

CACTUS CROSSING

NORTHEAST CORNER OF 67TH AVE. & CACTUS RD., GLENDALE, AZ



AVAILABILITY

- 1,000 sf Coming Available
- 3,950 sf General Office • 1,200 sf Former Salon
- Pad 1-22,186 sf - \$325,000
- Pad 2-26,345 sf - \$325,000

FEATURES

- Available Monument Signage
- Drive-Thru End-Cap
- Over 50,000 cars per day at intersection

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,494	138,601	384,421
Avg. Household Income	\$95,944	\$77,286	\$73,903
Daytime Employment	2,678	40,126	133,291



EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM

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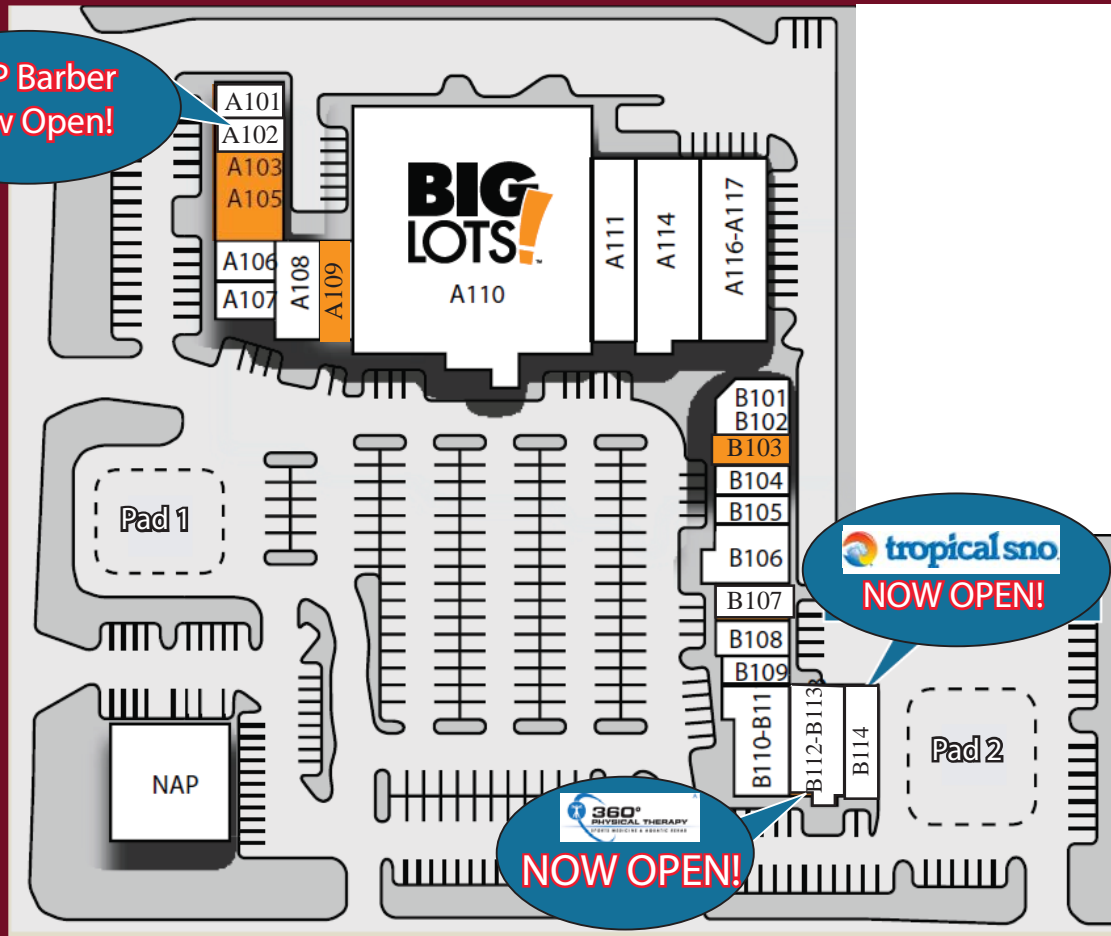
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#	TENANT	SQ. FT.
A101	New Day Massage	1,200 sf
A102	MVP Barber	1,200 sf
A103-105	Available	3,950 sf
A106	Skyway Smoke Shop	1,500 sf
A107	Anne Brady Tax	1,500 sf
A108	Silver Q Billiards	3,398 sf
A109	Coming Available	1,000 sf
A110	Big Lots	37,546 sf
A111	Armstrong McCall	4,870 sf
A114	Anytime Fitness	8,130 sf
A116-117	MMA Fitness	6,500 sf
B101-102	China Rainbow	2,305 sf

