

CRESCENT HIGHLAND

SWC 16TH & Highland Ave | Phoenix



Premiere

RETAIL/RESTAURANT SPACE AVAILABLE

WITH **73** *Dedicated*
RETAIL COVERED
PARKING SPACES



Newmark
Knight Frank



CONTEMPORARY RESTAURANT/ RETAIL SPACE AVAILABLE IN THE CANAL NORTH NEIGHBORHOOD

Introducing Crescent Highland, with its 349 unit luxury apartment home community located in immediate proximity to Camelback Corridor in the heart of Phoenix's storied "Canal North" neighborhood.

- Highly visible 16th Street frontage
- **Access to dedicated retail covered parking – street level and underground from both Highland Ave. and 16th Street entrances**
- Near many local amenities within walking or cycling distance
- Surrounded by a bustling daytime population along the Camelback Corridor
- Easy access to SR-51 Freeway

WITHIN 3 MILES



148,965
POPULATION



66,843
HOUSEHOLDS



132,811
DAILY EMPLOYEES



38.2
MEDIAN AGE



\$69,423
AVG HH INCOME



RESTAURANT
shell improvements
already in place




SIGNAGE
prominent exposure
on 16th Street



PARKING
dedicated retail
covered parking



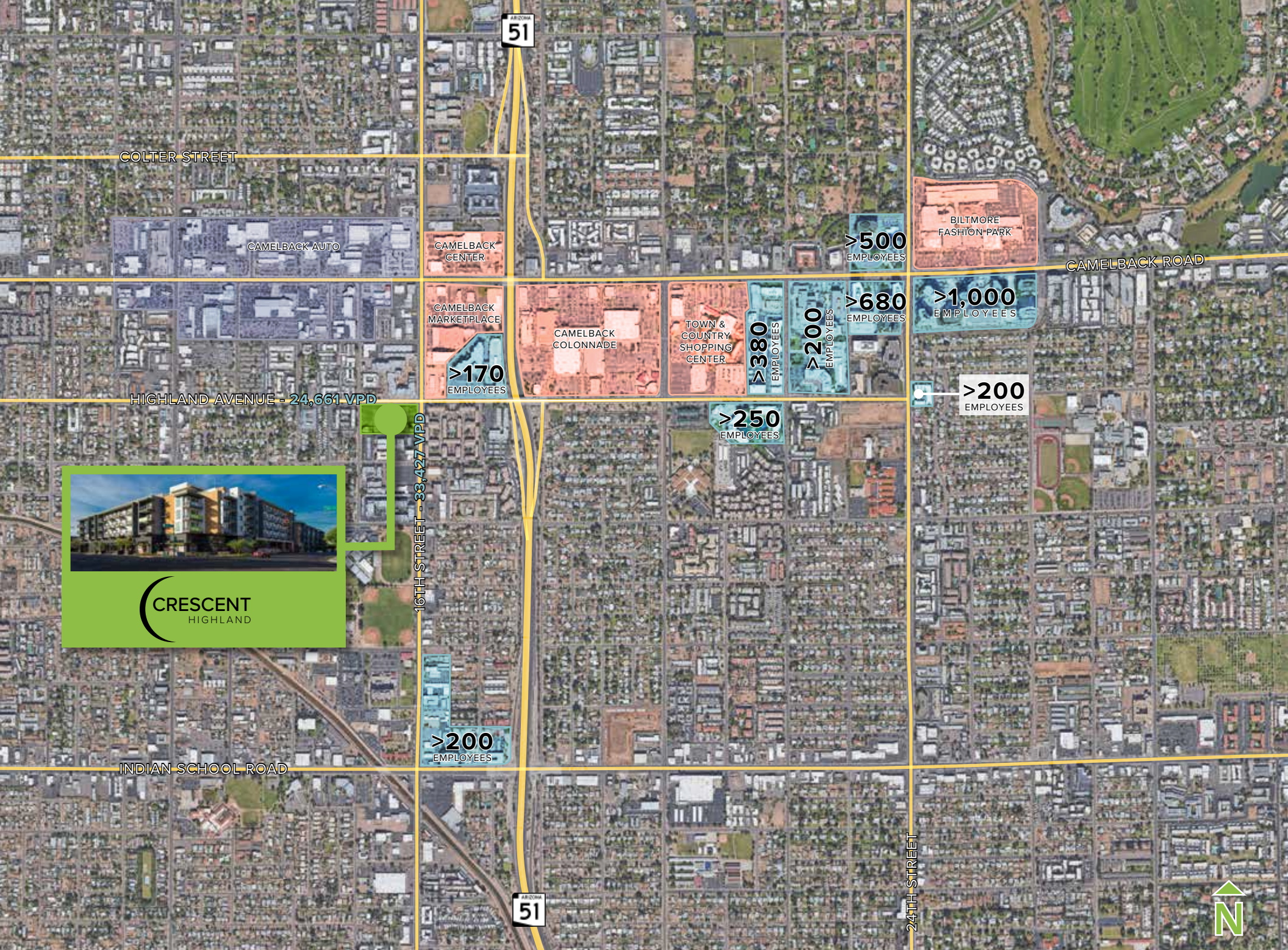
CRESCENT HIGHLAND **349 UNITS**

NEIGHBORING APARTMENT COMPLEXES

- | | |
|---|--|
| A City 15 (161 Units) | K Park 28 (152 Units) |
| B Sienna Springs (395 Units) | L The Colonnade (415 Units) |
| C Arioso City Lofts (324 Units) | M Biltmore at Camelback (270 Units) |
| D Escape Modern Living (244 Units) | N 28th & Camelback (253 Units) |
| E Peak 16 (233 Units) | O Level at Sixteenth (240 Units) |
| F Monterosa Villas (19 Units) | P Paradise Palms (130 Units) |
| G Biltmore Gardens (140 Units) | Q Biltmore Square Apartments (367 Units) |
| H District at Biltmore (227 Units) | R The Trend at 51 Apartment Homes (191 Units) |
| I Pearl Biltmore (480 Units) | S The Highland Apartments (350 Units) |
| J Optima Biltmore Towers (200 Units) | T The Heritage (204 Units) |



