska Native	145	1.12%	1,053	0.88%	3,112	1.03%
Asian	516	3.98%	4,510	3.76%	10,227	3.39%
Hawaiian & Pacific Islander	24	0.19%	200	0.17%	537	0.18%
Other Race	69	0.53%	523	0.44%	1,968	0.65%
Two or More Races	52	0.40%	463	0.39%	1,130	0.37%
Not Hispanic or Latino Population	10,451	80.63%	98,554	82.15%	240,003	79.61%
Hispanic or Latino Population	2,511	19.37%	21,412	17.85%	61,457	20.39%
Not of Hispanic Origin Population (1990)	1,375	94.98%	45,682	94.89%	139,368	91.64%
Hispanic Origin Population (1990)	73	5.02%	2,458	5.11%	12,712	8.36%
Not Hispanic or Latino Population (2000)	8,347	90.39%	88,265	92.19%	221,096	89.11%
Hispanic or Latino Population (2000)	888	9.61%	7,476	7.81%	27,025	10.89%
Not Hispanic or Latino Population (2015)	13,892	76.81%	106,240	78.49%	246,906	76.23%
Hispanic or Latino Population (2015)	4,195	23.19%	29,119	21.51%	76,972	23.77%
Hist. Hispanic Ann Growth (1990 to 2010)	2,438	167.88%	18,954	38.55%	48,745	19.17%
Proj. Hispanic Ann Growth (2015 to 2010)	1,684	13.41%	7,707	7.20%	15,515	5.05%

Age Distribution (2010)

0 to 4 yrs	955	7.36%	7,644	6.37%	19,585	6.50%
5 to 9 yrs	1,013	7.81%	8,424	7.02%	21,846	7.25%
10 to 14 yrs	962	7.42%	8,355	6.96%	21,604	7.17%
15 to 19 yrs	905	6.98%	7,461	6.22%	19,192	6.37%
20 to 24 yrs	856	6.60%	5,259	4.38%	13,781	4.57%
25 to 29 yrs	878	6.78%	6,343	5.29%	16,415	5.45%
30 to 34 yrs	991	7.65%	7,771	6.48%	19,510	6.47%
35 to 39 yrs	1,119	8.63%	8,455	7.05%	21,165	7.02%
40 to 44 yrs	1,031	7.95%	8,644	7.21%	21,471	7.12%
45 to 49 yrs	895	6.90%	8,286	6.91%	20,684	6.86%
50 to 54 yrs	802	6.19%	7,841	6.54%	19,254	6.39%
55 to 59 yrs	662	5.10%	6,889	5.74%	16,970	5.63%
60 to 64 yrs	432	3.34%	6,175	5.15%	15,180	5.04%
65 to 74 yrs	569	4.39%	9,666	8.06%	24,182	8.02%
75 to 84 yrs	434	3.35%	7,530	6.28%	18,462	6.12%
85 yrs plus	458	3.54%	5,222	4.35%	12,159	4.03%
Median Age	34.63 yrs		41.03 yrs		40.16 yrs	

Gender Age Distribution (2010)

Female Population	6,633	51.18%	62,092	51.76%	155,744	51.66%
0 to 19 yrs	1,949	29.38%	15,832	25.50%	40,547	26.03%
20 to 64 yrs	3,817	57.54%	33,269	53.58%	83,203	53.42%
65 yrs plus	868	13.08%	12,990	20.92%	31,994	20.54%
Female Median Age	36 yrs		43 yrs		42 yrs	
Male Population	6,329	48.82%	57,874	48.24%	145,716	48.34%
0 to 19 yrs	1,886	29.80%	16,052	27.74%	41,680	28.60%
20 to 64 yrs	3,849	60.81%	32,395	55.97%	81,228	55.74%
65 yrs plus	594	9.39%	9,427	16.29%	22,809	15.65%
Male Median Age	33.59 yrs		39.53 yrs		38.51 yrs	