#	TENANT	SQ. FT.
B103	Available-Former Salon Space	1,200 sf
B104	Four Season Flower & Gifts	1,200 sf
B105	Edward Jones	1,200 sf
B106	Warner Chiropractic	2,040 sf
B107	Vapors	1,800 sf
B108	Lucky's Pizza	1,800 sf
B109	Moto Photo	1,000 sf
B110-111	Alexander's Abilities	3,000 sf
B112-113	360 PT	3,824 sf
B114	Tropical Sno	1,400 sf

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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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5967/-112.2031

RF5

6730 W Cactus Rd

Peoria, AZ 85381

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2017)	14,494	138,601	384,421
Projected Population (2022)	15,732	151,480	420,616
Census Population (2010)	14,036	130,733	358,398
Census Population (2000)	14,460	130,552	349,364
Projected Annual Growth (2017 to 2022)	1,238 1.7%	12,879 1.9%	36,195 1.9%
Historical Annual Growth (2010 to 2017)	458 0.5%	7,868 0.9%	26,023 1.0%
Historical Annual Growth (2000 to 2010)	-424 -0.3%	181 -	9,034 0.3%
Estimated Population Density (2017)	4,615 <i>psm</i>	4,904 <i>psm</i>	4,897 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2017)	5,165	51,186	147,411
Projected Households (2022)	5,447	54,225	156,336
Census Households (2010)	4,929	47,497	135,381
Census Households (2000)	4,696	45,548	129,574
Estimated Households with Children (2017)	1,868 36.2%	17,929 35.0%	47,449 32.2%
Estimated Average Household Size (2017)	2.79	2.67	2.58

Average Household Income

Estimated Average Household Income (2017)	\$85,479	\$67,410	\$62,639
Projected Average Household Income (2022)	\$102,571	\$81,204	\$75,515
Estimated Average Family Income (2017)	\$95,944	\$77,286	\$73,903

Median Household Income

Estimated Median Household Income (2017)	\$77,199	\$59,625	\$55,472
Projected Median Household Income (2022)	\$91,090	\$70,378	\$65,207
Estimated Median Family Income (2017)	\$87,428	\$70,090	\$67,051

Per Capita Income

Estimated Per Capita Income (2017)	\$30,518	\$24,987	\$24,097
Projected Per Capita Income (2022)	\$35,563	\$29,153	\$28,138
Estimated Per Capita Income 5 Year Growth	\$5,045 16.5%	\$4,165 16.7%	\$4,041 16.8%
Estimated Average Household Net Worth (2017)	\$833,305	\$621,760	\$568,674

Daytime Demos (2017)

Total Businesses	384	3,990	13,340
Total Employees	2,678	40,126	133,291
Company Headquarter Businesses	1 0.2%	8 0.2%	23 0.2%
Company Headquarter Employees	98 3.7%	2,957 7.4%	6,194 4.6%
Employee Population per Business	7.0	10.1	10.0
Residential Population per Business	37.8	34.7	28.8

