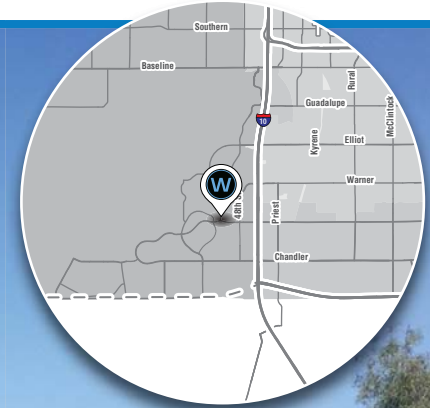


Space Available on Ray Road

Southeast Corner 44th Street & Ray Road | Phoenix, Arizona



Property Highlights

- Located less than 1 mile West of the I-10 Freeway
- Excellent Ray Road visibility in the heart of Ahwatukee
- Average Household income within 3 miles is over \$102,000

Area Co-Tenants



Contact

BRYAN LEDBETTER 602.795.8670
bledbetter@w-retail.com

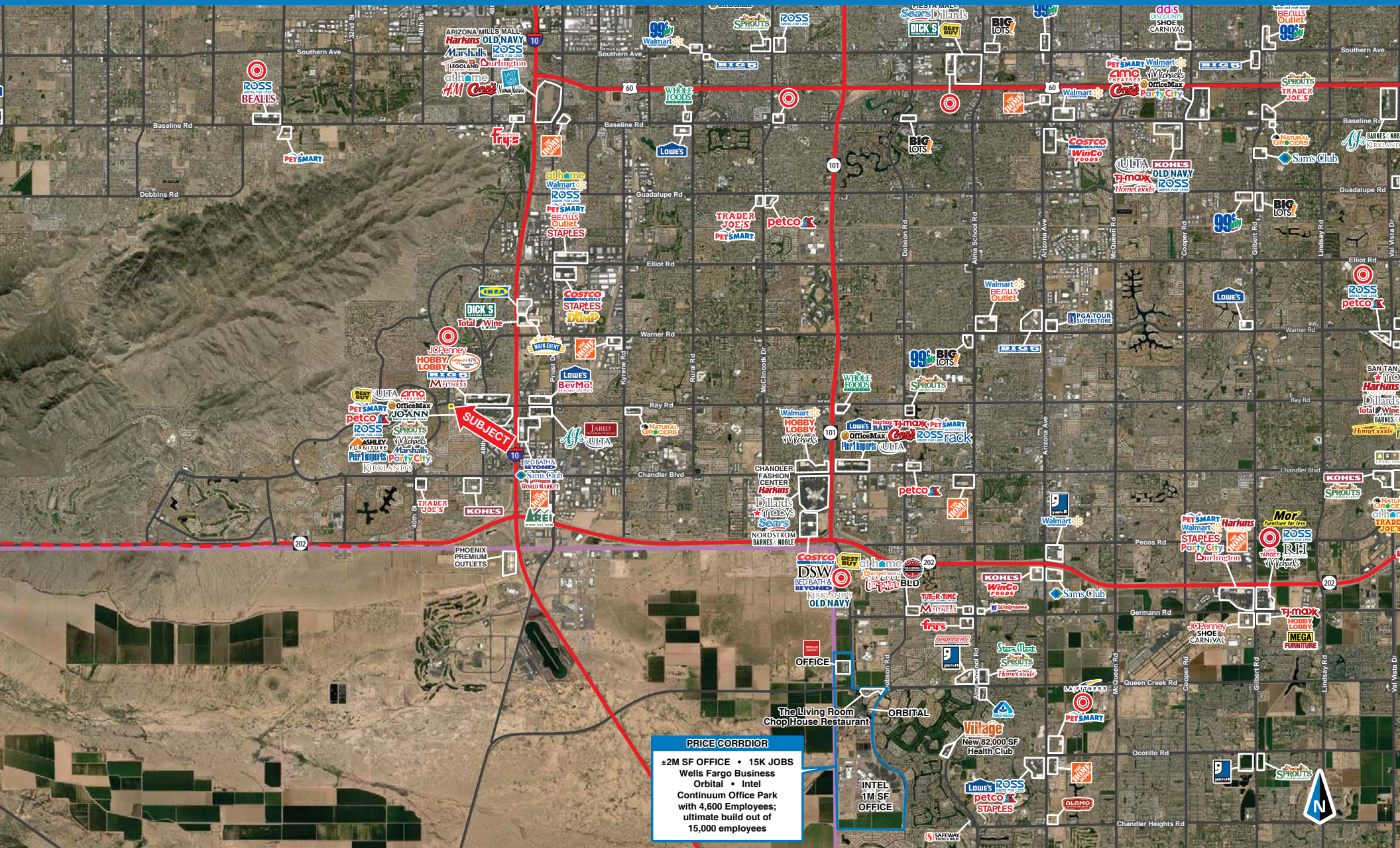
KATIE WEEKS 602.368.1372
kweeks@w-retail.com