4,995
TOTAL UNITS



CRESCENT
HIGHLAND

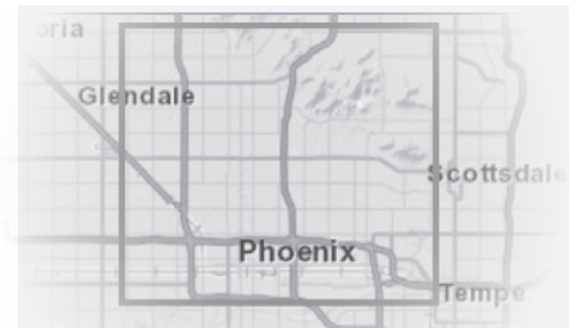


CRESCENT HIGHLAND

SWC 16TH & Highland Ave | Phoenix

Latitude: 33.50562

Longitude: -112.04754





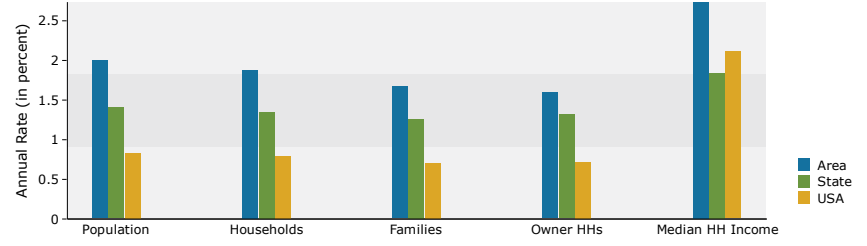
Summary	Census 2010	2017	2022
Population	18,079	20,837	23,001
Households	8,857	10,087	11,071
Families	3,428	3,818	4,148
Average Household Size	2.02	2.04	2.06
Owner Occupied Housing Units	3,022	2,978	3,224
Renter Occupied Housing Units	5,835	7,109	7,848
Median Age	33.7	34.9	35.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.00%	1.41%	0.83%
Households	1.88%	1.35%	0.79%
Families	1.67%	1.27%	0.71%
Owner HHs	1.60%	1.32%	0.72%
Median Household Income	2.74%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,458	14.5%	1,540	13.9%
\$15,000 - \$24,999	1,293	12.8%	1,277	11.5%
\$25,000 - \$34,999	1,220	12.1%	1,151	10.4%
\$35,000 - \$49,999	1,592	15.8%	1,520	13.7%
\$50,000 - \$74,999	2,107	20.9%	2,336	21.1%
\$75,000 - \$99,999	1,043	10.3%	1,336	12.1%
\$100,000 - \$149,999	763	7.6%	1,048	9.5%
\$150,000 - \$199,999	221	2.2%	306	2.8%
\$200,000+	389	3.9%	558	5.0%
Median Household Income	\$43,961		\$50,324	
Average Household Income	\$60,442		\$70,496	
Per Capita Income	\$29,770		\$34,434	

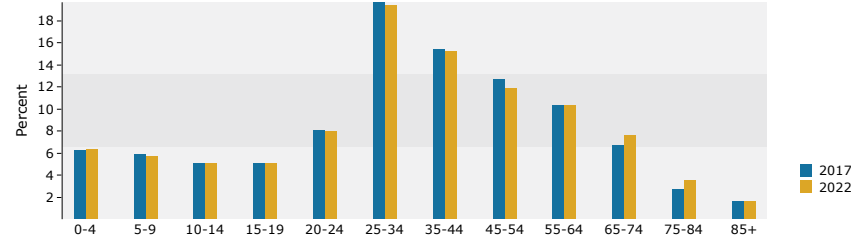
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,220	6.7%	1,318	6.3%	1,480	6.4%
5 - 9	1,069	5.9%	1,221	5.9%	1,318	5.7%
10 - 14	903	5.0%	1,069	5.1%	1,173	5.1%
15 - 19	911	5.0%	1,072	5.1%	1,166	5.1%
20 - 24	1,373	7.6%	1,694	8.1%	1,844	8.0%
25 - 34	4,034	22.3%	4,099	19.7%	4,456	19.4%
35 - 44	2,834	15.7%	3,229	15.5%	3,517	15.3%
45 - 54	2,444	13.5%	2,654	12.7%	2,729	11.9%
55 - 64	1,707	9.4%	2,177	10.4%	2,399	10.4%
65 - 74	859	4.8%	1,396	6.7%	1,751	7.6%
75 - 84	464	2.6%	572	2.7%	799	3.5%
85+	260	1.4%	336	1.6%	369	1.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,519	63.7%	12,326	59.2%	12,911	56.1%
Black Alone	1,166	6.4%	1,551	7.4%	1,882	8.2%
American Indian Alone	1,124	6.2%	1,512	7.3%	1,798	7.8%
Asian Alone	595	3.3%	785	3.8%	975	4.2%
Pacific Islander Alone	31	0.2%	39	0.2%	46	0.2%
Some Other Race Alone	2,894	16.0%	3,632	17.4%	4,197	18.2%
Two or More Races	750	4.1%	993	4.8%	1,191	5.2%
Hispanic Origin (Any Race)	6,042	33.4%	7,508	36.0%	8,709	37.9%