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	11,801	81.4%	102,001	73.6%	275,466	71.7%
Black or African American (2017)	568	3.9%	8,097	5.8%	22,770	5.9%
American Indian or Alaska Native (2017)	153	1.1%	1,984	1.4%	5,667	1.5%
Asian (2017)	477	3.3%	6,077	4.4%	16,307	4.2%
Hawaiian or Pacific Islander (2017)	30	0.2%	259	0.2%	691	0.2%
Other Race (2017)	974	6.7%	14,605	10.5%	48,579	12.6%
Two or More Races (2017)	492	3.4%	5,577	4.0%	14,941	3.9%
Not Hispanic or Latino Population (2017)	11,560	79.8%	102,960	74.3%	274,853	71.5%
Hispanic or Latino Population (2017)	2,934	20.2%	35,641	25.7%	109,568	28.5%
Not Hispanic or Latino Population (2022)	12,244	77.8%	109,880	72.5%	293,579	69.8%
Hispanic or Latino Population (2022)	3,488	22.2%	41,600	27.5%	127,037	30.2%
Not Hispanic or Latino Population (2010)	11,543	82.2%	98,917	75.7%	261,300	72.9%
Hispanic or Latino Population (2010)	2,493	17.8%	31,816	24.3%	97,098	27.1%
Not Hispanic or Latino Population (2000)	12,666	87.6%	108,869	83.4%	284,438	81.4%
Hispanic or Latino Population (2000)	1,794	12.4%	21,683	16.6%	64,926	18.6%
Projected Hispanic Annual Growth (2017 to 2022)	554	3.8%	5,959	3.3%	17,469	3.2%
Historic Hispanic Annual Growth (2000 to 2017)	1,140	3.7%	13,959	3.8%	44,642	4.0%

Age Distribution (2017)

Age Under 5	732	5.1%	8,247	5.9%	23,146	6.0%
Age 5 to 9 Years	835	5.8%	8,627	6.2%	23,870	6.2%
Age 10 to 14 Years	1,036	7.1%	9,710	7.0%	25,949	6.8%
Age 15 to 19 Years	1,096	7.6%	10,542	7.6%	27,270	7.1%
Age 20 to 24 Years	880	6.1%	9,833	7.1%	26,156	6.8%
Age 25 to 29 Years	795	5.5%	9,823	7.1%	26,350	6.9%
Age 30 to 34 Years	815	5.6%	9,024	6.5%	24,218	6.3%
Age 35 to 39 Years	840	5.8%	8,491	6.1%	23,072	6.0%
Age 40 to 44 Years	940	6.5%	8,929	6.4%	23,698	6.2%
Age 45 to 49 Years	1,032	7.1%	9,540	6.9%	24,982	6.5%
Age 50 to 54 Years	1,208	8.3%	10,070	7.3%	25,870	6.7%
Age 55 to 59 Years	1,240	8.6%	9,570	6.9%	24,641	6.4%
Age 60 to 64 Years	909	6.3%	7,750	5.6%	21,226	5.5%
Age 65 to 74 Years	1,283	8.9%	10,555	7.6%	34,033	8.9%
Age 75 to 84 Years	570	3.9%	5,130	3.7%	19,408	5.0%
Age 85 Years or Over	284	2.0%	2,763	2.0%	10,533	2.7%
Median Age	40.6		36.7		37.9	

Gender Age Distribution (2017)

Female Population	7,453	51.4%	71,595	51.7%	198,535	51.6%
Age 0 to 19 Years	1,814	24.3%	18,122	25.3%	48,864	24.6%
Age 20 to 64 Years	4,458	59.8%	42,716	59.7%	112,450	56.6%
Age 65 Years or Over	1,181	15.8%	10,757	15.0%	37,221	18.7%
Female Median Age	41.8		38.5		39.8	
Male Population	7,041	48.6%	67,006	48.3%	185,886	48.4%
Age 0 to 19 Years	1,885	26.8%	19,003	28.4%	51,370	27.6%
Age 20 to 64 Years	4,200	59.6%	40,312	60.2%	107,763	58.0%
Age 65 Years or Over	956	13.6%	7,690	11.5%	26,753	14.4%
Male Median Age	39.1		34.9		36.1	

