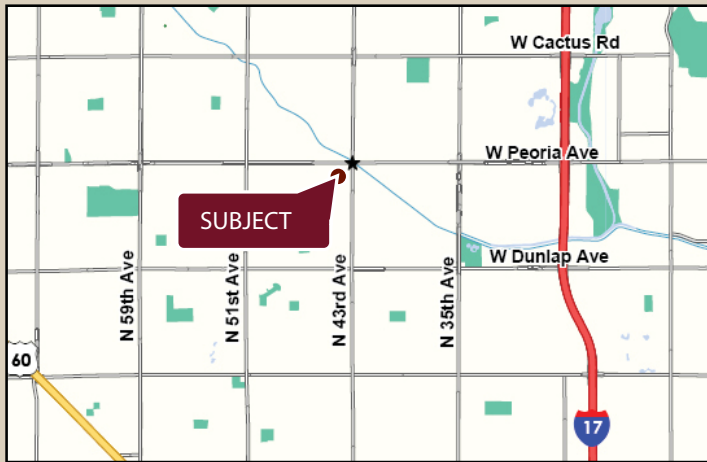




# 43RD AVENUE & PEORIA

SOUTHWEST CORNER OF 43RD AVE. & PEORIA AVE., GLENDALE, AZ



### AVAILABILITY

- UP TO 6,800 SF OF NEW SHOP SPACE

### FEATURES

- Target anchored center
- Newly renovated shops
- Monument signage available
- Close proximity to I-17, Loop 101, Metro Center, ASU West, and Gateway Community College

### TRAFFIC COUNTS

- 43rd. Ave.-38,800 cars per day
- Peoria Ave.-42,000 cars per day

### NOTABLE TENANTS

2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	20,046	171,873	443,974
Ave Household Income	\$64,750	\$58,746	\$59,886
Daytime Employment	2,927	66,695	164,724



