

## Property Highlights

- Great Access & Exposure to Loop 101 & Camelback Rd
- 1 Mile South of Westgate (6 M annual visitors), Tanger Outlets (5.4 M annual visitors), & State Farm Stadium (327,000 people within 5 miles)
- 95th Ave Extension to Bethany Home Rd Complete-connecting the property to Westgate Entertainment District & University of Phoenix Stadium

## Area Co-Tenants



## Contact

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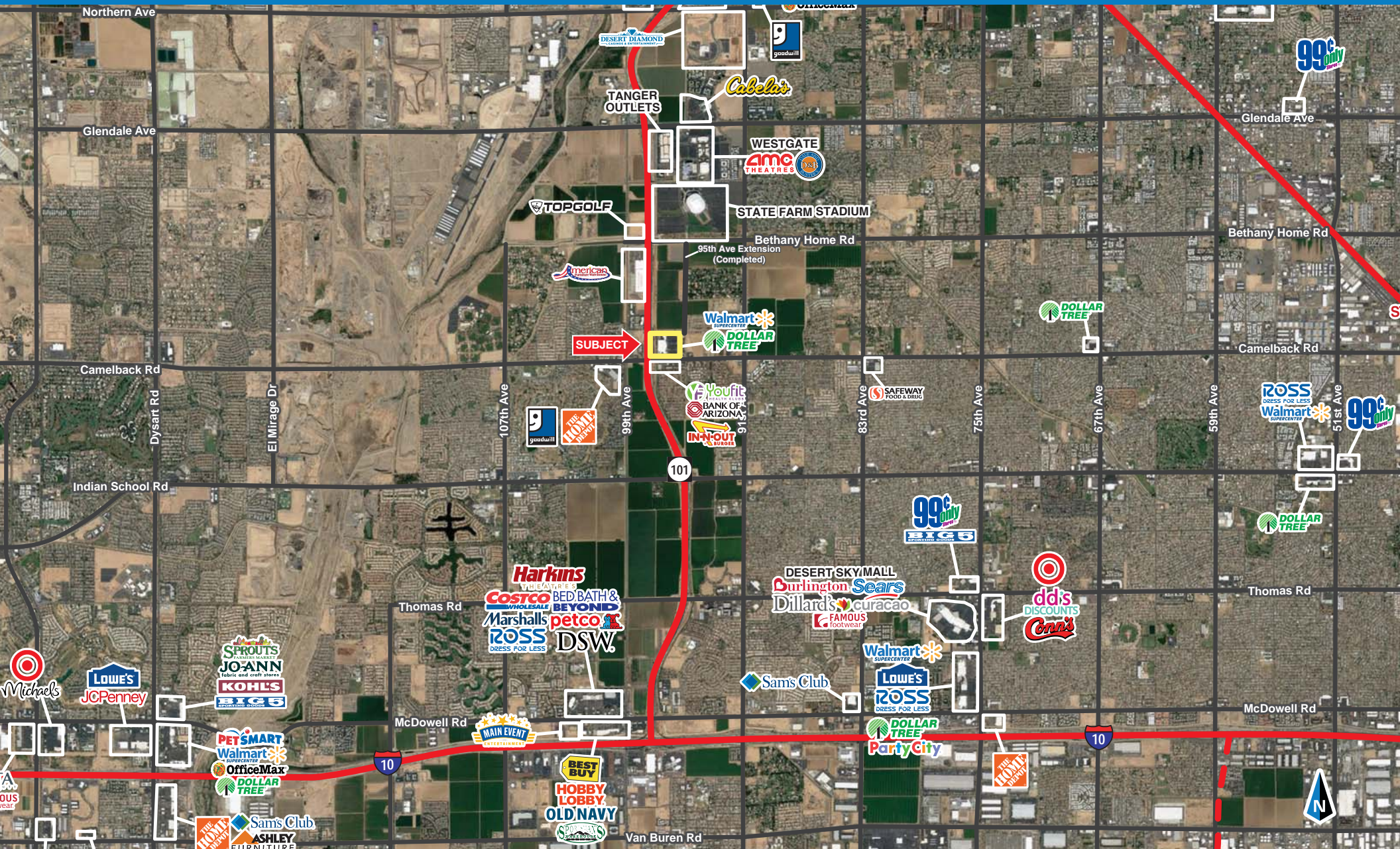