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Glendale, AZ

	1 Mile		3 Miles		5 Miles	
Household Income Distribution (2010)						
\$200,000 or More	120	2.61%	1,468	3.30%	2,833	2.57%
\$150,000 to \$199,999	148	3.24%	1,954	4.39%	4,342	3.95%
\$100,000 to \$149,999	812	17.75%	7,630	17.14%	16,745	15.21%
\$75,000 to \$99,999	900	19.66%	8,341	18.74%	18,539	16.84%
\$50,000 to \$74,999	1,048	22.91%	9,570	21.50%	24,123	21.92%
\$35,000 to \$49,999	709	15.49%	6,152	13.82%	16,021	14.56%
\$25,000 to \$34,999	393	8.59%	3,673	8.25%	10,364	9.42%
\$15,000 to \$24,999	224	4.88%	2,985	6.70%	9,125	8.29%
\$0 to \$14,999	223	4.87%	2,746	6.17%	7,969	7.24%
\$35,000+	3,737	81.66%	35,114	78.88%	82,602	75.05%
\$75,000+	1,980	43.26%	19,392	43.56%	42,459	38.58%
Housing (2010)						
Total Housing Units	5,094		49,295		123,328	
Housing Units, Occupied	4,577	89.84%	44,518	90.31%	110,060	89.24%
<i>Housing Units, Owner-Occupied</i>	2,557	55.86%	35,300	79.29%	87,474	79.48%
<i>Housing Units, Renter-Occupied</i>	2,020	44.14%	9,218	20.71%	22,586	20.52%
Housing Units, Vacant	518	10.16%	4,777	9.69%	13,268	10.76%
Median Years in Residence	2 yrs		4 yrs		4 yrs	
Marital Status (2010)						
Never Married	2,278	22.69%	16,698	17.46%	44,357	18.59%
Now Married	5,755	57.33%	61,422	64.21%	146,445	61.36%
Separated	590	5.88%	3,104	3.24%	7,834	3.28%
Widowed	371	3.69%	6,905	7.22%	18,392	7.71%
Divorced	1,044	10.40%	7,530	7.87%	21,630	9.06%
Household Type (2010)						
Population Family	10,586	81.67%	102,356	85.32%	256,330	85.03%
Population Non-Family	2,072	15.98%	16,115	13.43%	41,446	13.75%
Population Group Qtrs	305	2.35%	1,494	1.25%	3,683	1.22%
Family Households	2,931	64.04%	30,195	67.83%	74,338	67.54%
<i>Married Couple With Children</i>	1,251	21.74%	10,584	17.23%	25,911	17.69%
<i>Average Family Household Size</i>	3.6		3.4		3.4	
Non-Family Households	1,646	35.96%	14,323	32.17%	35,722	32.46%
Household Size (2010)						
1 Person Household	1,304	28.50%	12,237	27.49%	30,418	27.64%
2 Person Households	1,084	23.69%	12,795	28.74%	30,318	27.55%
3 Person Households	533	11.65%	4,805	10.79%	12,206	11.09%
4 Person Households	997	21.77%	8,567	19.24%	21,138	19.21%
5 Person Households	431	9.41%	3,843	8.63%	9,838	8.94%
6+ Person Households	227	4.97%	2,271	5.10%	6,142	5.58%
Household Vehicles (2010)						
Total Vehicles Available	9,315		81,775		202,198	
Household: 0 Vehicles Available	241	5.26%	1,905	4.28%	5,011	4.55%
Household: 1 Vehicles Available	1,653	36.12%	16,351	36.73%	40,847	37.11%
Household: 2+ Vehicles Available	2,683	58.61%	26,262	58.99%	64,202	58.33%
Average Vehicles Per Household	2.0		1.8		1.8	