EXCLUSIVELY REPRESENTED BY

JASON FESSINGER  
602.778.3833  
jasonf@srgaz.com

JAMES DECREMER  
602.778.3840  
jamesd@srgaz.com

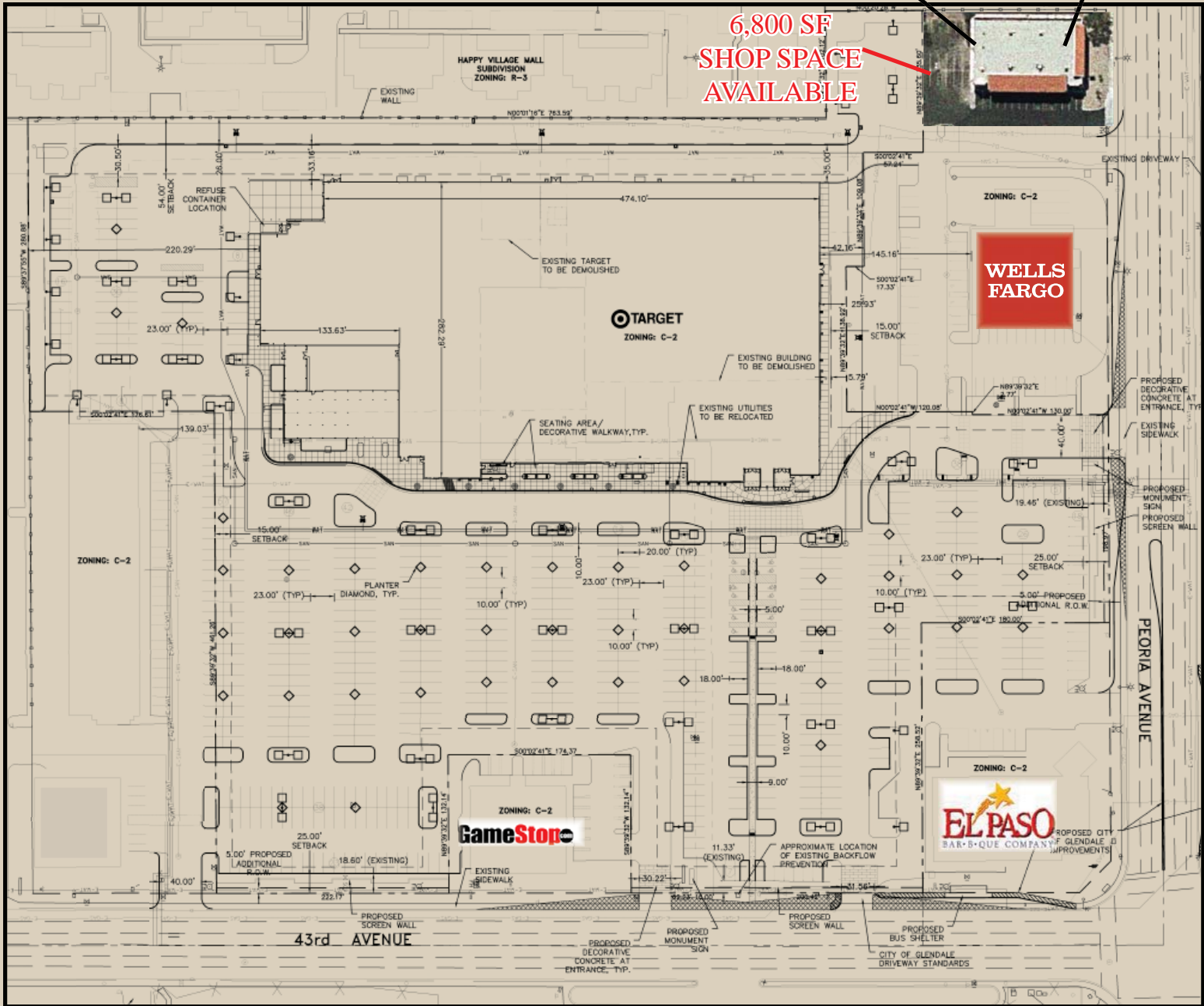
# 43RD AVENUE & PEORIA

SOUTHWEST CORNER OF 43RD AVE. & PEORIA AVE., GLENDALE, AZ



Martial Arts

6,800 SF SHOP SPACE AVAILABLE



EXCLUSIVELY REPRESENTED BY

JASON FESSINGER  
602.778.3833  
jasonf@srgaz.com

JAMES DECREMER  
602.778.3840  
jamesd@srgaz.com

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.58194/-112.151308

February 2010

RF5

W Peoria Ave & N 43rd Ave Phoenix, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2009)	20,046		171,873		443,974	
Census Population (1990)	19,486		145,248		355,855	
Census Population (2000)	19,699		162,681		418,755	
Projected Population (2014)	20,064		181,120		481,130	
Forecasted Population (2019)	20,259		191,304		515,859	
Historical Annual Growth (1990 to 2000)	214	0.1%	17,433	1.2%	62,900	1.8%
Historical Annual Growth (2000 to 2009)	347	0.2%	9,192	0.6%	25,219	0.7%
Projected Annual Growth (2009 to 2014)	18	0.0%	9,248	1.1%	37,156	1.7%
Est. Population Density (2009)	6,384.08 <i>psm</i>		6,111.25 <i>psm</i>		5,677.71 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.12 <i>sq mi</i>		78.20 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2009)	6,581		59,118		148,205	
Census Households (1990)	6,694		54,408		134,463	
Census Households (2000)	6,993		61,400		152,834	
Projected Households (2014)	6,169		58,804		151,574	
Forecasted Households (2019)	9,587		91,413		235,631	
Households with Children (2009)	2,402	36.5%	20,728	35.1%	55,079	37.2%
Average Household Size (2009)	3.04		2.89		2.97	
<b>Average Household Income</b>						
Est. Average Household Income (2009)	\$64,750		\$58,746		\$59,886	
Proj. Average Household Income (2014)	\$68,419		\$61,245		\$61,797	
Average Family Income (2009)	\$72,623		\$69,827		\$70,718	
<b>Median Household Income</b>						
Est. Median Household Income (2009)	\$63,489		\$56,701		\$55,360	
Proj. Median Household Income (2014)	\$68,386		\$60,468		\$58,500	
Median Family Income (2009)	\$70,054		\$66,770		\$64,730	
<b>Per Capita Income</b>						
Est. Per Capita Income (2009)	\$21,486		\$20,566		\$20,368	
Proj. Per Capita Income (2014)	\$21,260		\$20,223		\$19,814	
Per Capita Income Est. 5 year change	-\$226	-1.1%	-\$343	-1.7%	-\$554	-2.7%
<b>Other Income</b>						
Est. Median Disposable Income (2009)	\$52,326		\$47,117		\$46,029	
Est. Median Disposable Income (2014)	\$55,954		\$49,819		\$48,251	
Disposable Income Est. 5 year change	\$3,628	6.9%	\$2,702	5.7%	\$2,222	4.8%
Est. Average Household Net Worth (2009)	\$470,132		\$430,451		\$428,413	
<b>Daytime Demos</b>						
Total Number of Businesses (2009)	370		4,908		12,136	
Total Number of Employees (2009)	2,927		66,695		164,724	
Company Headqtrs: Businesses (2009)	0	0	9	0.2%	28	0.2%
Company Headqtrs: Employees (2009)	0	0	836	1.3%	2,649	1.6%
Unemployment Rate (2009)	5.90%		5.20%		5.70%	
Employee Population per Business	7.9 to 1		13.6 to 1		13.6 to 1	
Residential Population per Business	54.2 to 1		35.0 to 1		36.6 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.58194/-112.151308

