

Northeast Corner
19th Ave & Union Hills Dr
Phoenix, AZ

UNION HILLS VILLAGE NEIGHBORHOOD CENTER



CO-TENANTS



PROPERTY HIGHLIGHTS

- Freestanding, turn-key bank with drive thru available.
- Extremely dense in-fill trade area.
- Recently remodeled, high-traffic Safeway.

PROPERTY SIZE

110,188 SF (GLA)

TRAFFIC COUNTS

19th Avenue: 25,500 CPD
(Source: MAG 2007)

Union Hills Drive: 27,500 CPD

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	19,347	136,048	299,552
Average HH Income:	\$64,846	\$72,610	\$74,499
Households:	6,822	53,383	113,053
Median Age:	32.1	33.6	34.3



FOR MORE INFORMATION

Josh Stewart
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Joe Doucett
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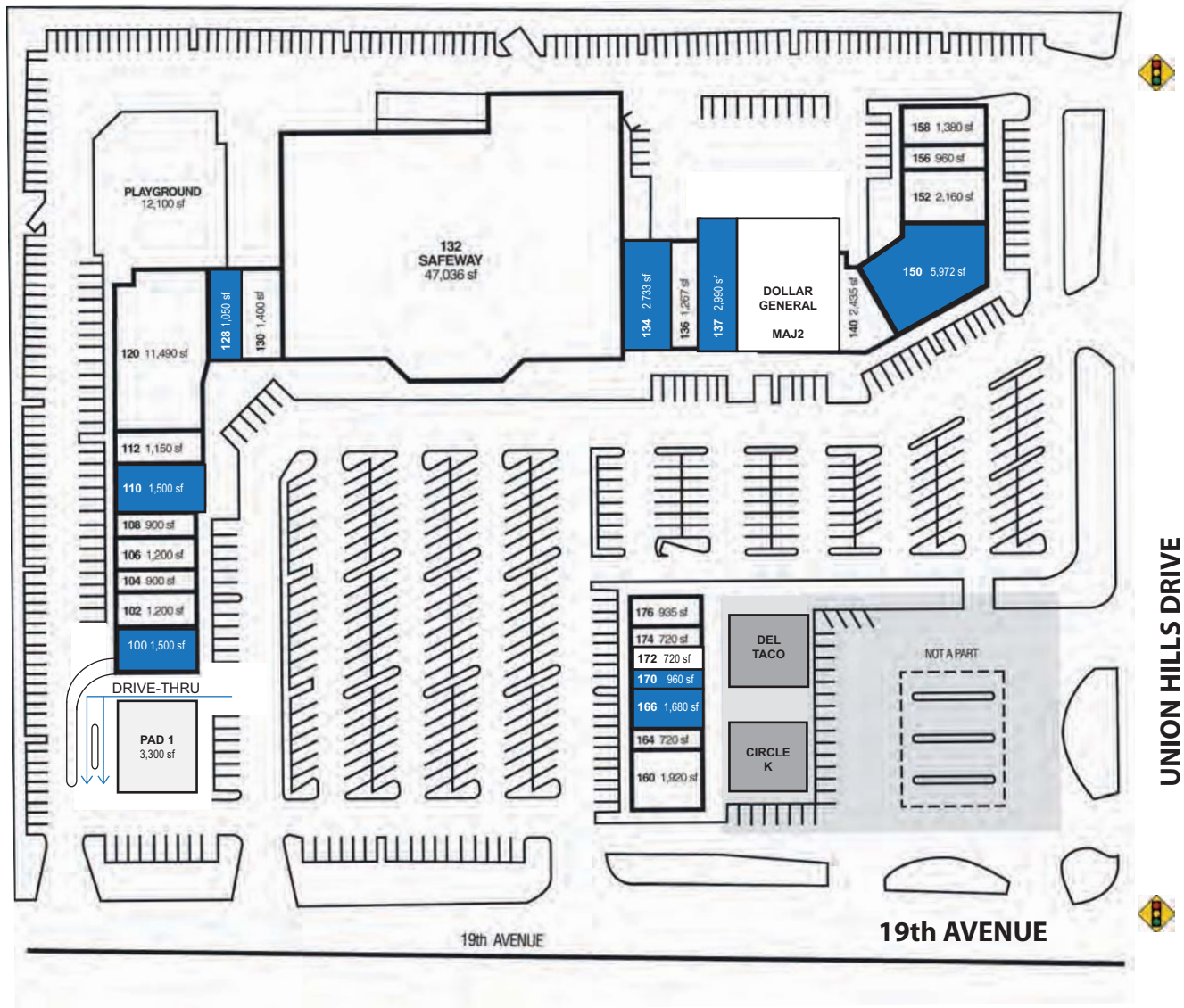
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UNION HILLS VILLAGE NEIGHBORHOOD CENTER



MAJ1	Safeway
MAJ2	Dollar General
Pad1	Dunkin' Donuts/ Baskin Robbins
100	1,500 SF Available
102	Command Post Paintball
104	Nails R Us
106	Cost Cutters
108	Northside Family Dental Care
110	1,500 SF Available

112/120	Windsor Child Care
128	1,050 SF Available
130	Nationwide Vision Center
134	2,733 SF Available
136	Subway
137	2,990 SF Available
140	Sardella's Pizza
150	5,972 SF Available
152	Bronson Chiropractic