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Labor Force (2010)						
Est. Labor: Population Age 16+	9,820		93,952		234,342	
Est. Civilian Employed	6,475	65.94%	54,359	57.86%	137,336	58.61%
Est. Civilian Unemployed	501	5.10%	4,129	4.40%	9,940	4.24%
Est. in Armed Forces	63	0.64%	183	0.19%	513	0.22%
Est. not in Labor Force	2,781	28.32%	35,280	37.55%	86,553	36.93%
Occupation (2000)						
Occupation: Population Age 16+	4,791		41,544		109,420	
Mgmt, Business, & Financial Operations	852	17.79%	7,337	17.66%	17,270	15.78%
Professional and Related	1,118	23.33%	9,714	23.38%	22,664	20.71%
Service	659	13.76%	5,239	12.61%	14,366	13.13%
Sales and Office	1,414	29.51%	12,661	30.48%	34,771	31.78%
Farming, Fishing, and Forestry	9	0.19%	15	0.04%	97	0.09%
Construct, Extraction, & Maintenance	367	7.66%	3,335	8.03%	10,352	9.46%
Production, Transp. & Material Moving	372	7.76%	3,244	7.81%	9,899	9.05%
<i>Percent White Collar Workers</i>	70.63%		71.52%		68.27%	
<i>Percent Blue Collar Workers</i>	29.37%		28.48%		31.73%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$281 M		\$2.76 B		\$6.40 B	
<i>Total Non-Retail Expenditures</i>	\$163 M	57.84%	\$1.59 B	57.77%	\$3.69 B	57.70%
<i>Total Retail Expenditures</i>	\$119 M	42.16%	\$1.17 B	42.23%	\$2.70 B	42.30%
Apparel	\$13.5 M	4.81%	\$132 M	4.78%	\$306 M	4.78%
Contributions	\$10.1 M	3.58%	\$103 M	3.74%	\$235 M	3.68%
Education	\$6.79 M	2.41%	\$67.1 M	2.43%	\$152 M	2.38%
Entertainment	\$15.8 M	5.61%	\$155 M	5.62%	\$359 M	5.61%
Food And Beverages	\$43.0 M	15.27%	\$419 M	15.17%	\$976 M	15.26%
Furnishings And Equipment	\$12.7 M	4.50%	\$125 M	4.51%	\$286 M	4.47%
Gifts	\$7.29 M	2.59%	\$73.3 M	2.66%	\$168 M	2.62%
Health Care	\$16.8 M	5.96%	\$165 M	5.99%	\$387 M	6.05%
Household Operations	\$10.2 M	3.62%	\$101 M	3.66%	\$231 M	3.61%
Miscellaneous Expenses	\$4.64 M	1.65%	\$45.5 M	1.65%	\$106 M	1.66%
Personal Care	\$4.10 M	1.46%	\$39.9 M	1.45%	\$92.6 M	1.45%
Personal Insurance	\$2.87 M	1.02%	\$28.6 M	1.04%	\$65.5 M	1.02%
Reading	\$924 K	0.33%	\$9.05 M	0.33%	\$20.9 M	0.33%
Shelter	\$54.1 M	19.24%	\$533 M	19.32%	\$1.23 B	19.29%
Tobacco	\$1.77 M	0.63%	\$17.1 M	0.62%	\$40.7 M	0.64%
Transportation	\$57.4 M	20.40%	\$557 M	20.19%	\$1.29 B	20.22%
Utilities	\$19.5 M	6.93%	\$189 M	6.84%	\$442 M	6.92%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	8,272		82,822		205,452	
Elementary (0 to 8)	174	2.11%	2,050	2.48%	7,136	3.47%
Some High School (9 to 11)	428	5.17%	4,475	5.40%	13,219	6.43%
High School Graduate (12)	2,005	24.24%	21,451	25.90%	57,838	28.15%
Some College (13 to 16)	2,344	28.34%	21,552	26.02%	53,557	26.07%
Associate Degree Only	796	9.62%	7,095	8.57%	16,843	8.20%
Bachelor Degree Only	1,740	21.04%	16,845	20.34%	36,344	17.69%
Graduate Degree	784	9.48%	9,355	11.30%	20,515	9.99%

