



SWC Central & Virginia

Phoenix, AZ

Prepared by
Chip Thor & John Matthews

PROJECT HIGHLIGHTS

- Building Size: \pm 3,200 Square Feet
- Parcel Size: \pm 20,275 Square Feet
- On busy Central Avenue Corridor with over 27,000 vehicles per day On light rail route
- Daytime employment of 32,000 within a 1 mile radius
- Existing monument signage
- At signalized intersection with full access to Central Ave



SITE AERIAL

St Joseph's
Medical Center

29,407 vpd (2014)

THOMAS RD

CENTRAL AVE

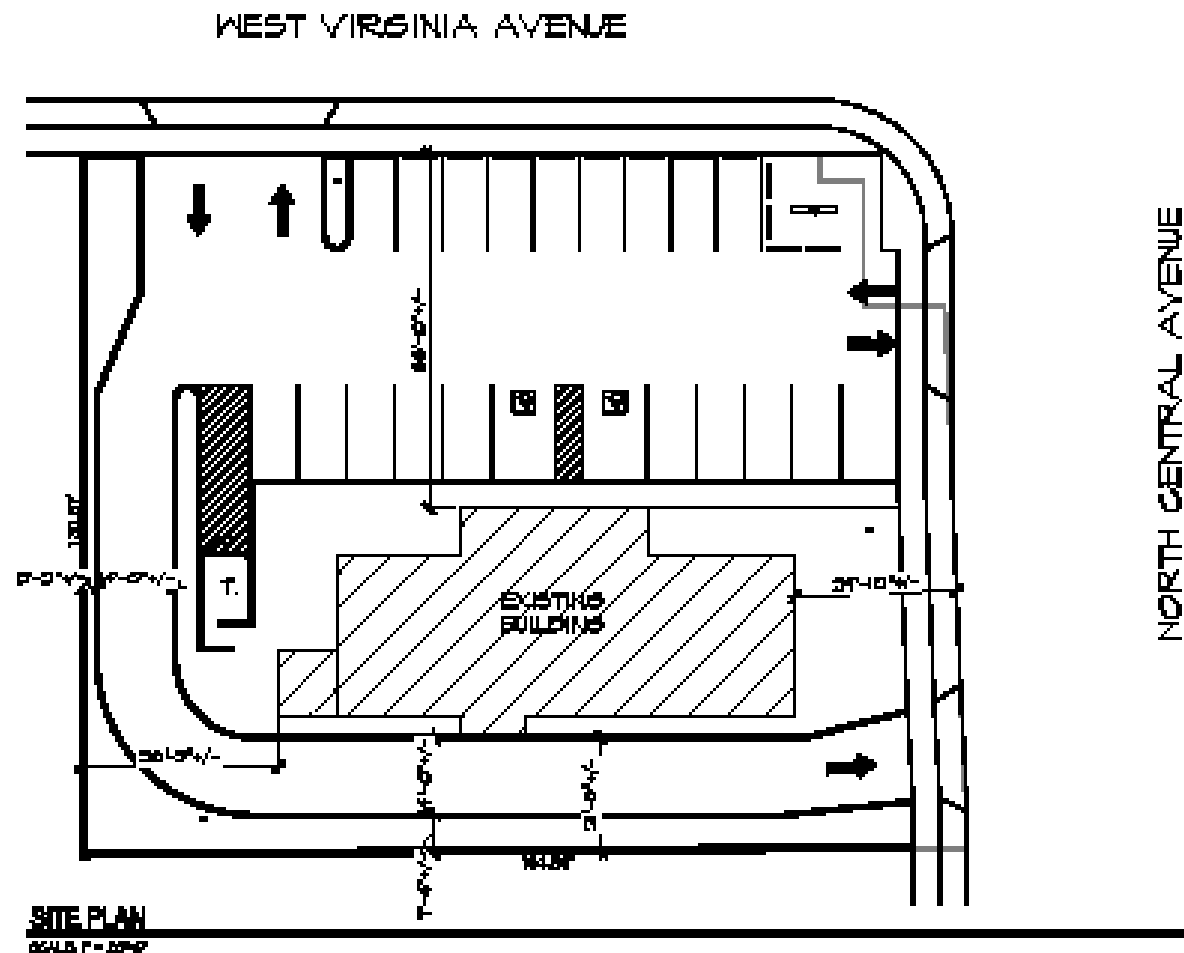
VIRGINIA AVE

7TH AVE

27,343 vpd (2014)