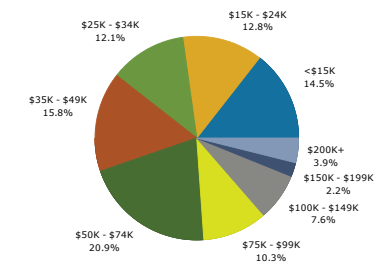
Trends 2017-2022



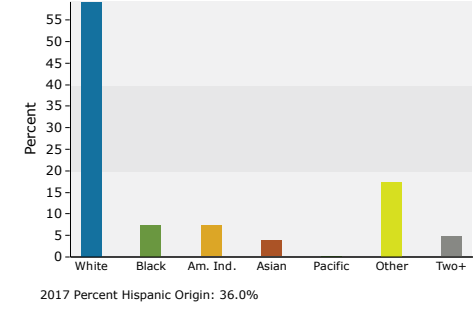
Population by Age



2017 Household Income



2017 Population by Race



Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





Summary	Census 2010	2017	2022
Population	134,391	148,965	161,279
Households	60,410	66,843	72,342
Families	28,102	30,332	32,453
Average Household Size	2.20	2.20	2.20
Owner Occupied Housing Units	28,716	28,367	30,298
Renter Occupied Housing Units	31,694	38,476	42,045
Median Age	37.0	38.2	38.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.60%	1.41%	0.83%
Households	1.59%	1.35%	0.79%
Families	1.36%	1.27%	0.71%
Owner HHs	1.33%	1.32%	0.72%
Median Household Income	2.65%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	10,587	15.8%	11,030	15.2%
\$15,000 - \$24,999	8,258	12.4%	8,094	11.2%
\$25,000 - \$34,999	7,857	11.8%	7,426	10.3%
\$35,000 - \$49,999	9,354	14.0%	8,882	12.3%
\$50,000 - \$74,999	11,180	16.7%	12,228	16.9%
\$75,000 - \$99,999	6,933	10.4%	8,557	11.8%
\$100,000 - \$149,999	6,342	9.5%	8,200	11.3%
\$150,000 - \$199,999	2,700	4.0%	3,389	4.7%
\$200,000+	3,632	5.4%	4,535	6.3%
Median Household Income	\$44,775		\$51,029	
Average Household Income	\$69,423		\$79,077	
Per Capita Income	\$31,545		\$35,828	

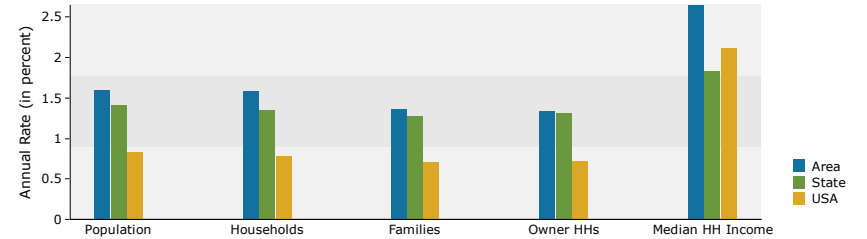
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,129	6.8%	9,280	6.2%	10,183	6.3%
5 - 9	8,277	6.2%	8,723	5.9%	9,138	5.7%
10 - 14	7,568	5.6%	8,346	5.6%	8,795	5.5%
15 - 19	7,495	5.6%	8,010	5.4%	8,411	5.2%
20 - 24	8,372	6.2%	10,291	6.9%	11,123	6.9%
25 - 34	22,351	16.6%	22,991	15.4%	25,563	15.9%
35 - 44	19,927	14.8%	20,646	13.9%	21,686	13.4%
45 - 54	19,672	14.6%	19,760	13.3%	19,594	12.1%
55 - 64	15,806	11.8%	19,033	12.8%	19,875	12.3%
65 - 74	8,207	6.1%	12,810	8.6%	15,785	9.8%
75 - 84	5,073	3.8%	5,930	4.0%	7,819	4.8%
85+	2,513	1.9%	3,146	2.1%	3,308	2.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	93,746	69.8%	98,777	66.3%	103,008	63.9%
Black Alone	7,342	5.5%	9,432	6.3%	11,320	7.0%
American Indian Alone	5,234	3.9%	6,671	4.5%	7,786	4.8%
Asian Alone	3,164	2.4%	4,104	2.8%	5,056	3.1%
Pacific Islander Alone	219	0.2%	248	0.2%	278	0.2%
Some Other Race Alone	19,782	14.7%	23,477	15.8%	26,435	16.4%
Two or More Races	4,904	3.6%	6,257	4.2%	7,396	4.6%
Hispanic Origin (Any Race)	45,949	34.2%	54,040	36.3%	61,118	37.9%

