

# Maryvale Village

6601 W. Thomas Road  
SEC 67th Avenue & Thomas Road

Phoenix, Arizona



- Solid Traffic Counts and Density
- High Hispanic Demographics

For more information:

**Carol Harder**  
Leasing Director  
602.977.9202  
[charder@rmrginc.com](mailto:charder@rmrginc.com)



# PROPERTY HIGHLIGHTS

## Features

- Solid Traffic Counts and Density
- Parking is 10 per 1,000 SF of Retail
- One Mile North of I-10 Freeway
- One Mile East of Desert Sky Mall
- High Hispanic Demographics

- Hispanic consumers will be spending about \$52 billion annually in Arizona by 2024.
- Hispanic consumer spending currently sits around \$23.5 billion annually.
- Hispanic households bring in about \$57,000 per year, and spending most of that money on medical services, cars, food and clothing.
- Hispanics account for 17% of the state's total spending power, trailing only New Mexico, Texas and California. The growth of purchasing power of Hispanics in Arizona is outpacing the rest of the nation.
- Projected jump in spending is due to Hispanic women, who are quickly becoming a force to be reckoned with in the state's economy.
- Arizona has seen a 70% increase in Hispanic-owned businesses since 2008. The demographic owned about 90,000 businesses in 2015. More than half were owned by women.

## Traffic Counts

|                          |               |
|--------------------------|---------------|
| 67th Avenue, North/South | 32,900/32,900 |
| Thomas Road, East/West   | 33,000/32,900 |

Source: INRIX - 2021

## Demographics

|  | 1 mile   | 3 mile   | 5 mile   |
|--|----------|----------|----------|
| 2027 Estimated Population              | 32,557   | 203,473  | 434,344  |
| 2027 Estimated Hispanic Percentage     | 78.8%    | 74.6%    | 68.9%    |
| 2022 Estimated Median Household Income | \$54,219 | \$53,861 | \$55,643 |

Source: Applied Geographic Solutions 2022

## Major Tenants in the Center



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1515 E. Bethany Home Rd., Suite 125, Phoenix, AZ 85014  
redmountaingroupinc.com

# SITE PLAN



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**RED MOUNTAIN**  
GROUP

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**AERIAL**



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