February 2010

RF5

## W Peoria Ave & N 43rd Ave Phoenix, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2009)	16,279	81.2%	135,253	78.7%	335,135	75.5%
Black or African American (2009)	912	4.5%	8,584	5.0%	24,605	5.5%
American Indian & Alaska Native (2009)	320	1.6%	3,282	1.9%	9,888	2.2%
Asian (2009)	721	3.6%	7,499	4.4%	17,068	3.8%
Hawaiian & Pacific Islander (2009)	48	0.2%	394	0.2%	1,018	0.2%
Other Race (2009)	1,212	6.0%	11,716	6.8%	41,886	9.4%
Two or More Races (2009)	554	2.8%	5,144	3.0%	14,375	3.2%
Not Hispanic or Latino Population (2009)	15,279	76.2%	128,811	74.9%	307,344	69.2%
Hispanic or Latino Population (2009)	4,767	23.8%	43,062	25.1%	136,630	30.8%
Not of Hispanic Origin Population (1990)	17,955	92.1%	132,715	91.4%	314,341	88.3%
Hispanic Origin Population (1990)	1,531	7.9%	12,534	8.6%	41,513	11.7%
Not Hispanic or Latino Population (2000)	16,676	84.7%	135,343	83.2%	320,928	76.6%
Hispanic or Latino Population (2000)	3,023	15.3%	27,337	16.8%	97,826	23.4%
Not Hispanic or Latino Population (2014)	14,817	73.9%	131,295	72.5%	321,171	66.8%
Hispanic or Latino Population (2014)	5,247	26.1%	49,826	27.5%	159,959	33.2%
Hist. Hispanic Ann Growth (1990 to 2009)	3,237	11.1%	30,528	12.8%	95,116	12.1%
Proj. Hispanic Ann Growth (2009 to 2014)	479	2.0%	6,764	3.1%	23,329	3.4%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2009)	1,373	6.9%	12,088	7.0%	34,342	7.7%
Age 5 to 9 yrs (2009)	1,469	7.3%	12,692	7.4%	35,107	7.9%
Age 10 to 14 yrs (2009)	1,457	7.3%	12,757	7.4%	33,690	7.6%
Age 15 to 19 yrs (2009)	1,552	7.7%	13,377	7.8%	34,179	7.7%
Age 20 to 24 yrs (2009)	1,317	6.6%	12,115	7.0%	31,689	7.1%
Age 25 to 29 yrs (2009)	1,257	6.3%	11,965	7.0%	32,034	7.2%
Age 30 to 34 yrs (2009)	1,419	7.1%	12,069	7.0%	31,920	7.2%
Age 35 to 39 yrs (2009)	1,459	7.3%	12,176	7.1%	31,949	7.2%
Age 40 to 44 yrs (2009)	1,418	7.1%	12,338	7.2%	32,236	7.3%
Age 45 to 49 yrs (2009)	1,447	7.2%	12,663	7.4%	31,601	7.1%
Age 50 to 54 yrs (2009)	1,531	7.6%	11,806	6.9%	28,488	6.4%
Age 55 to 59 yrs (2009)	1,381	6.9%	10,100	5.9%	23,666	5.3%
Age 60 to 64 yrs (2009)	1,056	5.3%	8,006	4.7%	18,767	4.2%
Age 65 to 74 yrs (2009)	1,127	5.6%	9,416	5.5%	22,974	5.2%
Age 75 to 84 yrs (2009)	569	2.8%	5,717	3.3%	14,528	3.3%
Age 85 yrs plus (2009)	215	1.1%	2,589	1.5%	6,802	1.5%
Median Age (2009)	35.0	yrs	34.1	yrs	33.1	yrs
<b>Gender Age Distribution</b>						
Female Population (2009)	9,885	49.3%	86,281	50.2%	221,423	49.9%
Age 0 to 19 yrs (2009)	2,812	28.4%	24,712	28.6%	66,794	30.2%
Age 20 to 64 yrs (2009)	6,008	60.8%	51,138	59.3%	128,673	58.1%
Age 65 yrs plus (2009)	1,065	10.8%	10,431	12.1%	25,957	11.7%
Female Median Age (2009)	36.3	yrs	35.8	yrs	34.5	yrs
Male Population (2009)	10,161	50.7%	85,592	49.8%	222,551	50.1%
Age 0 to 19 yrs (2009)	3,039	29.9%	26,202	30.6%	70,525	31.7%
Age 20 to 64 yrs (2009)	6,276	61.8%	52,099	60.9%	133,678	60.1%
Age 65 yrs plus (2009)	846	8.3%	7,291	8.5%	18,348	8.2%
Male Median Age (2009)	33.7	yrs	32.6	yrs	31.8	yrs