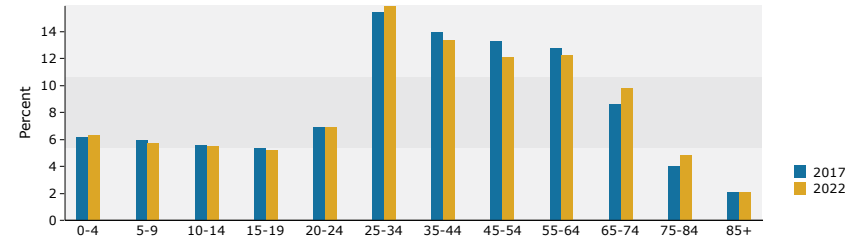
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

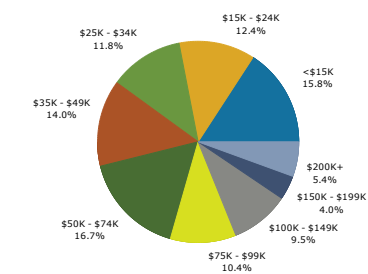
Trends 2017-2022



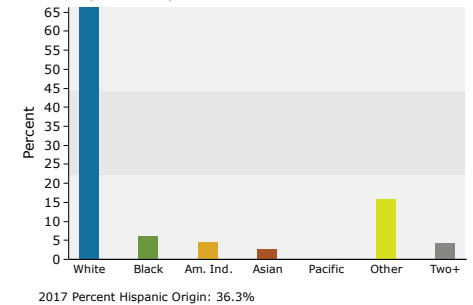
Population by Age



2017 Household Income



2017 Population by Race





Summary	Census 2010	2017	2022
Population	347,606	384,643	415,327
Households	138,218	152,377	164,615
Families	72,663	78,291	83,685
Average Household Size	2.45	2.46	2.46
Owner Occupied Housing Units	63,346	62,696	66,846
Renter Occupied Housing Units	74,872	89,681	97,769
Median Age	34.0	34.8	34.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.55%	1.41%	0.83%
Households	1.56%	1.35%	0.79%
Families	1.34%	1.27%	0.71%
Owner HHs	1.29%	1.32%	0.72%
Median Household Income	2.40%	1.84%	2.12%

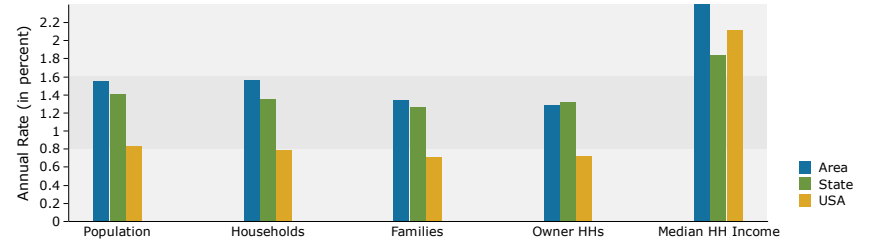
Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	26,718	17.5%	27,951	17.0%
\$15,000 - \$24,999	20,540	13.5%	20,342	12.4%
\$25,000 - \$34,999	18,379	12.1%	17,484	10.6%
\$35,000 - \$49,999	21,440	14.1%	20,463	12.4%
\$50,000 - \$74,999	24,831	16.3%	27,421	16.7%
\$75,000 - \$99,999	14,139	9.3%	17,650	10.7%
\$100,000 - \$149,999	12,977	8.5%	16,866	10.2%
\$150,000 - \$199,999	5,573	3.7%	6,940	4.2%
\$200,000+	7,779	5.1%	9,498	5.8%

