



Property Highlights

- Last PAD available
- PAD Fully Improved
- No impact fees in El Mirage

Intersection / Area Co-Tenants



Contact

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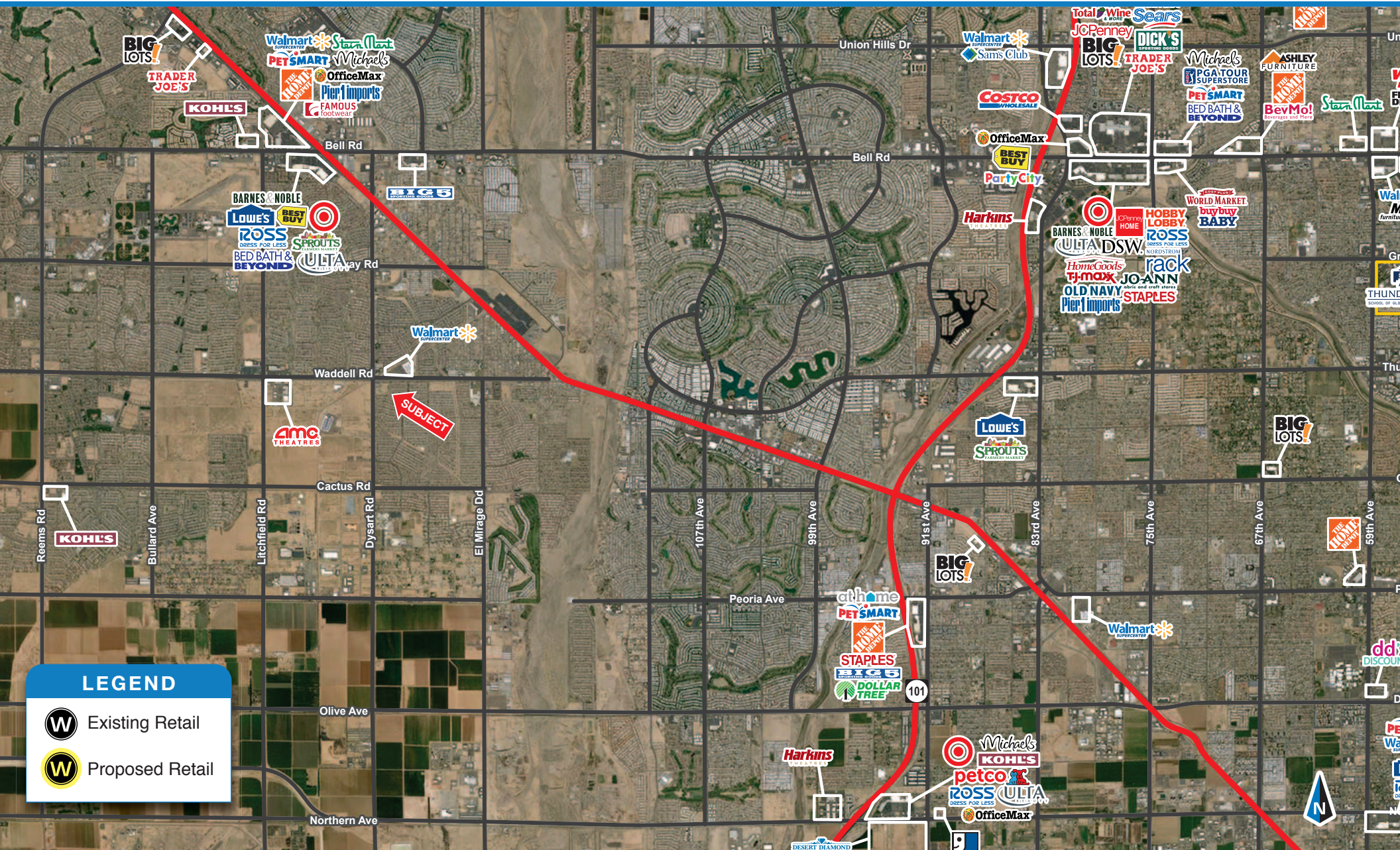
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WESTERN
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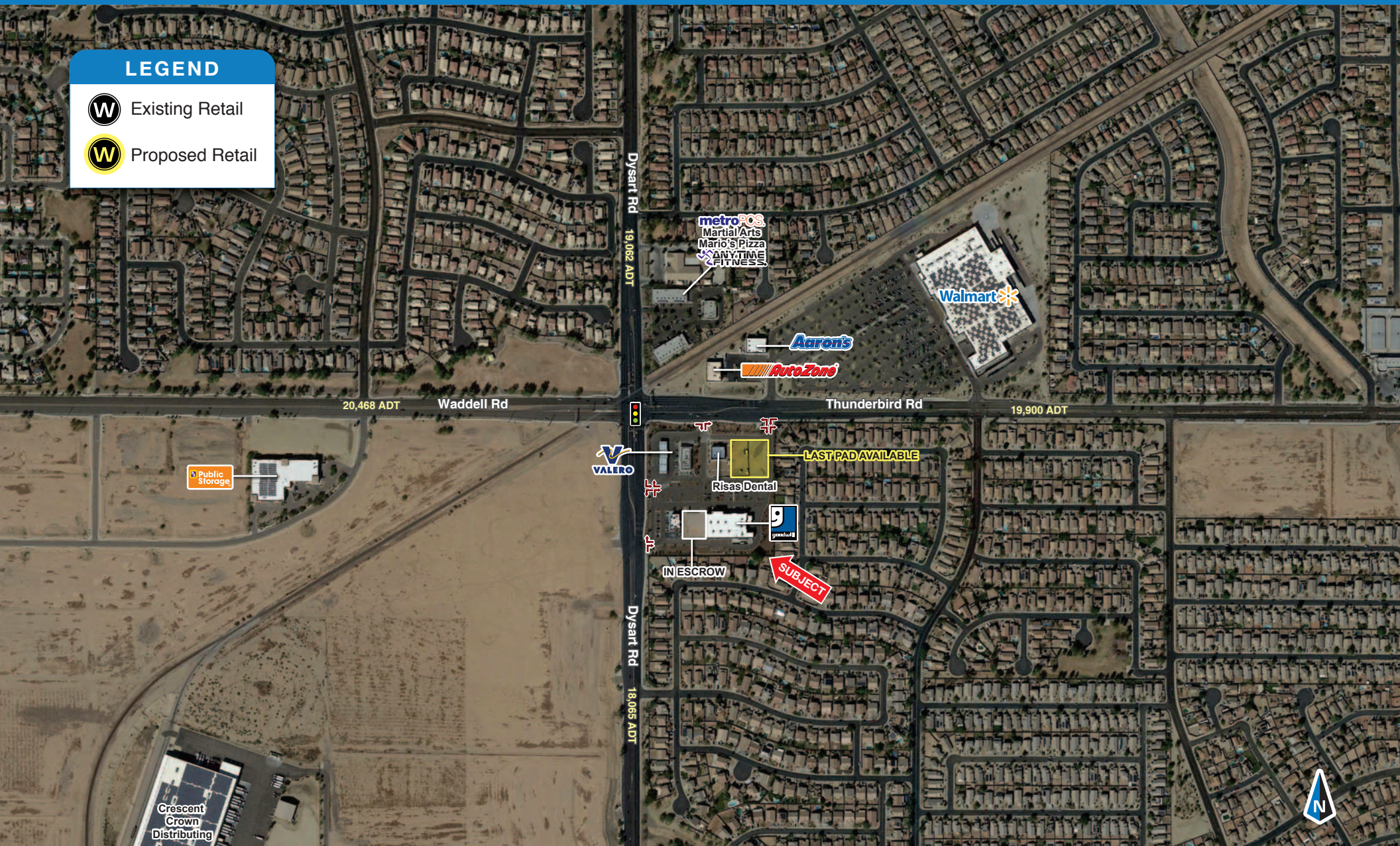
Thunderbird & Dysart

