

NEIL BOARD

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WESTERN RETAIL ADVISORS

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NWC 83rd Ave & Camelback Rd | Glendale, AZ





NWC 83rd Ave & Camelback Rd - Glendale

PROPERTY HIGHLIGHTS

- Fitness Anchored EOS Fitness Coming Soon!
- PADS Available for Purchase, Ground Lease or Build to Suit 0.79; Acres PAD B: 0.87 Acres; PAD C: 1.18 Acres
- Densely Populated Area 173 858 people within 3 miles & over 1,400 homes planned in the surrounding area
- Zoned PAD Commercial



AREA COTENANTS















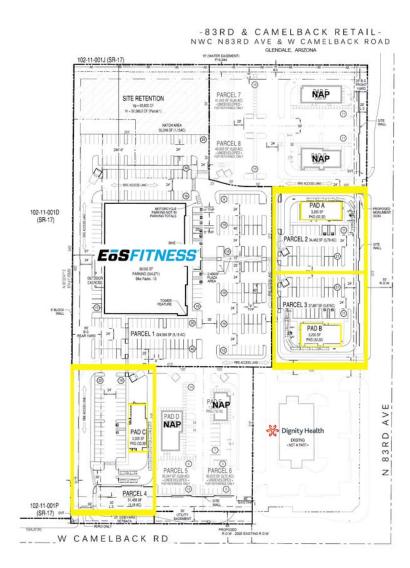
The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

PADA:



CAMELBACK 83

8400 W Camelback Rd, Glendale, AZ



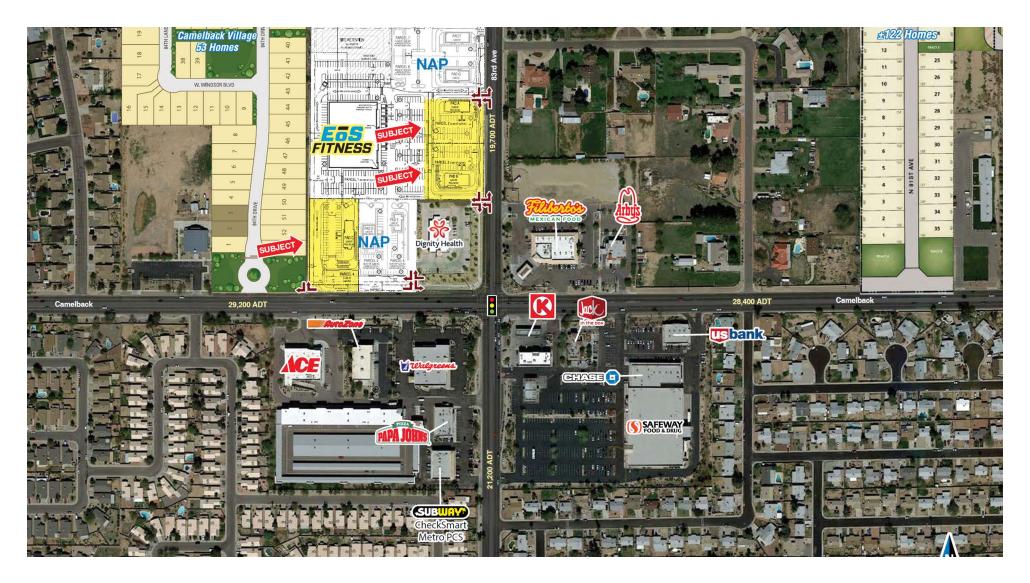


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Median Household Income \$47,940 \$47,494 \$44,529 Average Household Income \$60,185 \$59,332 \$57,068 BUSINESS SUMMARY Total Businesses 141 1,939 6,419 Total Employees 1,029 24,289 91,503 Daytime Population 13,737 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6%	POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Annual Growth Rate 0.97% 1.43% 1.30% Median Age 28.7 28.2 29.0 INCOME SUMMARY Suppose the property of the pr	Total Population	21,826	173,858	383,4500
Median Age 28.7 28.2 29.0 NCOME SUMMARY Median Household Income \$47,940 \$47,494 \$44,529 Average Household Income \$60,185 \$59,332 \$57,668 BUSINESS SUMMARY Total Businesses 141 1,939 6,419 Total Employees 1,029 24,289 91,503 Daylime Population 37,373 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT 8.5% 7.0% 6.8% Baschelor's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 3.5% 32.1% 3.0% HOUSEHOLD SUMMARY 48.011 113,053 3.2% Household Size	Total Population in 5 years	22,902	186,666	408,963
NCOME SUMMARY Median Household Income \$47,940 \$47,494 \$44,529 Average Household Income \$60,185 \$59,332 \$57,668 BUSINESS SUMMARY Total Businesses 141 1,939 6,419 Total Employees 1,029 24,289 91,503 Daytime Population 13,737 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT TOPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44,8% 45,4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY 57,784 48,011 13,053	Annual Growth Rate	0.97%	1.43%	1.30%
Median Household Income \$47,940 \$47,494 \$44,529 Average Household Income \$60,185 \$59,332 \$57,668 BUSINESS SUMMARY Total Businesses 141 1,939 6,419 Total Employees 1,029 24,289 91,503 Daytime Population 13,737 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 79% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 32.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 <td>Median Age</td> <td>28.7</td> <td>28.2</td> <td>29.0</td>	Median Age	28.7	28.2	29.0
September Sept	INCOME SUMMARY			
Page	Median Household Income	\$47,940	\$47,494	\$44,529
Total Businesses 141 1,939 6,499 Total Employees 1,029 24,289 91,503 Daytime Population 13,737 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Average Household Income	\$60,185	\$59,332	\$57,068
Total Employees 1,029 24,289 91,503 Daytime Population 13,737 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	BUSINESS SUMMARY			
Daytime Population 13,737 121,837 308,137 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% HOUSEHOLD SUMMARY 33.5% 32.1% 31.6% Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Total Businesses	141	1,939	6,419
Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Total Employees	1,029	24,289	91,503
Associate's Degree 8.5% 7.0% 6.8% Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Daytime Population	13,737	121,837	308,137
Bachelor's Degree 5.1% 7.9% 8.2% Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Graduate / Professional Degree 3.3% 3.2% 3.6% Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Associate's Degree	8.5%	7.0%	6.8%
Percent of Population with Degrees 16.9% 18.1% 18.6% EMPLOYED POPULATION 16+ by OCCUPATION Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Bachelor's Degree	5.1%	7.9%	8.2%
Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% 31.6% 23.0% 31.6% 23.0%	Graduate / Professional Degree	3.3%	3.2%	3.6%
Total 9,118 76,309 166,816 White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Percent of Population with Degrees	16.9%	18.1%	18.6%
White Collar 45.2% 44.8% 45.4% Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	EMPLOYED POPULATION 16+ by OCCUPATION			
Service Industry 21.4% 23.1% 23.0% Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Total	9,118	76,309	166,816
Blue Collar 33.5% 32.1% 31.6% HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	White Collar	45.2%	44.8%	45.4%
HOUSEHOLD SUMMARY Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Service Industry	21.4%	23.1%	23.0%
Households 5,784 48,011 113,053 Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	Blue Collar	33.5%	32.1%	31.6%
Average Household Size 3.77 3.62 3.38 Average Family Size 4.06 4.03 3.90	HOUSEHOLD SUMMARY			
Average Family Size 4.06 4.03 3.90	Households	5,784	48,011	113,053
	Average Household Size	3.77	3.62	3.38
Median Home Value \$153,440 \$168,440 \$168,282	Average Family Size	4.06	4.03	3.90
	Median Home Value	\$153,440	\$168,440	\$168,282