156	Smoke M Phoenix
158	UPS Store
160	Oriental Express
164	Alterations by Lana
166	1,680 SF Available
170	960 SF Available
172	Desert H2O to Go
174	Jackson Hewitt Tax Service
176	Nick & Boris' Barber Shop

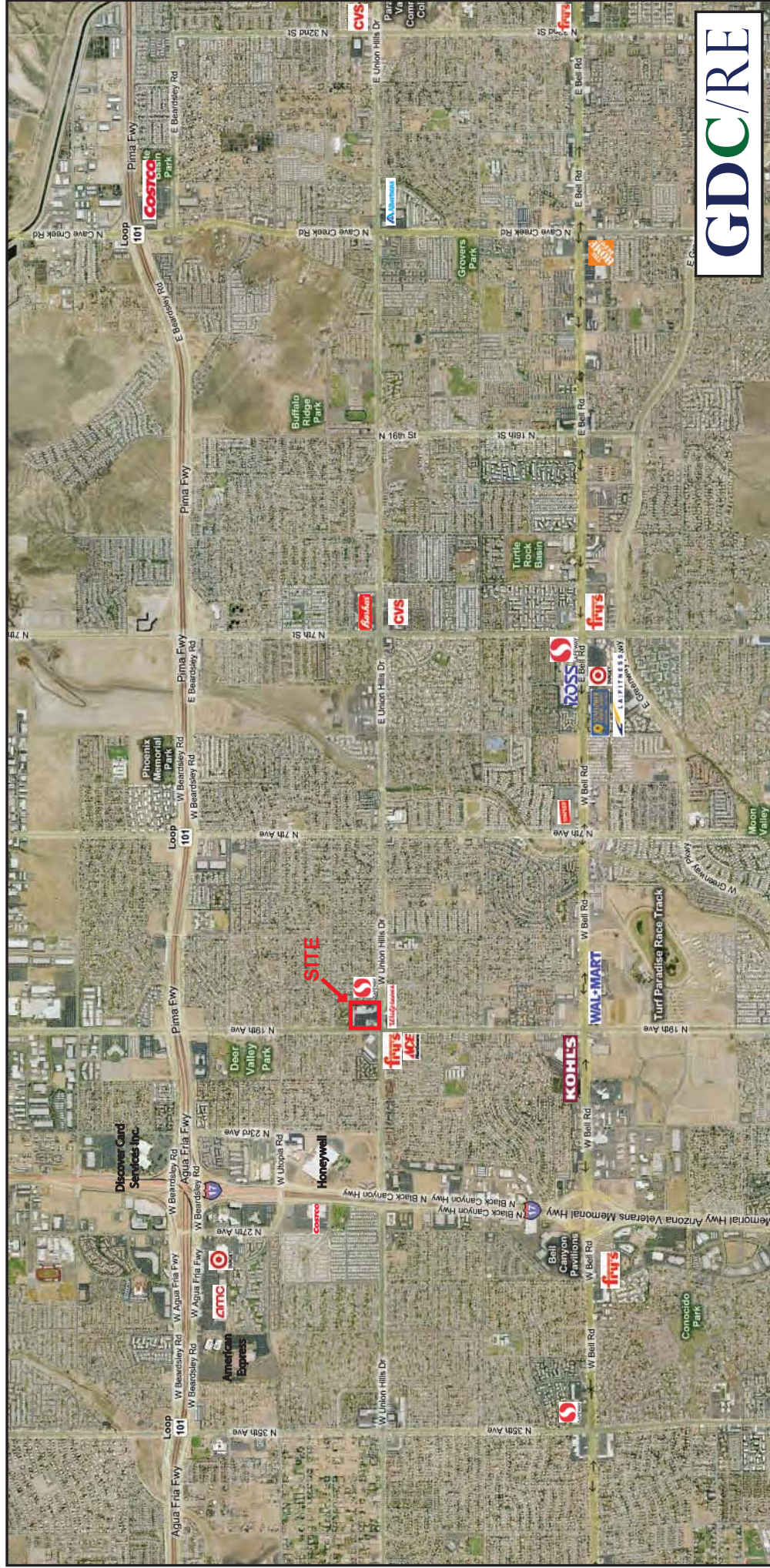
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UNION HILLS VILLAGE