SITE PLAN



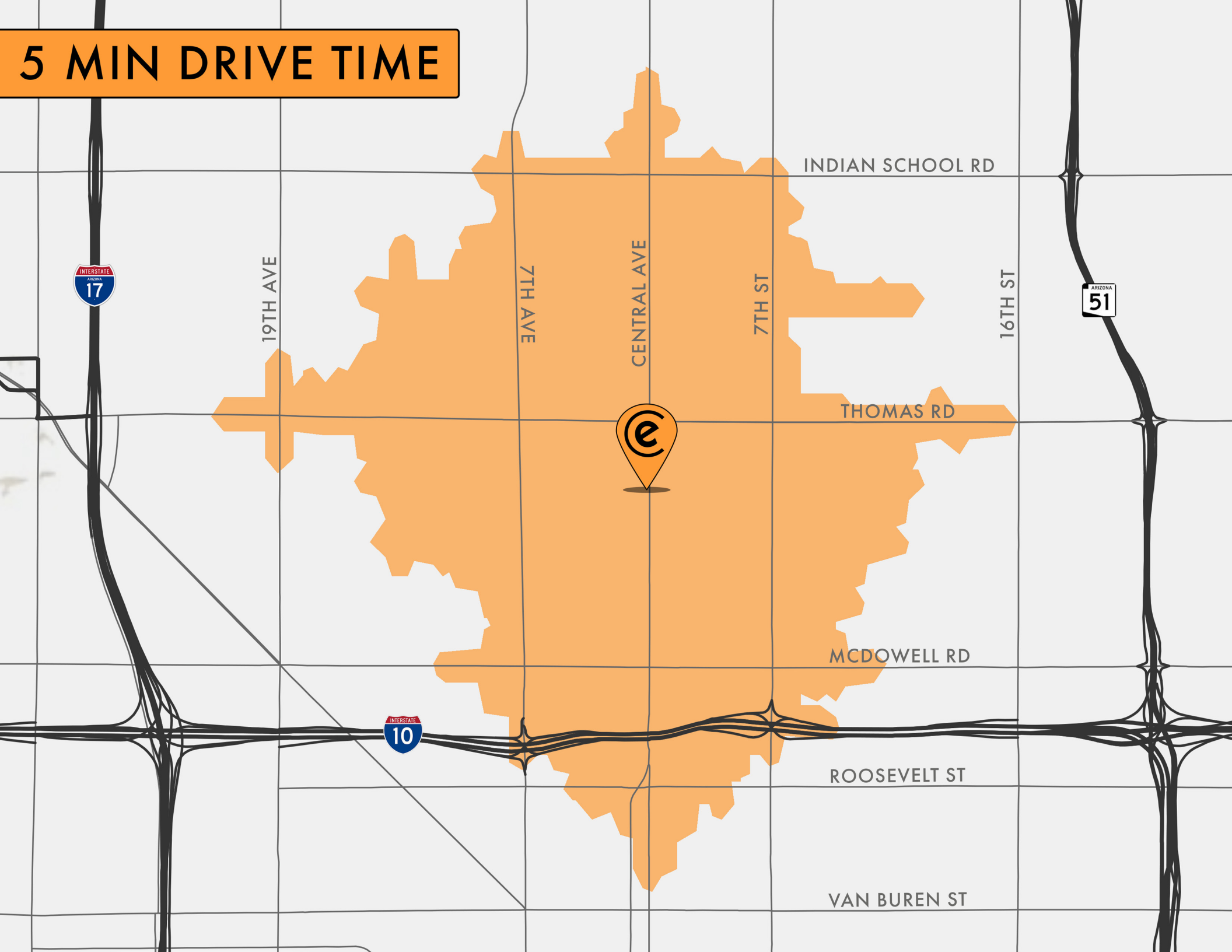


2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes | 10 Minutes | 15 Minutes