WESTERN
RETAIL ADVISORS

Space Available on Ray Road

Southeast Corner 44th Street & Ray Road | Phoenix, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

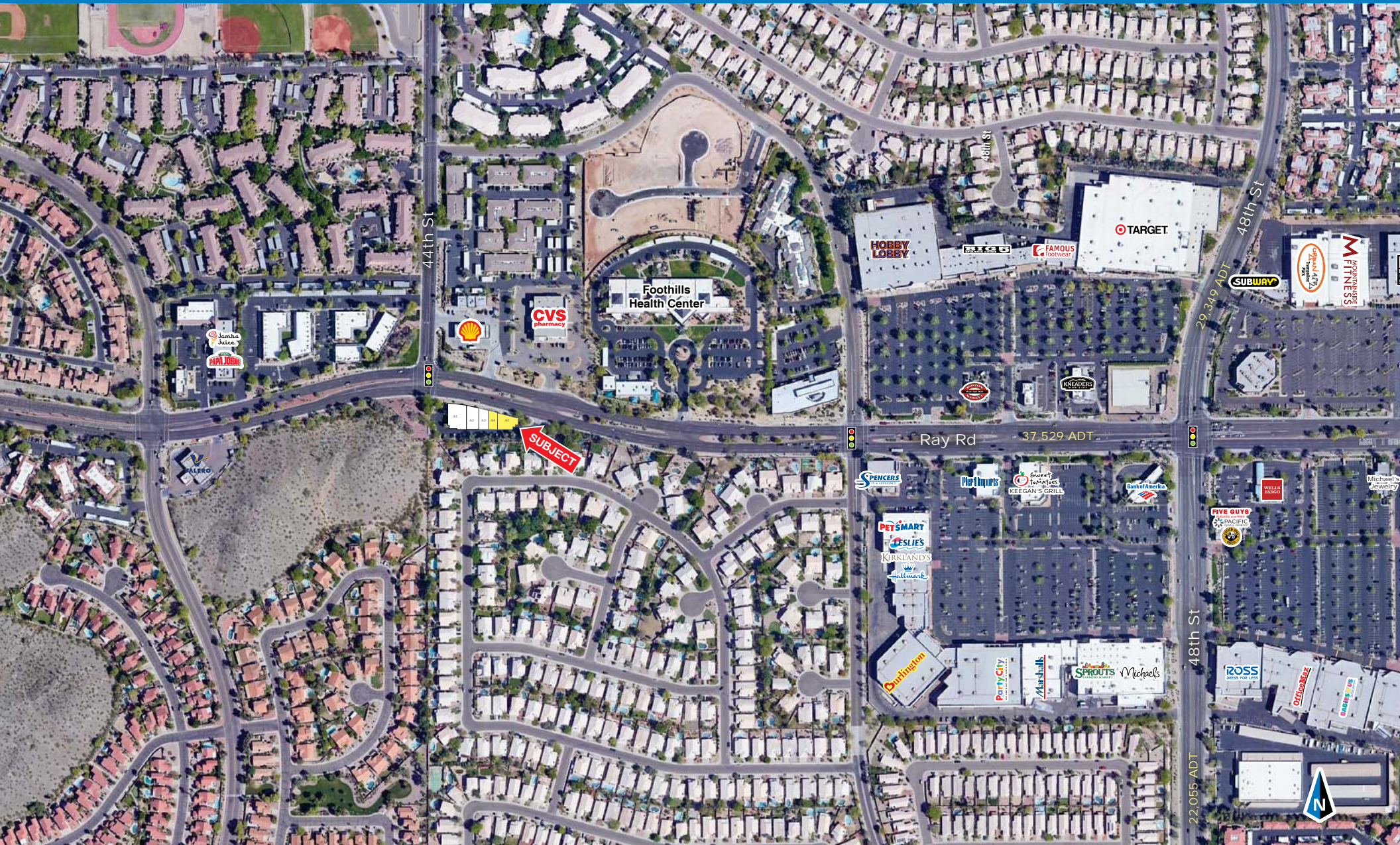
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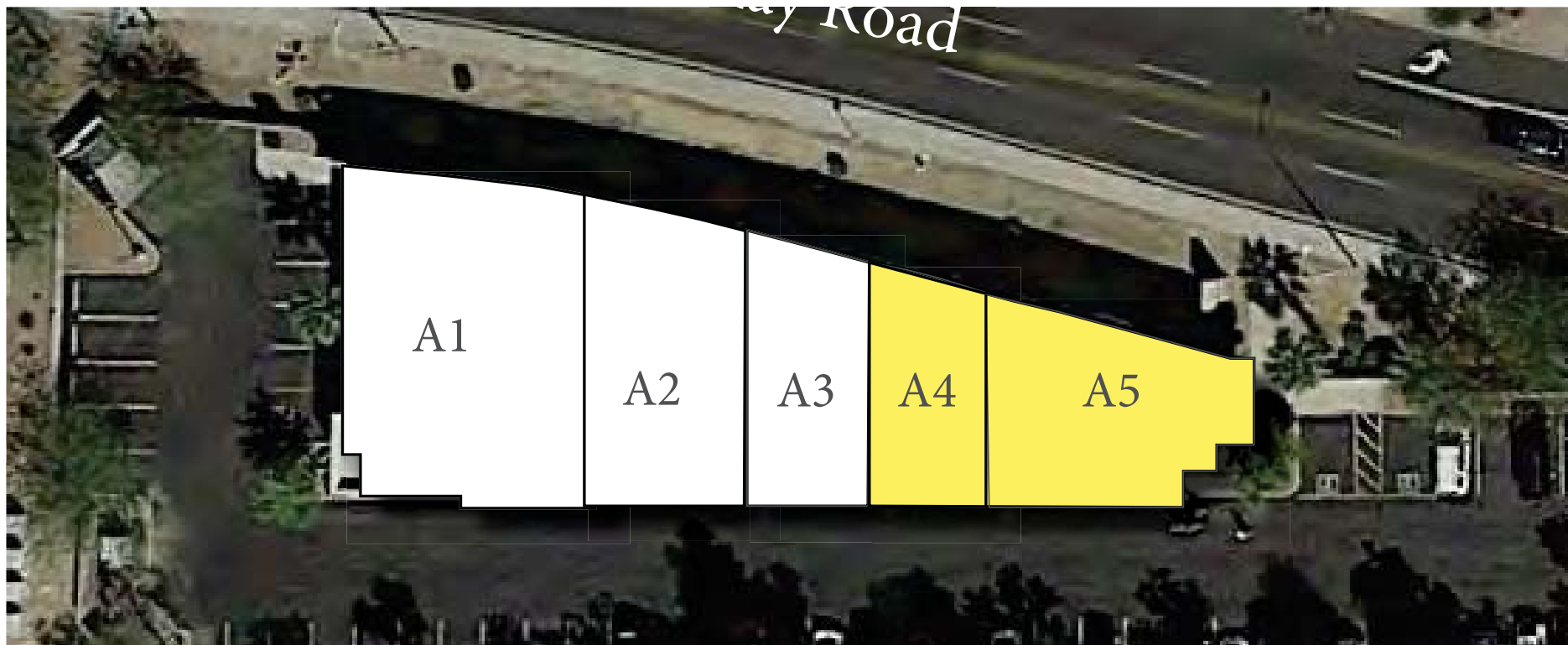
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SHOP	TENANT	SF
A1	AHWATUKEE PHYSICAL THERAPY	2,726
A2	DESIGN RAMON HAIR STUDIO	1,330
A3	EPIC REALTY & VIGNETTE INTERIOR	1,077
A4	AVAILABLE	904
A5	AVAILABLE	1,601