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Units In Structure (2000)						
1 Detached Unit	1,905	48.35%	29,795	72.06%	75,202	71.23%
1 Attached Unit	47	1.20%	3,577	8.65%	9,168	8.68%
2 to 4 Units	160	4.06%	847	2.05%	2,436	2.31%
5 to 9 Units	466	11.82%	1,108	2.68%	2,882	2.73%
10 to 19 Units	617	15.66%	1,356	3.28%	2,884	2.73%
20 to 49 Units	61	1.54%	392	0.95%	1,142	1.08%
50 or more Units	669	16.98%	3,395	8.21%	6,701	6.35%
Mobile Home or Trailer	15	0.38%	877	2.12%	4,537	4.30%
Other Structure	-	-	-	-	619	0.59%
Homes Built By Year						
1999 to 2000	854	21.68%	3,381	8.18%	6,318	5.98%
1995 to 1998	1,667	42.34%	9,936	24.03%	20,295	19.22%
1990 to 1994	810	20.56%	6,232	15.07%	12,483	11.82%
1980 to 1989	430	10.91%	10,232	24.75%	28,405	26.91%
1970 to 1979	144	3.66%	10,378	25.10%	29,154	27.62%
1960 to 1969	28	0.72%	910	2.20%	7,205	6.82%
1950 to 1959	-	-	158	0.38%	1,043	0.99%
Built Before 1949	5	0.14%	120	0.29%	668	0.63%
Home Values (2000)						
\$1,000,000 or More	-	-	31	0.11%	70	0.10%
\$500,000 to \$999,999	1	0.07%	32	0.11%	146	0.20%
\$400,000 to \$499,999	6	0.34%	81	0.28%	175	0.25%
\$300,000 to \$399,999	33	1.88%	479	1.66%	1,228	1.72%
\$200,000 to \$299,999	276	15.68%	4,253	14.72%	7,720	10.81%
\$150,000 to \$199,999	475	27.03%	6,841	23.68%	12,679	17.75%
\$100,000 to \$149,999	775	44.12%	11,876	41.11%	29,288	41.00%
\$70,000 to \$99,999	154	8.77%	4,613	15.97%	16,169	22.63%
\$50,000 to \$69,999	33	1.89%	518	1.79%	3,136	4.39%
\$25,000 to \$49,999	4	0.22%	96	0.33%	628	0.88%
\$0 to \$24,999	-	-	68	0.24%	197	0.28%
Owner Occupied Median Home Value	\$155,096		\$145,846		\$133,065	
Renter Occupied Median Rent	\$833		\$921		\$843	
Average Property Value (2010)	\$187,092		\$191,479		\$175,246	
Transportation To Work (2000)						
Drive to Work Alone	3,987	81.09%	33,767	80.75%	89,177	80.93%
Drive to Work in Carpool	606	12.33%	5,169	12.36%	13,818	12.54%
Travel to Work - Public Transportation	13	0.27%	220	0.53%	642	0.58%
Drive to Work on Motorcycle	24	0.48%	159	0.38%	451	0.41%
Walk or Bicycle to Work	123	2.51%	567	1.36%	1,696	1.54%
Other Means	8	0.16%	270	0.65%	715	0.65%
Work at Home	155	3.15%	1,663	3.98%	3,687	3.35%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	1,038	21.79%	9,062	22.57%	22,876	21.48%
Travel to Work in 14 to 29 Minutes	1,517	31.86%	13,537	33.71%	36,547	34.32%
Travel to Work in 30 to 59 Minutes	1,722	36.16%	14,031	34.94%	38,297	35.96%
Travel to Work in 60 Minutes or More	485	10.19%	3,524	8.78%	8,779	8.24%
Average Travel Time to Work	28.9 mins		27.3 mins		27.0 mins	

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