NEC 19th Avenue & Union Hills Drive
Phoenix, AZ



N

N 17th Dr

©2009 Google

Eye alt 27.42 ft

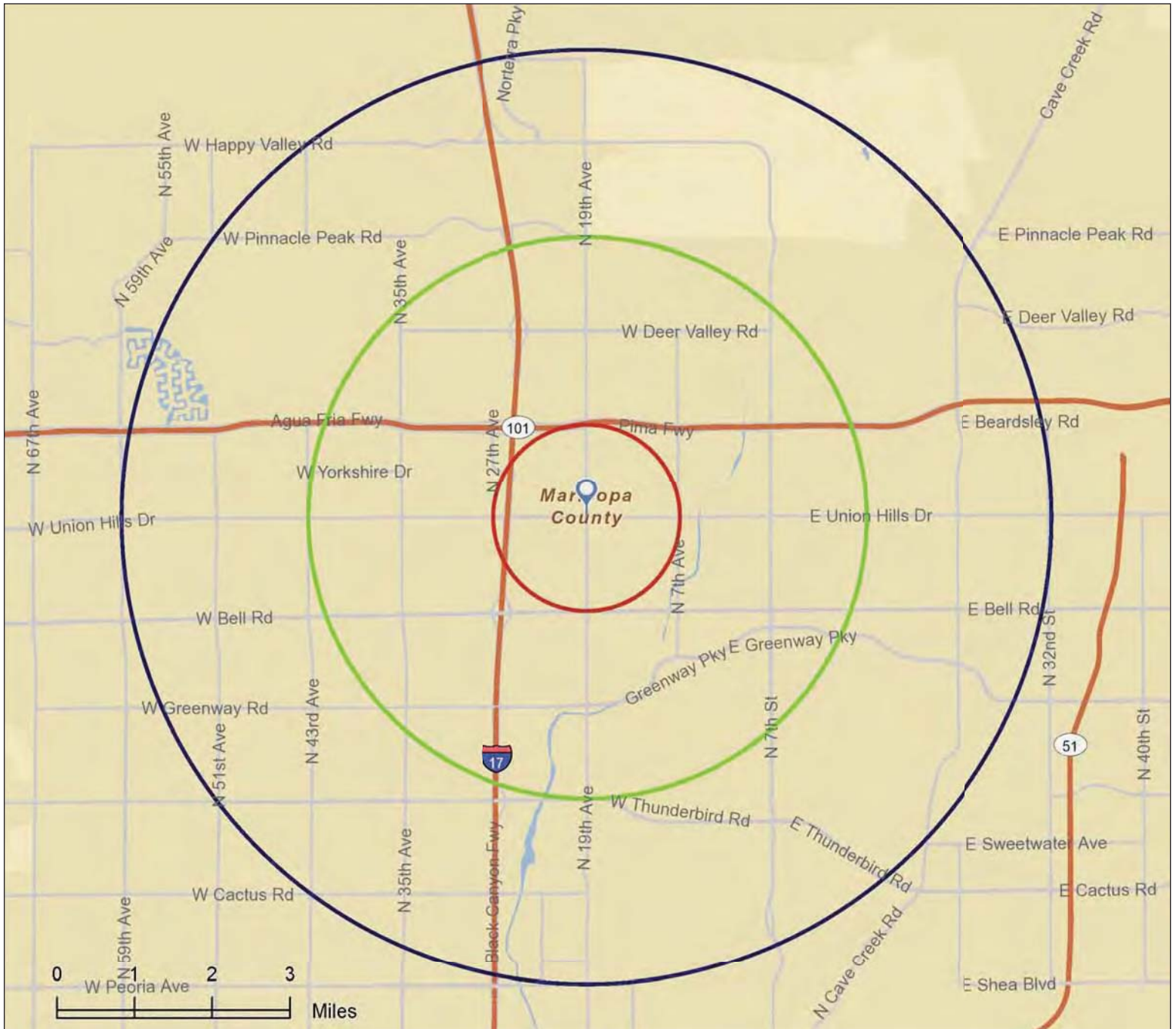
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33°39'20.96" N 112°05'54.22" W elev 1381 ft

Imagery Date: Nov 20, 2009

Union Hills Village
 N 19th Ave & W Union Hills Dr, Phoenix, AZ 85023
 Ring: 1, 3, 5 Miles

Latitude: 33.65472
 Longitude: -112.09977



This site is located in:

- City:** Phoenix city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013030302
- ZIP Code:** 85023
- Census Block Group:** 040130303024
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Union Hills Village
N 19th Ave & W Union Hills Dr, Phoenix, AZ 85023
Rings: 1, 3, 5 miles radii

Latitude: 33.65472
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	1 mile	3 miles	5 miles
2000 Summary			
Population	18,607	128,596	276,830
Households	6,583	50,954	105,589
Families	4,712	32,972	70,809
Average Household Size	2.82	2.52	2.61
Owner Occupied Housing Units	4,619	32,490	72,143
Renter Occupied Housing Units	1,964	18,463	33,446
Median Age	30.8	32.0	32.6
2010 Summary			
Population	19,347	136,048	299,552
Households	6,822	53,383	113,053
Families	4,624	32,410	71,470
Average Household Size	2.83	2.55	2.64
Owner Occupied Housing Units	4,416	32,133	73,285
Renter Occupied Housing Units	2,407	21,249	39,768
Median Age	32.1	33.6	34.3
2015 Summary			
Population	19,978	140,021	310,750
Households	7,054	54,809	117,049
Families	4,666	32,501	72,387
Average Household Size	2.83	2.55	2.64
Owner Occupied Housing Units	4,514	32,821	75,589
Renter Occupied Housing Units	2,540	21,988	41,460
Median Age	32.5	34.1	34.7
Trends: 2010-2015 Annual Rate			
Population	0.64%	0.58%	0.74%
Households	0.67%	0.53%	0.70%
Families	0.18%	0.06%	0.26%
Owner Households	0.44%	0.43%	0.62%
Median Household Income	1.68%	2.40%	2.55%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