5 MIN DRIVE TIME



2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes



Population
21,090



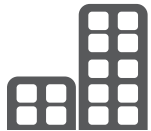
Median Age
38.6



Households
10,908



Average Household Income
\$64,512



Businesses
3,130



Daytime Employment
50,662

Projected Growth 2016-2021

Population 1.57%

Households 1.61%

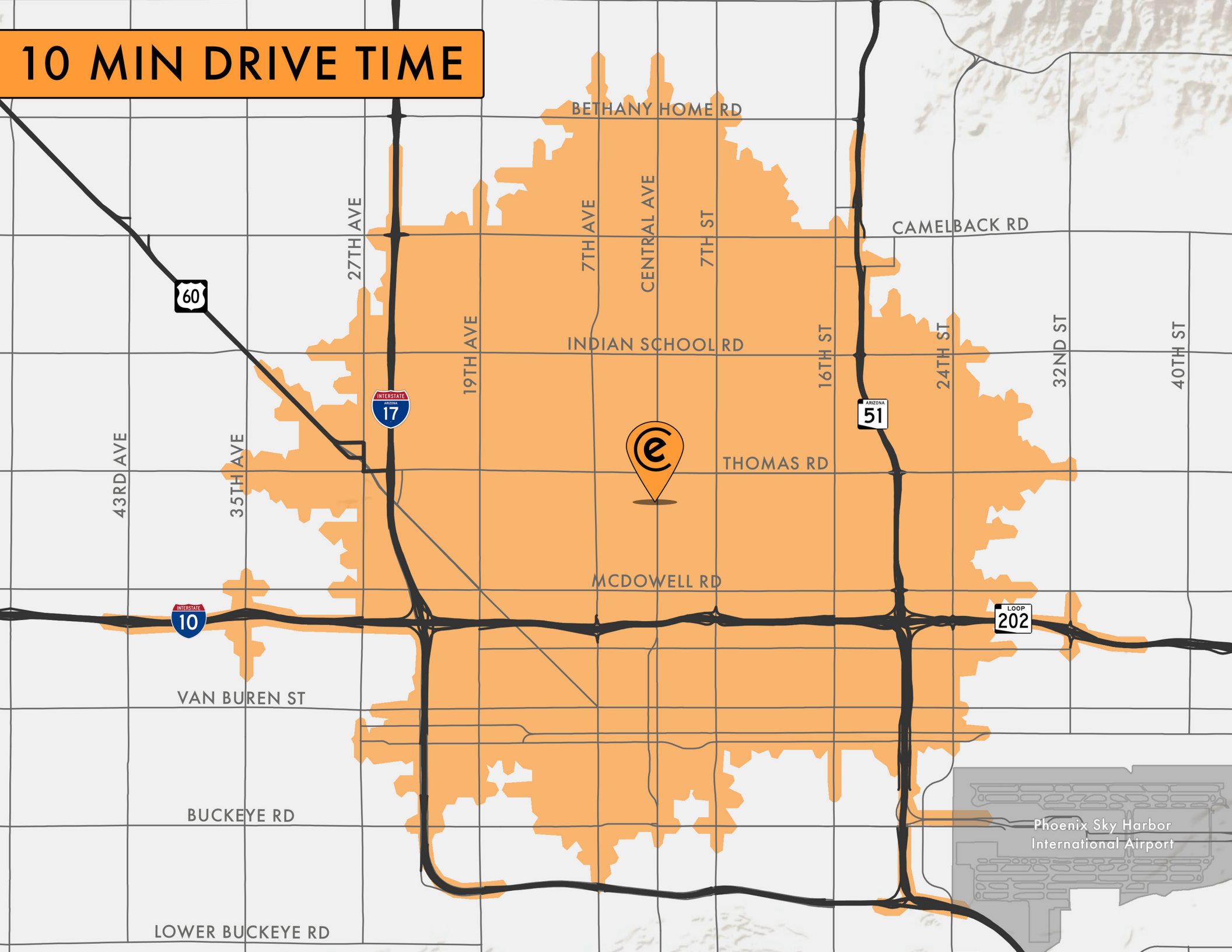
Families 1.16%

Owner HHs 1.2%

Median Household Income 2.62%



10 MIN DRIVE TIME



2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 10 Minutes



Population
154,579



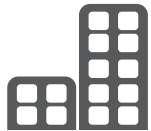
Median Age
32.7



Households
59,845



Average Household Income
\$50,109



Businesses
12,184



Daytime Employment