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RF5

6730 W Cactus Rd

Peoria, AZ 85381

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	274	5.3%	1,554	3.0%	4,074	2.8%
HH Income \$150,000 to \$199,999	306	5.9%	2,358	4.6%	5,793	3.9%
HH Income \$100,000 to \$149,999	1,151	22.3%	7,218	14.1%	18,427	12.5%
HH Income \$75,000 to \$99,999	890	17.2%	7,194	14.1%	19,338	13.1%
HH Income \$50,000 to \$74,999	988	19.1%	10,364	20.2%	29,202	19.8%
HH Income \$35,000 to \$49,999	678	13.1%	7,427	14.5%	22,084	15.0%
HH Income \$25,000 to \$34,999	370	7.2%	5,348	10.4%	16,391	11.1%
HH Income \$15,000 to \$24,999	278	5.4%	4,677	9.1%	15,150	10.3%
HH Income Under \$15,000	230	4.5%	5,047	9.9%	16,952	11.5%
HH Income \$35,000 or More	4,286	83.0%	36,114	70.6%	98,918	67.1%
HH Income \$75,000 or More	2,621	50.7%	18,323	35.8%	47,632	32.3%

Housing (2017)

Total Housing Units	5,311		53,124		154,550	
Housing Units Occupied	5,165	97.3%	51,186	96.4%	147,411	95.4%
Housing Units Owner-Occupied	4,216	81.6%	32,885	64.2%	90,478	61.4%
Housing Units, Renter-Occupied	949	18.4%	18,301	35.8%	56,933	38.6%
Housing Units, Vacant	146	2.7%	1,938	3.6%	7,140	4.6%

Marital Status (2017)

Never Married	3,600	30.3%	40,329	36.0%	106,364	34.2%
Currently Married	5,860	49.3%	45,183	40.3%	123,839	39.8%
Separated	434	3.6%	4,632	4.1%	14,556	4.7%
Widowed	741	6.2%	5,980	5.3%	20,945	6.7%
Divorced	1,256	10.6%	15,893	14.2%	45,751	14.7%

Household Type (2017)

Population Family	12,836	88.6%	115,641	83.4%	314,605	81.8%
Population Non-Family	1,578	10.9%	21,226	15.3%	65,852	17.1%
Population Group Quarters	80	0.6%	1,734	1.3%	3,964	1.0%
Family Households	3,957	76.6%	34,752	67.9%	95,180	64.6%
Non-Family Households	1,208	23.4%	16,434	32.1%	52,231	35.4%
Married Couple with Children	1,250	21.3%	10,403	23.0%	27,102	21.9%
Average Family Household Size	3.2		3.3		3.3	

Household Size (2017)

1 Person Households	931	18.0%	12,738	24.9%	41,655	28.3%
2 Person Households	1,766	34.2%	15,841	30.9%	46,562	31.6%
3 Person Households	968	18.7%	8,850	17.3%	22,580	15.3%
4 Person Households	823	15.9%	7,219	14.1%	18,246	12.4%
5 Person Households	412	8.0%	3,788	7.4%	10,244	6.9%
6 or More Person Households	266	5.1%	2,750	5.4%	8,124	5.5%

Household Vehicles (2017)

Households with 0 Vehicles Available	224	4.3%	3,229	6.3%	11,354	7.7%
Households with 1 Vehicles Available	1,433	27.8%	18,141	35.4%	56,672	38.4%
Households with 2 or More Vehicles Available	3,507	67.9%	29,816	58.3%	79,385	53.9%
Total Vehicles Available	10,849		92,795		250,913	
Average Vehicles Per Household	2.1		1.8		1.7	