Space Available on Ray Road

Southeast Corner 44th Street & Ray Road | Phoenix, Arizona

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	19,861	80,966	188,421
2023 Total Population	20,736	86,084	200,932
2018-2023 Annual Growth Rate	0.87%	1.23%	1.29%
2018 Median Age	35.8	38.5	36.7
INCOME SUMMARY			
Median Household Income	\$67,765	\$77,712	\$72,888
Average Household Income	\$87,537	\$102,701	\$97,960
BUSINESS DATA			
Total Businesses:	509	3,242	6,284
Total Employees:	5,417	53,533	93,739
Daytime Population:	13,278	86,798	174,033
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	13.8%	10.9%	9.5%
Bachelor's Degree	28.1%	30.0%	28.0%
Graduate/Professional Degree	16.5%	19.0%	18.0%
Percent of Population with Degrees	58.4%	59.9%	55.5%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	12,000	47,702	108,127
White Collar	76.2%	76.8%	73.0%
Services	12.5%	12.1%	14.3%
Blue Collar	11.3%	11.2%	12.7%
HOUSEHOLD SUMMARY			
2018 Households	8,863	33,394	74,935
2018 Average Household Size	2.28	2.42	2.50
2018 Average Family Size	2.95	3.03	3.12
2018 Median Home Value	\$282,948	\$290,904	\$278,049