204,862

Projected Growth 2016-2021

Population 1.43%

Households 1.49%

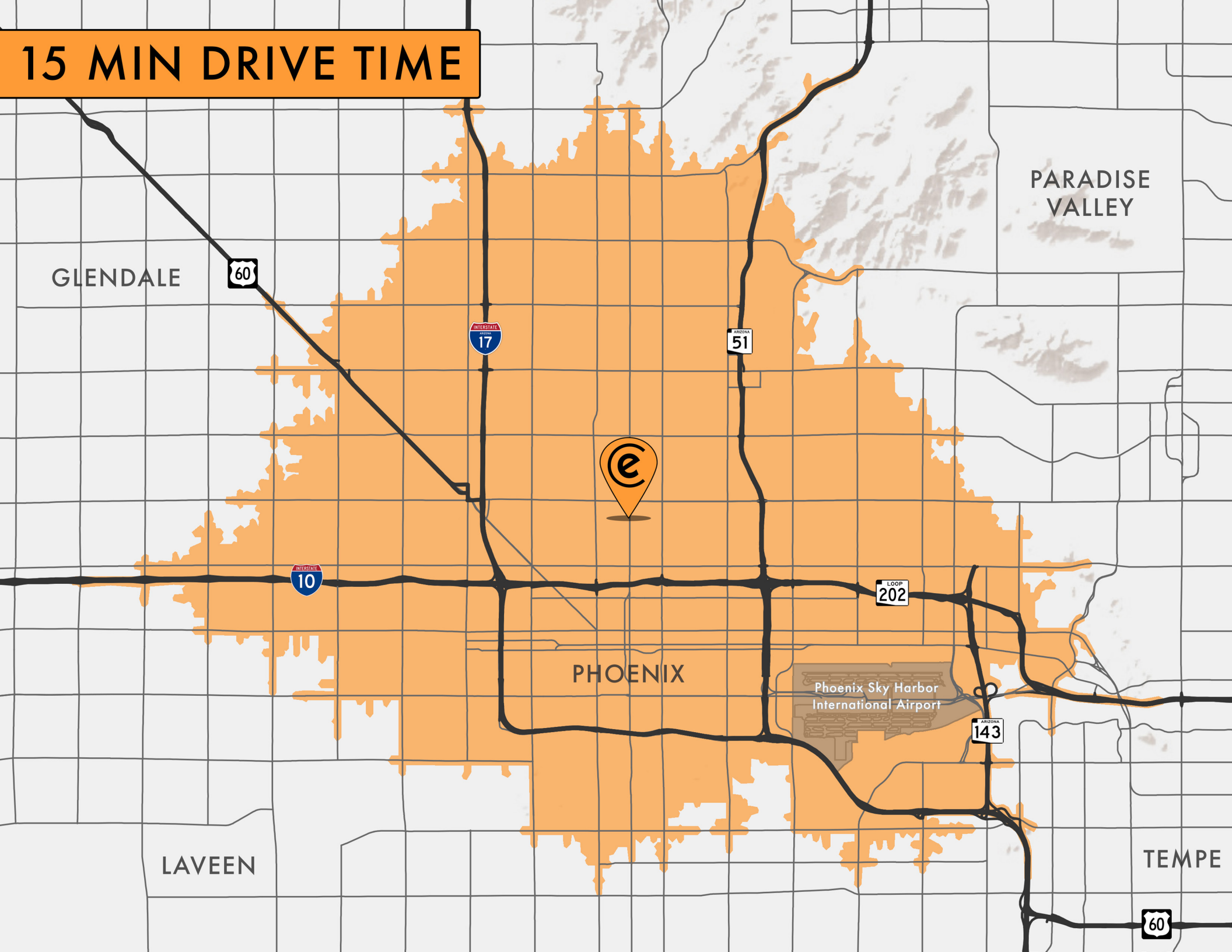
Families 1.2%

Owner HHs 1.24%

Median Household Income -0.06%



15 MIN DRIVE TIME



2016 DEMOGRAPHIC SNAPSHOT

Drive Time: 15 Minutes



Population
480,746



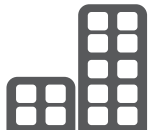
Median Age
31.3



Households
169,006



Average Household Income
\$52,951



Businesses
26,814



Daytime Employment
441,034

Projected Growth 2016-2021

Population 1.19%

Households 1.23%

Families 0.98%

Owner HHs 1.02%

Median Household Income -0.03%





Contact Information

Chip Thor
Partner
thor@echelon-re.com
480.215.6400

John Matthews
Partner
john@echelon-re.com
480.735.4212