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2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	740	11.2%	4,720	9.3%	10,371	9.8%
\$15,000 - \$24,999	803	12.1%	6,260	12.3%	12,017	11.4%
\$25,000 - \$34,999	957	14.5%	7,217	14.2%	14,424	13.6%
\$35,000 - \$49,999	1,270	19.2%	10,112	19.9%	20,006	18.9%
\$50,000 - \$74,999	1,792	27.1%	11,748	23.1%	24,287	23.0%
\$75,000 - \$99,999	665	10.0%	5,874	11.5%	13,023	12.3%
\$100,000 - \$149,999	317	4.8%	3,432	6.7%	8,117	7.7%
\$150,000 - \$199,000	57	0.9%	625	1.2%	1,617	1.5%
\$200,000+	21	0.3%	894	1.8%	1,882	1.8%
Median Household Income	\$43,547		\$45,063		\$46,631	
Average Household Income	\$49,111		\$56,264		\$57,418	
Per Capita Income	\$17,537		\$22,414		\$22,073	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	472	6.9%	3,130	5.9%	7,041	6.2%
\$15,000 - \$24,999	564	8.3%	4,039	7.6%	8,205	7.3%
\$25,000 - \$34,999	626	9.2%	4,826	9.0%	9,387	8.3%
\$35,000 - \$49,999	1,063	15.6%	8,921	16.7%	18,379	16.3%
\$50,000 - \$74,999	1,852	27.1%	13,028	24.4%	27,100	24.0%
\$75,000 - \$99,999	1,237	18.1%	9,505	17.8%	19,535	17.3%
\$100,000 - \$149,999	833	12.2%	7,168	13.4%	16,793	14.9%
\$150,000 - \$199,000	107	1.6%	1,320	2.5%	3,271	2.9%
\$200,000+	66	1.0%	1,447	2.7%	3,339	3.0%
Median Household Income	\$59,531		\$60,455		\$61,582	
Average Household Income	\$64,846		\$72,610		\$74,499	
Per Capita Income	\$23,000		\$28,563		\$28,236	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	350	5.0%	2,241	4.1%	5,169	4.4%
\$15,000 - \$24,999	463	6.6%	3,096	5.6%	6,399	5.5%
\$25,000 - \$34,999	521	7.4%	3,795	6.9%	7,455	6.4%
\$35,000 - \$49,999	806	11.4%	6,585	12.0%	13,431	11.5%
\$50,000 - \$74,999	2,115	30.0%	14,672	26.8%	30,580	26.1%
\$75,000 - \$99,999	1,365	19.4%	10,493	19.1%	21,388	18.3%
\$100,000 - \$149,999	1,163	16.5%	9,880	18.0%	23,027	19.7%
\$150,000 - \$199,000	178	2.5%	2,040	3.7%	4,956	4.2%
\$200,000+	94	1.3%	2,007	3.7%	4,643	4.0%
Median Household Income	\$64,705		\$68,065		\$69,829	
Average Household Income	\$72,383		\$83,085		\$85,189	
Per Capita Income	\$25,710		\$32,610		\$32,232	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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Made with Esri Business Analyst



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Rings: 1, 3, 5 miles radii

Latitude: 33.65472
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	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	1,617	8.7%	10,150	7.9%	21,179	7.7%
Age 5 - 9	1,632	8.8%	9,694	7.5%	21,008	7.6%
Age 10 - 14	1,426	7.7%	8,904	6.9%	20,037	7.2%
Age 15 - 19	1,436	7.7%	8,878	6.9%	20,021	7.2%
Age 20 - 24	1,374	7.4%	10,339	8.0%	20,154	7.3%
Age 25 - 34	3,210	17.3%	23,220	18.1%	47,223	17.1%
Age 35 - 44	3,223	17.3%	22,156	17.2%	47,460	17.1%
Age 45 - 54	2,374	12.8%	16,869	13.1%	36,797	13.3%
Age 55 - 64	1,186	6.4%	9,231	7.2%	21,252	7.7%
Age 65 - 74	703	3.8%	5,353	4.2%	12,382	4.5%
Age 75 - 84	355	1.9%	3,112	2.4%	7,367	2.7%
Age 85+	70	0.4%	689	0.5%	1,950	0.7%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,679	8.7%	10,624	7.8%	22,890	7.6%
Age 5 - 9	1,569	8.1%	9,731	7.2%	21,206	7.1%
Age 10 - 14	1,423	7.4%	8,941	6.6%	19,879	6.6%
Age 15 - 19	1,405	7.3%	8,712	6.4%	20,190	6.7%
Age 20 - 24	1,255	6.5%	9,912	7.3%	20,733	6.9%
Age 25 - 34	3,291	17.0%	23,233	17.1%	48,026	16.0%
Age 35 - 44	2,785	14.4%	20,221	14.9%	43,886	14.7%
Age 45 - 54	2,605	13.5%	18,949	13.9%	42,601	14.2%
Age 55 - 64	1,878	9.7%	13,908	10.2%	31,474	10.5%
Age 65 - 74	887	4.6%	7,057	5.2%	16,708	5.6%
Age 75 - 84	435	2.2%	3,520	2.6%	8,595	2.9%
Age 85+	135	0.7%	1,239	0.9%	3,364	1.1%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,753	8.8%	10,819	7.7%	23,538	7.6%
Age 5 - 9	1,624	8.1%	10,059	7.2%	22,121	7.1%
Age 10 - 14	1,542	7.7%	9,567	6.8%	21,413	6.9%
Age 15 - 19	1,341	6.7%	8,619	6.2%	19,770	6.4%
Age 20 - 24	1,452	7.3%	10,333	7.4%	21,553	6.9%
Age 25 - 34	3,117	15.6%	22,695	16.2%	48,673	15.7%
Age 35 - 44	2,959	14.8%	20,822	14.9%	44,474	14.3%
Age 45 - 54	2,453	12.3%	17,939	12.8%	40,771	13.1%
Age 55 - 64	1,944	9.7%	14,738	10.5%	33,646	10.8%
Age 65 - 74	1,192	6.0%	9,202	6.6%	21,723	7.0%
Age 75 - 84	449	2.2%	3,888	2.8%	9,459	3.0%
Age 85+	152	0.8%	1,339	1.0%	3,609	1.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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Demographic and Income Comparison Profile

