



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,861	182,543	435,588
Average Household Income	\$85,069	\$74,009	\$75,093
Total Households	9,485	75,053	162,089

## TRAFFIC COUNTS

North of Thomas on Central Ave: 22,786  
 South of Thomas on Central Ave: 21,991  
 East of Central Ave on Thomas: 36,301  
 West of Central Ave on Thomas: 36,195

## LIGHT RAIL STATISTICS (ANNUAL)

Light Rail (# of Boardings and Departures in 2023)  
 Osborn Rd/Central Ave Light Rail Station: 165,948  
 Thomas Rd/Central Ave Light Rail Station: 287,496



**Andrew Cheney**  
 CCIM, CRE, SIOR  
 Lee & Associates  
 602.954.3769  
 acheney@leearizona.com

**Craig Coppola**,  
 CCIM, CRE, SIOR  
 Lee & Associates  
 602.954.3762  
 ccoppola@leearizona.com

**Gregg Kafka**,  
 CCIM  
 Lee & Associates  
 602.954.3777  
 gkafka@leearizona.com



**Bill Cook**  
 Plaza Companies  
 602.616.8177  
 bill.cook@theplazaco.com

**Margaret Lloyd**  
 Plaza Companies  
 602.828.7214  
 margaret.lloyd@theplazaco.com