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Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	11,679		110,041		306,343	
Estimated Civilian Employed	7,293	62.4%	67,914	61.7%	176,986	57.8%
Estimated Civilian Unemployed	241	2.1%	3,637	3.3%	10,395	3.4%
Estimated in Armed Forces	-	-	1	-	173	0.1%
Estimated Not in Labor Force	4,145	35.5%	38,490	35.0%	118,790	38.8%
Unemployment Rate	2.1%		3.3%		3.4%	

Occupation (2010)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	7,301		68,073		176,898	
Management, Business, Financial Operations	1,054	14.4%	8,881	13.0%	22,474	12.7%
Professional, Related	1,184	16.2%	12,163	17.9%	30,080	17.0%
Service	1,294	17.7%	12,662	18.6%	34,479	19.5%
Sales, Office	2,096	28.7%	20,032	29.4%	51,700	29.2%
Farming, Fishing, Forestry	6	0.1%	139	0.2%	557	0.3%
Construct, Extraction, Maintenance	768	10.5%	6,431	9.4%	16,650	9.4%
Production, Transport Material Moving	898	12.3%	7,765	11.4%	20,959	11.8%
White Collar Workers	4,334	59.4%	41,076	60.3%	104,253	58.9%
Blue Collar Workers	2,966	40.6%	26,997	39.7%	72,645	41.1%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$327 M		\$2.73 B		\$7.47 B	
Total Non-Retail Expenditure	\$179 M	54.6%	\$1.48 B	54.3%	\$4.05 B	54.2%
Total Retail Expenditure	\$149 M	45.4%	\$1.25 B	45.7%	\$3.42 B	45.8%
Apparel	\$11.4 M	3.5%	\$95.2 M	3.5%	\$260 M	3.5%
Contributions	\$14.2 M	4.4%	\$114 M	4.2%	\$307 M	4.1%
Education	\$12.3 M	3.7%	\$97.2 M	3.6%	\$262 M	3.5%
Entertainment	\$18.5 M	5.7%	\$153 M	5.6%	\$417 M	5.6%
Food and Beverages	\$47.7 M	14.6%	\$404 M	14.8%	\$1.11 B	14.9%
Furnishings and Equipment	\$11.5 M	3.5%	\$93.4 M	3.4%	\$253 M	3.4%
Gifts	\$8.24 M	2.5%	\$65.8 M	2.4%	\$178 M	2.4%
Health Care	\$25.7 M	7.8%	\$220 M	8.1%	\$609 M	8.2%
Household Operations	\$9.53 M	2.9%	\$76.4 M	2.8%	\$206 M	2.8%
Miscellaneous Expenses	\$4.81 M	1.5%	\$40.6 M	1.5%	\$111 M	1.5%
Personal Care	\$4.24 M	1.3%	\$35.5 M	1.3%	\$97.2 M	1.3%
Personal Insurance	\$2.46 M	0.8%	\$19.7 M	0.7%	\$53.3 M	0.7%
Reading	\$725 K	0.2%	\$6.02 M	0.2%	\$16.5 M	0.2%
Shelter	\$67.2 M	20.5%	\$560 M	20.5%	\$1.53 B	20.5%
Tobacco	\$1.91 M	0.6%	\$17.2 M	0.6%	\$48.0 M	0.6%
Transportation	\$62.6 M	19.1%	\$524 M	19.2%	\$1.43 B	19.2%
Utilities	\$24.1 M	7.4%	\$208 M	7.6%	\$573 M	7.7%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	9,915		91,643		258,031	
Elementary (Grade Level 0 to 8)	300	3.0%	4,027	4.4%	13,997	5.4%
Some High School (Grade Level 9 to 11)	488	4.9%	6,597	7.2%	20,272	7.9%
High School Graduate	2,933	29.6%	26,103	28.5%	74,793	29.0%
Some College	2,741	27.6%	26,667	29.1%	71,150	27.6%
Associate Degree Only	1,004	10.1%	8,519	9.3%	21,857	8.5%
Bachelor Degree Only	1,687	17.0%	13,728	15.0%	38,030	14.7%
Graduate Degree	762	7.7%	6,002	6.5%	17,931	6.9%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,554	92.4%	36,086	76.0%	98,801	73.0%
1 Attached Unit	148	3.0%	2,339	4.9%	8,136	6.0%
2 to 4 Units	21	0.4%	1,488	3.1%	5,888	4.3%
5 to 9 Units	48	1.0%	2,272	4.8%	6,798	5.0%
10 to 19 Units	82	1.7%	2,639	5.6%	9,429	7.0%
20 to 49 Units	10	0.2%	1,340	2.8%	4,104	3.0%
50 or More Units	53	1.1%	2,424	5.1%	8,191	6.1%
Mobile Home or Trailer	241	4.9%	2,667	5.6%	5,869	4.3%
Other Structure	12	0.2%	55	0.1%	115	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	27	0.5%	269	0.6%	824	0.6%
Homes Built 2000 to 2004	590	12.0%	5,999	12.6%	17,578	13.0%
Homes Built 1990 to 1999	866	17.6%	10,874	22.9%	31,157	23.0%
Homes Built 1980 to 1989	2,659	53.9%	16,088	33.9%	33,046	24.4%
Homes Built 1970 to 1979	722	14.6%	13,581	28.6%	41,046	30.3%
Homes Built 1960 to 1969	138	2.8%	2,238	4.7%	13,909	10.3%
Homes Built 1950 to 1959	42	0.8%	1,022	2.2%	4,961	3.7%
Homes Built Before 1949	25	0.5%	418	0.9%	2,000	1.5%