**WESTERN**  
RETAIL ADVISORS

# Agua Fria Towne Center

Northeast Corner Camelback Road and Loop 101 | Glendale, Arizona



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

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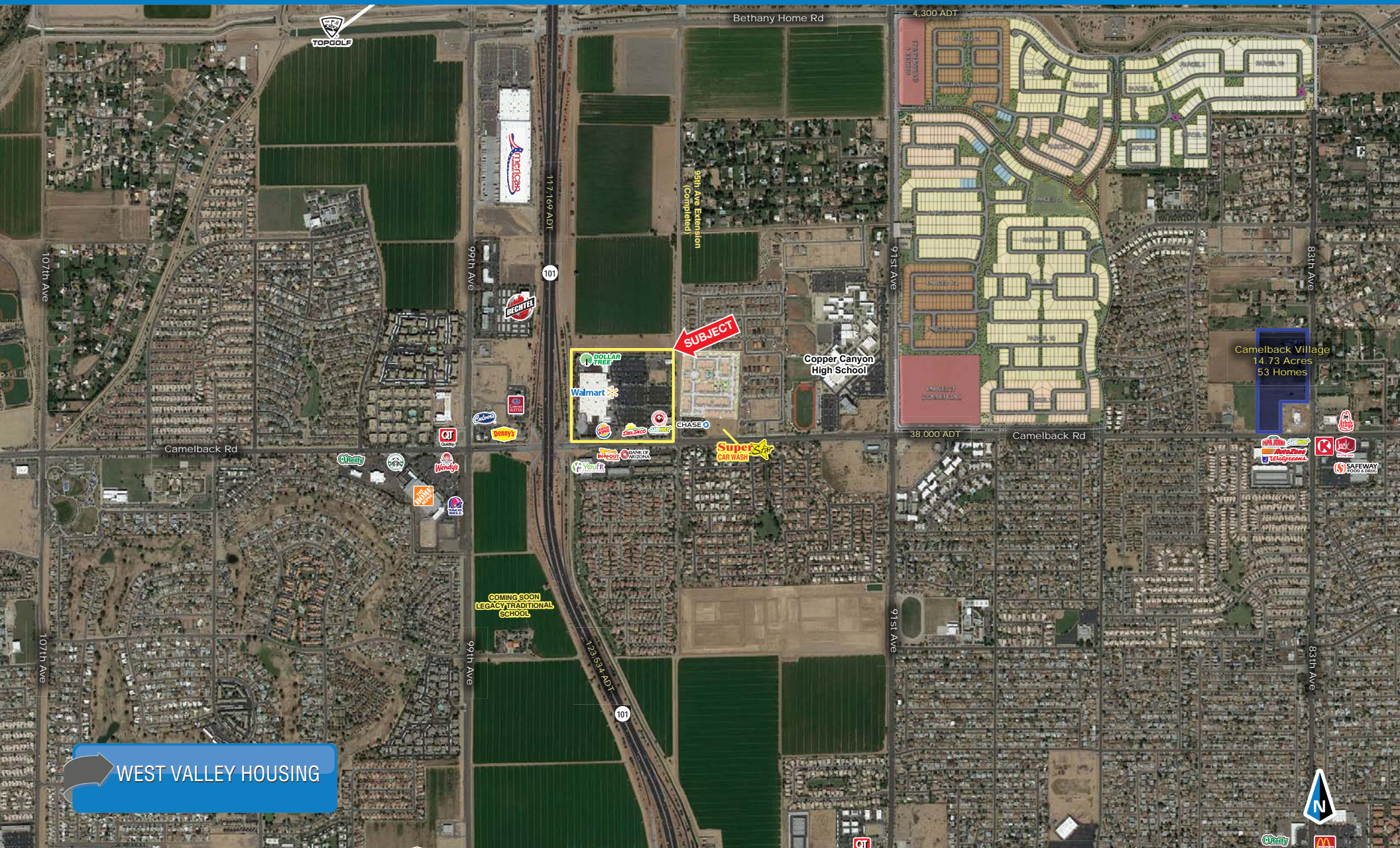




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Northeast Corner Camelback Road and Loop 101 | Glendale, Arizona

**TangerOutlets**

101

**State Farm Stadium**

[illegible]