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Rings: 1, 3, 5 miles radii

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2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,916	85.5%	112,272	87.3%	238,540	86.2%
Black Alone	368	2.0%	3,048	2.4%	6,461	2.3%
American Indian Alone	204	1.1%	1,336	1.0%	3,112	1.1%
Asian Alone	227	1.2%	2,669	2.1%	6,092	2.2%
Pacific Islander Alone	21	0.1%	169	0.1%	368	0.1%
Some Other Race Alone	1,239	6.7%	5,547	4.3%	14,846	5.4%
Two or More Races	632	3.4%	3,556	2.8%	7,411	2.7%
Hispanic Origin (Any Race)	2,881	15.5%	14,419	11.2%	37,741	13.6%
2010 Race and Ethnicity						
White Alone	15,176	78.4%	110,392	81.1%	239,359	79.9%
Black Alone	575	3.0%	4,892	3.6%	10,443	3.5%
American Indian Alone	279	1.4%	1,826	1.3%	4,191	1.4%
Asian Alone	319	1.7%	4,055	3.0%	9,295	3.1%
Pacific Islander Alone	30	0.2%	245	0.2%	539	0.2%
Some Other Race Alone	2,045	10.6%	9,327	6.9%	24,663	8.2%
Two or More Races	923	4.8%	5,311	3.9%	11,062	3.7%
Hispanic Origin (Any Race)	4,657	24.1%	23,970	17.6%	61,827	20.6%
2015 Race and Ethnicity						
White Alone	15,058	75.4%	109,495	78.2%	239,477	77.1%
Black Alone	697	3.5%	5,982	4.3%	12,729	4.1%
American Indian Alone	308	1.5%	2,009	1.4%	4,580	1.5%
Asian Alone	380	1.9%	4,899	3.5%	11,222	3.6%
Pacific Islander Alone	31	0.2%	249	0.2%	555	0.2%
Some Other Race Alone	2,436	12.2%	11,181	8.0%	29,282	9.4%
Two or More Races	1,067	5.3%	6,205	4.4%	12,906	4.2%
Hispanic Origin (Any Race)	5,599	28.0%	29,048	20.7%	74,300	23.9%

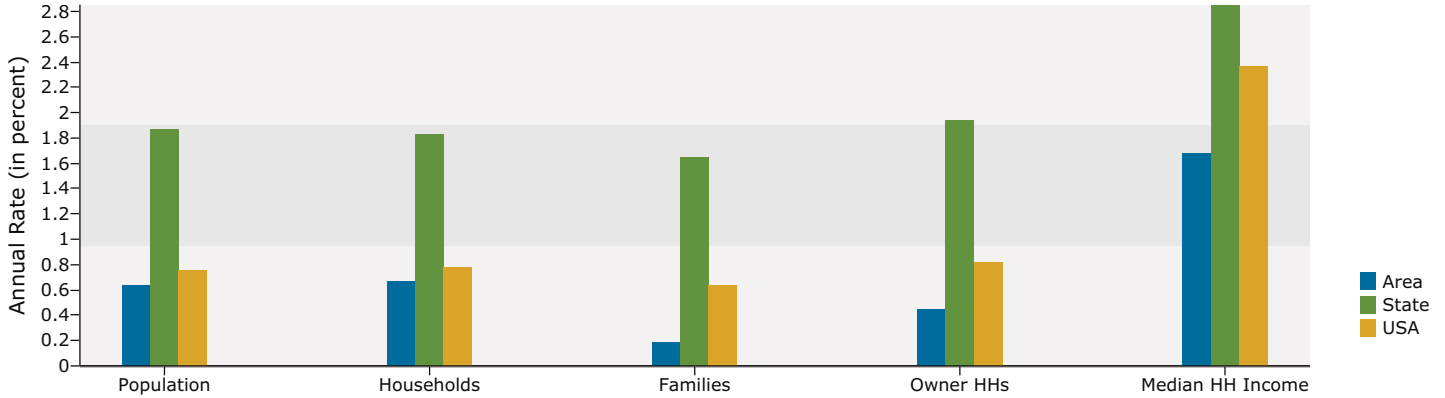
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Union Hills Village
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 Rings: 1, 3, 5 miles radii