Southeast Corner Thunderbird Road & Dysart Road | El Mirage, Arizona



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

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SHOP	TENANT	SF
	GOODWILL	25,000
	VALERO	
	RISAS	
	AVAILABLE	49,166
	IN ESCROW	
	BURGER KING	

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	19,103	97,160	204,256
2023 Total Population	20,119	103,105	217,494
2018-2023 Annual Growth Rate	1.04%	1.19%	1.26%
2018 Median Age	30.1	35.4	47.8
INCOME SUMMARY			
Median Household Income	\$62,385	\$53,839	\$50,474
Average Household Income	\$72,353	\$66,150	\$62,630
BUSINESS DATA			
Total Businesses:	200	1,581	4,075
Total Employees:	2,399	17,025	53,157
Daytime Population:	12,423	74,367	185,451
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	8.2%	8.4%	8.5%
Bachelor's Degree	12.1%	13.2%	15.3%
Graduate/Professional Degree	4.3%	6.5%	8.3%
Percent of Population with Degrees	24.6%	28.1%	32.1%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	9,078	39,820	71,963
White Collar	60.2%	58.4%	59.8%
Services	22.4%	22.0%	21.0%
Blue Collar	17.4%	19.6%	19.2%
HOUSEHOLD SUMMARY			
2018 Households	5,802	34,023	85,768
2018 Average Household Size	3.29	2.84	2.35
2018 Average Family Size	3.66	3.42	2.98
2018 Median Home Value	\$177,989	\$172,679	\$181,165