101

126,8



### The Nest Sports Bar

## Copper Cove



**Copper Canyon  
High School**

**Planned  
350 Unit  
Apartment  
Community**

Walmart 

**Super Star**  
CAR WASH

38,000 VPD

**Camelback R**

Camelback Rd



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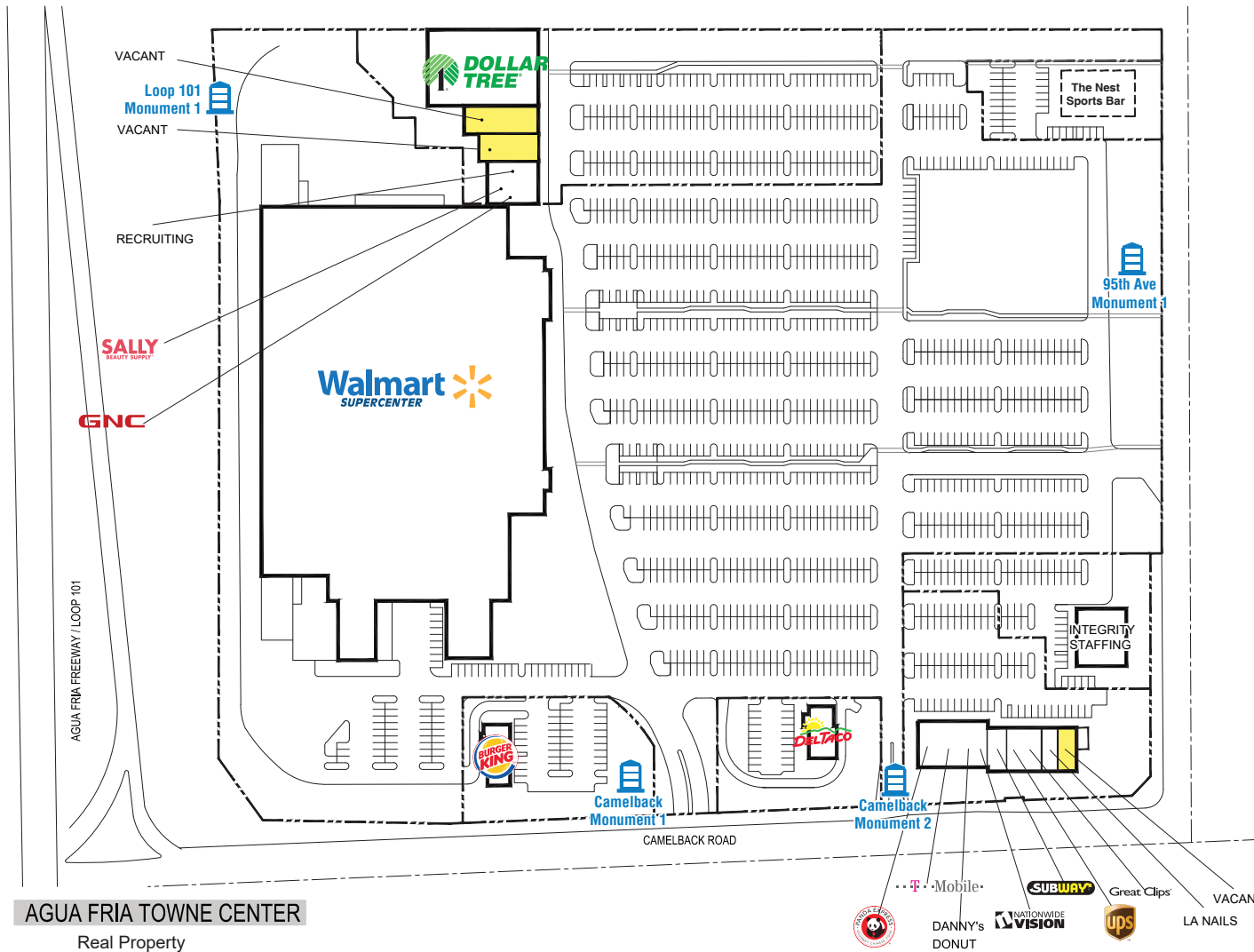




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SUITE	TENANT	SF
1	DOLLAR TREE	15,000
2	AVAILABLE	4,000
3	AVAILABLE	2,800
4	NAVY RECRUITING	1,400
5	SALLY BEAUTY	1,400
6	GNC	1,400
7	PANDA EXPRESS	2,000
8	T MOBILE	1,300
9	DANNY'S DONUTS	1,100
10	NATIONWIDE VISION	1,300
11	SUBWAY	1,300
12	UPS	1,500
13	GREAT CLIPS	1,200
14	LA NAILS	1,200
15	AVAILABLE	2,400

**AGUA FRIA TOWNE CENTER**

Real Property



	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2018 Total Population	11,179	114,266	327,358
2023 Total Population	11,977	121,798	349,713
2018-2023 Annual Growth Rate	1.39%	1.28%	1.33%
2018 Median Age	30.5	29.6	29.4
<b>INCOME SUMMARY</b>			
Median Household Income	\$53,528	\$54,987	\$48,736
Average Household Income	\$63,904	\$66,704	\$61,244
<b>BUSINESS DATA</b>			
Total Businesses:	201	1,519	4,962
Total Employees:	2,329	19,443	68,332
Daytime Population:	7,916	80,273	252,832
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	9.3%	8.3%	7.5%
Bachelor's Degree	11.3%	10.1%	10.4%
Graduate/Professional Degree	6.1%	4.9%	4.7%
Percent of Population with Degrees	26.7%	23.3%	22.6%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	5,593	53,434	142,860
White Collar	56.5%	49.3%	48.4%
Services	19.0%	20.3%	21.9%
Blue Collar	24.5%	30.3%	29.7%
<b>HOUSEHOLD SUMMARY</b>			
2018 Households	3,747	32,509	97,990
2018 Average Household Size	2.98	3.51	3.33
2018 Average Family Size	3.47	3.92	3.83
2018 Median Home Value	\$171,239	\$161,632	\$157,004