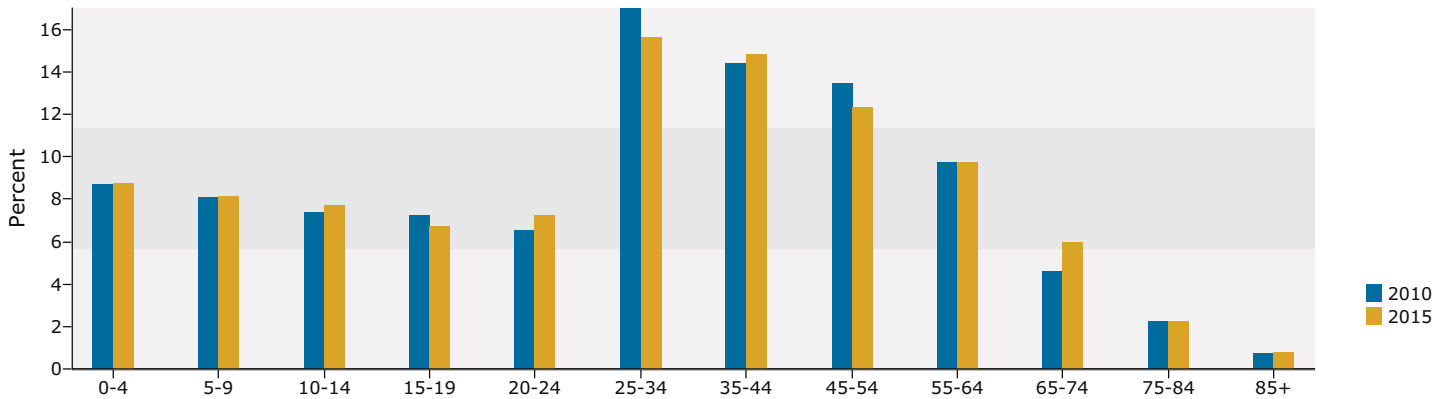
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1 mile