Home Values (2010)

Home Values \$1,000,000 or More	26	0.6%	226	0.7%	639	0.7%
Home Values \$500,000 to \$999,999	242	6.0%	1,568	5.0%	4,212	4.9%
Home Values \$400,000 to \$499,999	222	5.5%	1,333	4.2%	3,538	4.1%
Home Values \$300,000 to \$399,999	536	13.3%	3,352	10.6%	9,239	10.8%
Home Values \$200,000 to \$299,999	1,026	25.5%	7,303	23.2%	20,052	23.4%
Home Values \$150,000 to \$199,999	878	21.8%	7,323	23.3%	18,887	22.0%
Home Values \$100,000 to \$149,999	717	17.9%	6,363	20.2%	17,815	20.8%
Home Values \$70,000 to \$99,999	240	6.0%	2,643	8.4%	8,084	9.4%
Home Values \$50,000 to \$69,999	99	2.5%	840	2.7%	2,590	3.0%
Home Values \$25,000 to \$49,999	86	2.2%	585	1.9%	1,781	2.1%
Home Values Under \$25,000	133	3.3%	1,281	4.1%	3,265	3.8%
Owner-Occupied Median Home Value	\$210,920		\$184,702		\$180,257	
Renter-Occupied Median Rent	\$904		\$812		\$801	

Transportation To Work (2010)

Drive to Work Alone	5,275	78.4%	51,207	79.2%	139,072	77.7%
Drive to Work in Carpool	857	12.7%	7,001	10.8%	20,483	11.5%
Travel to Work by Public Transportation	95	1.4%	1,290	2.0%	4,591	2.6%
Drive to Work on Motorcycle	35	0.5%	199	0.3%	747	0.4%
Walk or Bicycle to Work	88	1.3%	1,337	2.1%	4,092	2.3%
Other Means	61	0.9%	491	0.8%	1,529	0.9%
Work at Home	316	4.7%	3,101	4.8%	8,358	4.7%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,351	21.1%	13,021	21.2%	33,833	19.8%
Travel to Work in 15 to 29 Minutes	2,738	42.7%	25,072	40.8%	65,446	38.4%
Travel to Work in 30 to 59 Minutes	2,481	38.7%	22,338	36.3%	57,038	33.5%
Travel to Work in 60 Minutes or More	387	6.0%	4,394	7.1%	12,488	7.3%
Average Minutes Travel to Work	25.0		24.8		24.7	

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