Median Household Income	\$41,193	\$46,374
Average Household Income	\$66,159	\$74,879
Per Capita Income	\$26,856	\$30,280

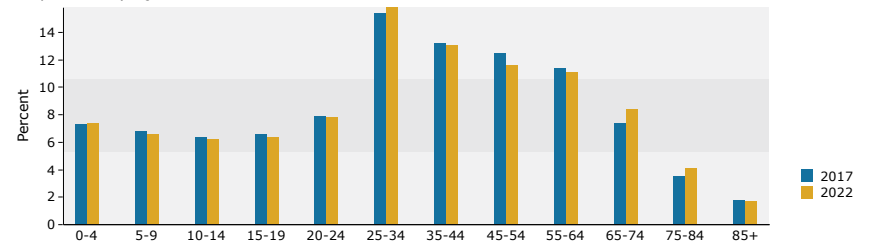
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,490	7.9%	28,184	7.3%	30,821	7.4%
5 - 9	24,860	7.2%	25,974	6.8%	27,303	6.6%
10 - 14	22,789	6.6%	24,464	6.4%	25,724	6.2%
15 - 19	23,985	6.9%	25,366	6.6%	26,229	6.3%
20 - 24	25,365	7.3%	30,558	7.9%	32,447	7.8%
25 - 34	54,784	15.8%	59,043	15.4%	65,503	15.8%
35 - 44	49,532	14.2%	50,581	13.2%	54,020	13.0%
45 - 54	47,244	13.6%	48,160	12.5%	48,035	11.6%
55 - 64	35,946	10.3%	43,676	11.4%	46,285	11.1%
65 - 74	18,733	5.4%	28,543	7.4%	34,772	8.4%
75 - 84	11,432	3.3%	13,332	3.5%	17,132	4.1%
85+	5,445	1.6%	6,763	1.8%	7,056	1.7%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	227,506	65.4%	239,801	62.3%	250,128	60.2%
Black Alone	22,255	6.4%	27,788	7.2%	32,603	7.8%
American Indian Alone	12,237	3.5%	15,181	3.9%	17,448	4.2%
Asian Alone	9,292	2.7%	11,879	3.1%	14,400	3.5%
Pacific Islander Alone	602	0.2%	692	0.2%	780	0.2%
Some Other Race Alone	62,670	18.0%	73,070	19.0%	81,110	19.5%
Two or More Races	13,044	3.8%	16,232	4.2%	18,857	4.5%
Hispanic Origin (Any Race)	146,370	42.1%	169,010	43.9%	188,346	45.3%

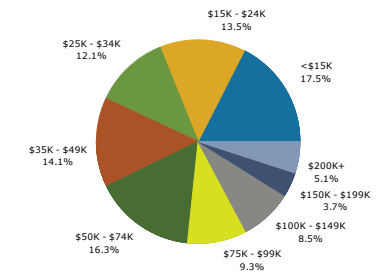
Trends 2017-2022



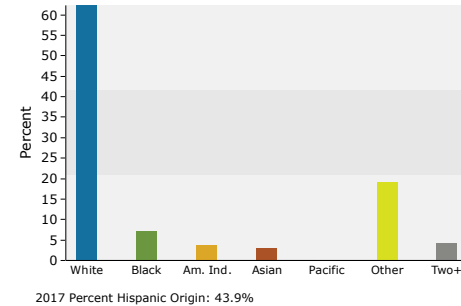
Population by Age



2017 Household Income



2017 Population by Race



Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





CRESCENT

HIGHLAND

SWC 16TH & Highland Ave | Phoenix

ADDITIONAL INFORMATION:

Joe Doucett

602.952.3817 | 480.390.2262

JDOUCETT@NGKF.COM