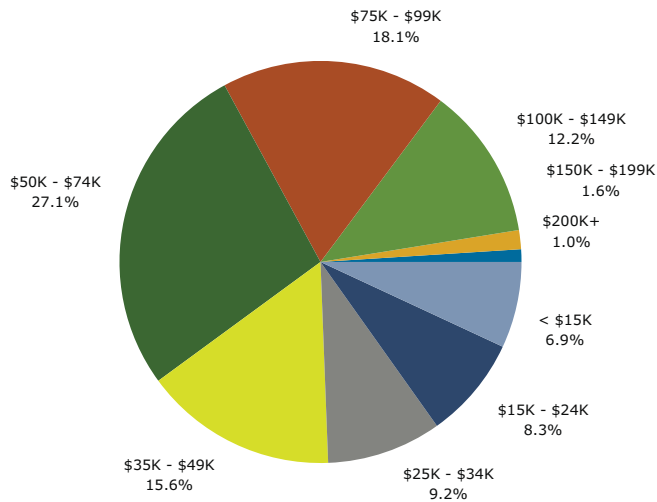
Trends 2010-2015



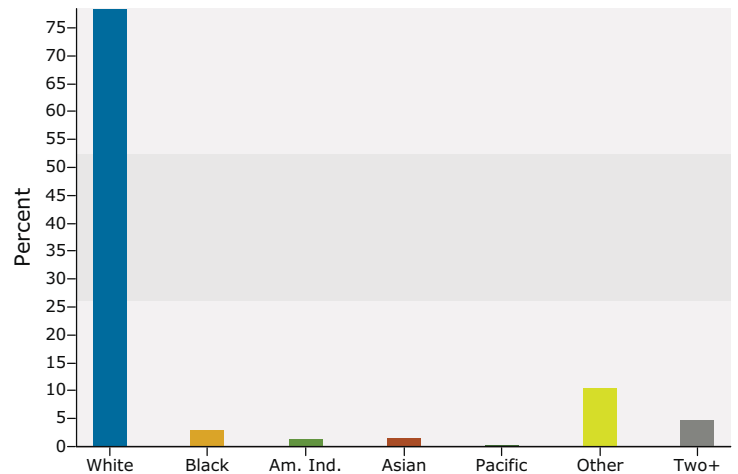
Population by Age



2010 Household Income



2010 Population by Race



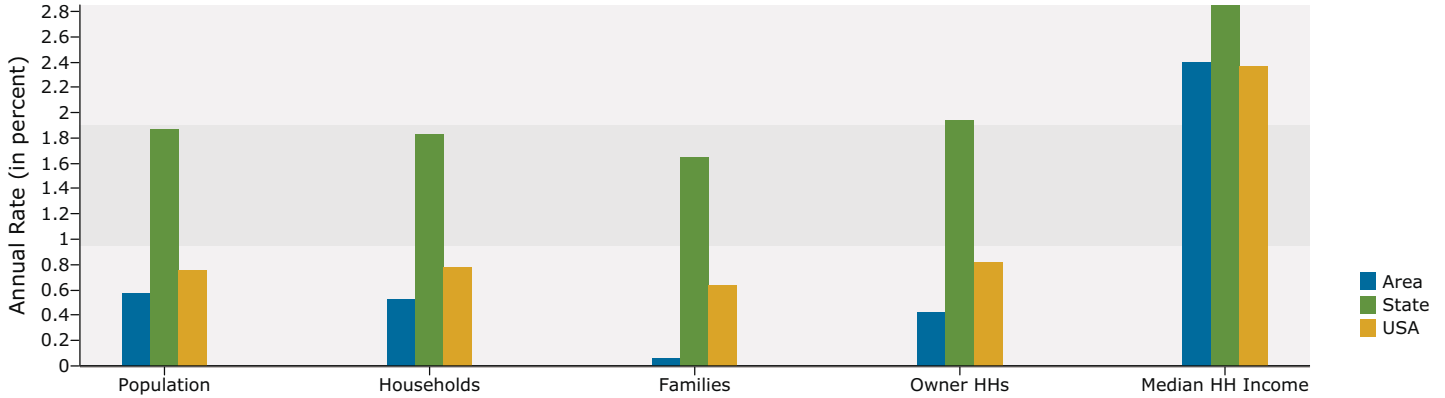
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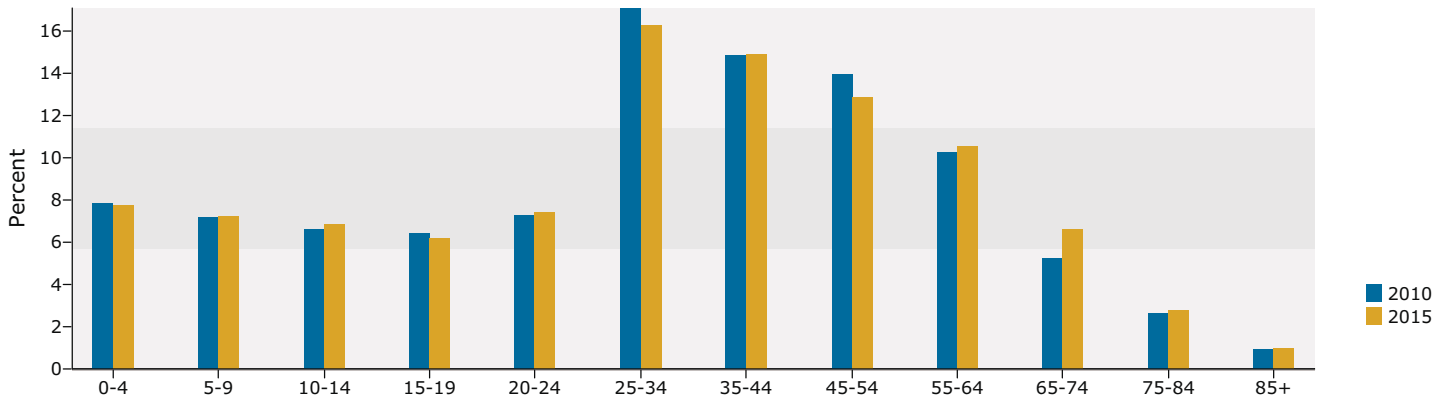
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3 miles

