

Rancho Encanto Plaza

Phoenix, AZ



Center Highlights

Rancho Encanto caters to an exceptionally high-density area. This center benefits from a lack of competition along Greenway west of I-17. This center also enjoys high traffic exposure. Rancho Encanto is experiencing an exciting renaissance, with Tesco Fresh N' Easy grocery and Family Dollar now open in a fully remodeled center.

Center Address: 35th Ave at Greenway Rd

City/State: Phoenix, AZ

Population: 3 mile radius – 135,135 people

Avg. Household Income: \$59,557

Traffic Counts: 35th Ave at Greenway Rd - 70,200

Property Size: 71,000 sq. ft.

Latitude/Longitude: 33.626789 N, -112.13096 W

Leasing Executive

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WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



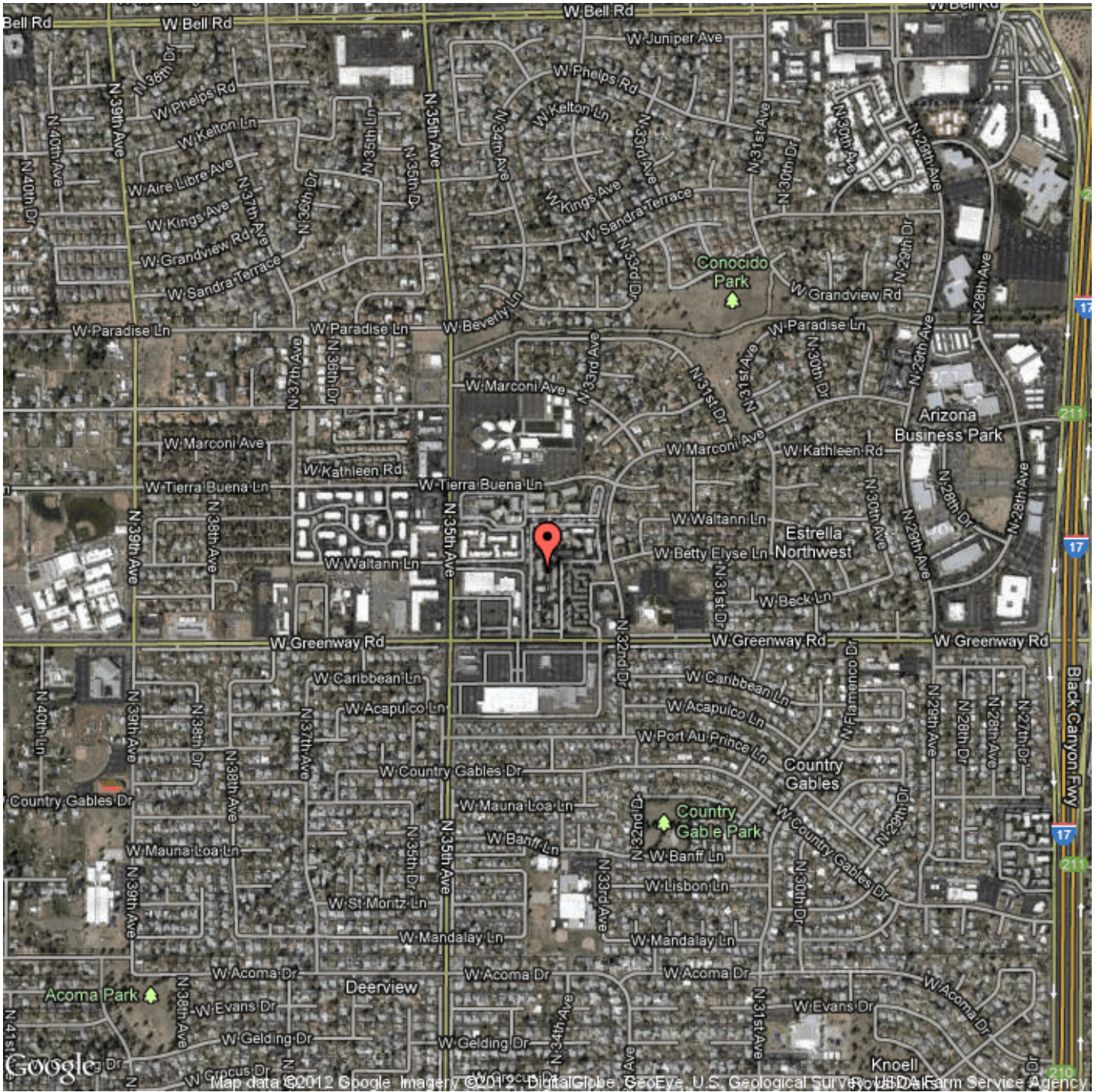
TENANT LIST

A0A	L.A. Boxing	
A0F	Shoe Repair	
A0G	Available (15' x 50')	750 SF
A0H	Little Caesars Pizza	
B0A	Fresh & Easy	
B0K	Leon Furniture	
COA	American General Financial Services	
COD	Lighthouse Financial	
D0A	Family Dollar	
E0A	JT's Gyro Shop	
E0D	Nail Salon	
E0C	Tandy Leather Factory	
E0E	Team Chiropractic	
E0G	Wis International	

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Google Map



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Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L201 Rancho Encanto Plaza
35th Ave at Greenway Rd - Phoenix, AZ

Longitude: -112.13096

Latitude: 33.626789

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	16,210	61,378	135,135	329,522
Average Household Income	\$59,279	\$59,249	\$59,558	\$63,554

Population				
2016 Population	15,964	61,550	136,693	327,506
2011 Population	16,210	61,378	135,135	329,522
2010 Census Population	16,469	62,086	136,682	341,295
2000 Census Population	16,899	62,277	139,920	348,328
% Growth 2010 to 2011	-1.57%	-1.14%	-1.13%	-3.45%
% Forecasted Growth 2011 to 2016	-1.51%	0.28%	1.15%	-0.61%

Race & Ethnicity				
% White	69.23%	69.05%	67.65%	66.46%
% Black	4.13%	3.56%	3.49%	3.77%
% Asian	2.27%	2.65%	3.30%	3.67%
% Other	3.61%	3.94%	3.83%	3.87%
% Hispanic	20.76%	20.80%	21.72%	22.24%

Income & Education				
Median Household Income	\$51,196	\$51,473	\$50,250	\$51,984
Average Household Income	\$59,279	\$59,249	\$59,558	\$63,554
% College Graduates	30.17%	28.39%	28.62%	31.18%

Age				
Median Age	35.8	35.1	35.2	35.4
% Age < 18	23.72%	24.24%	24.03%	24.12%
% Age 65 +	10.92%	10.30%	11.11%	10.81%

Households & Housing				
Households	6,136	23,403	51,688	126,504
Average Household Size	2.63	2.61	2.60	2.58
Median Housing Value	\$112,589	\$108,064	\$106,970	\$111,228
% Owner Occupied Housing	57.08%	57.07%	55.75%	55.85%
% Renter Occupied Housing	33.61%	35.17%	35.12%	34.91%
% Vacant Housing	9.31%	7.76%	9.13%	9.24%

Workplace & Workers				
Number of Businesses	323	1,208	2,846	8,255
Total Number of Employees (FTE)	4,405	19,077	50,626	144,488
% White Collar	67.38%	65.54%	65.39%	66.95%
% Blue Collar	32.62%	34.46%	34.61%	33.05%