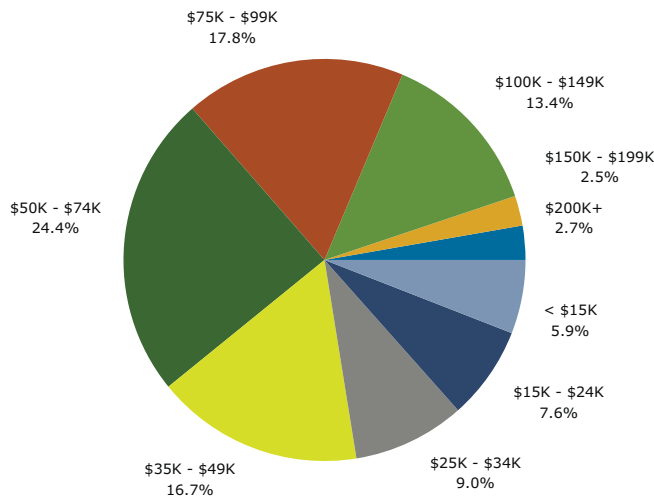
Trends 2010-2015



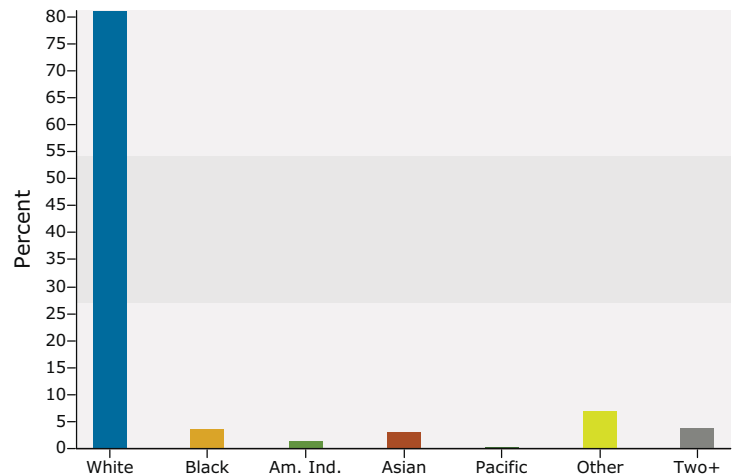
Population by Age



2010 Household Income



2010 Population by Race



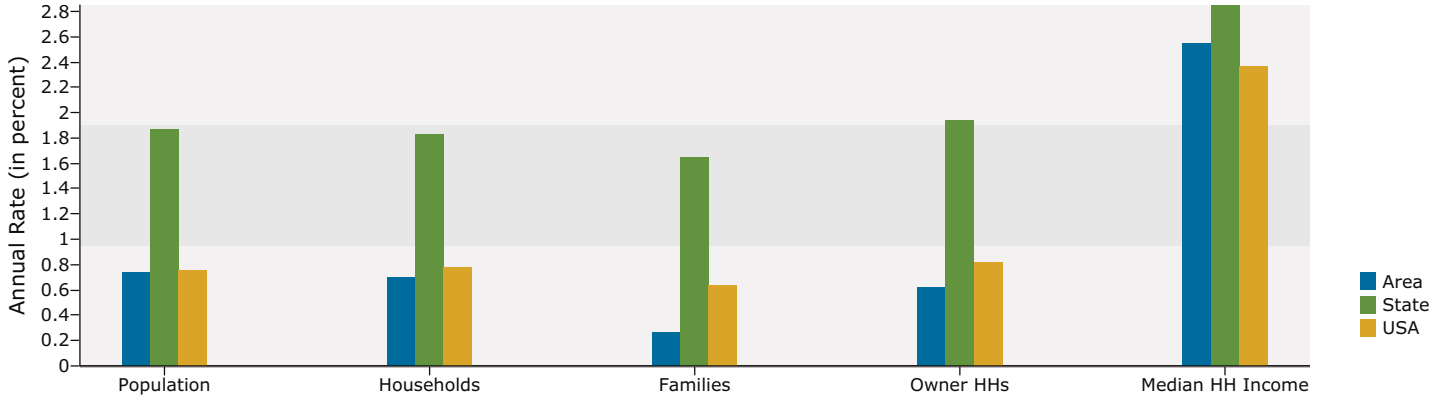
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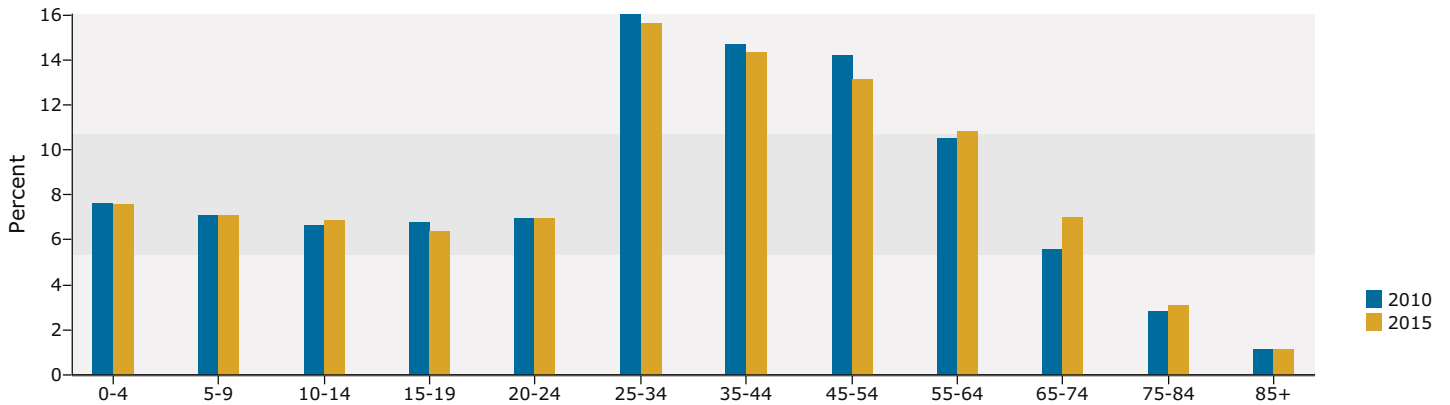
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5 miles

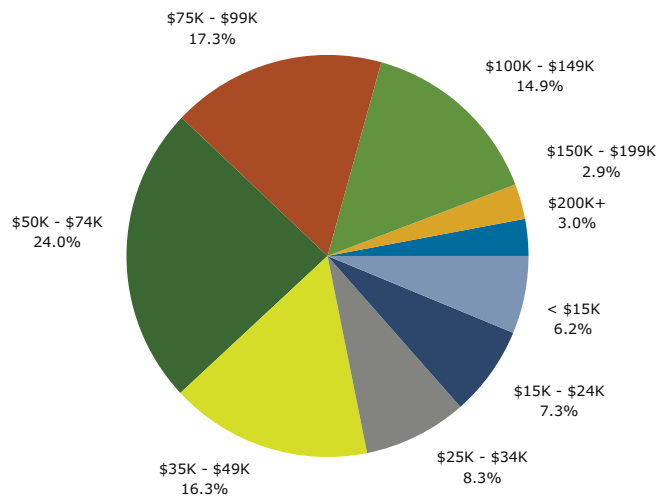
Trends 2010-2015



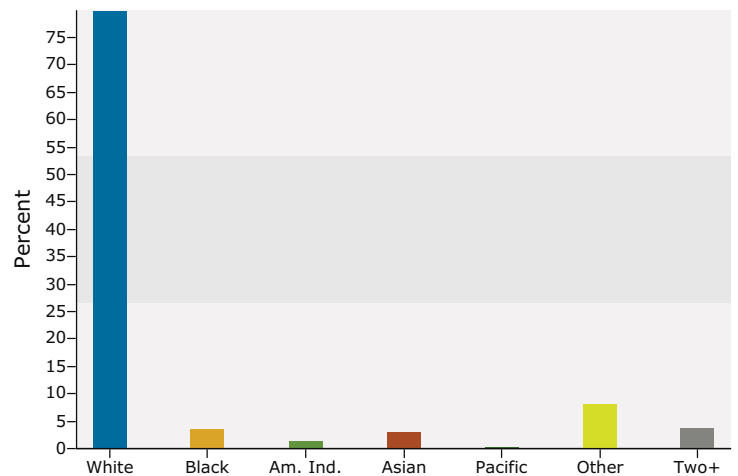
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.