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.58194/-112.151308

February 2010

RF5

## W Peoria Ave & N 43rd Ave Phoenix, Arizona

### Household Income Distribution

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
HH Income \$200,000 or More (2009)	130	2.0%	1,082	1.8%	3,845	2.6%
HH Income \$150,000 to \$199,999 (2009)	173	2.6%	1,642	2.8%	3,899	2.6%
HH Income \$100,000 to \$149,999 (2009)	977	14.8%	7,416	12.5%	16,782	11.3%
HH Income \$75,000 to \$99,999 (2009)	1,274	19.4%	8,639	14.6%	19,511	13.2%
HH Income \$50,000 to \$74,999 (2009)	1,676	25.5%	13,483	22.8%	32,428	21.9%
HH Income \$35,000 to \$49,999 (2009)	1,024	15.6%	9,845	16.7%	24,852	16.8%
HH Income \$25,000 to \$34,999 (2009)	594	9.0%	6,363	10.8%	16,631	11.2%
HH Income \$15,000 to \$24,999 (2009)	452	6.9%	5,511	9.3%	15,445	10.4%
HH Income \$0 to \$14,999 (2009)	280	4.3%	5,136	8.7%	14,811	10.0%
HH Income \$35,000+ (2009)	5,255	79.8%	42,107	71.2%	101,318	68.4%
HH Income \$75,000+ (2009)	2,555	38.8%	18,779	31.8%	44,037	29.7%

### Housing

Total Housing Units (2009)	7,000		64,285		162,347	
Housing Units, Occupied (2009)	6,581	94.0%	59,118	92.0%	148,205	91.3%
<i>Housing Units, Owner-Occupied (2009)</i>	4,713	71.6%	36,459	61.7%	87,295	58.9%
<i>Housing Units, Renter-Occupied (2009)</i>	1,868	28.4%	22,659	38.3%	60,910	41.1%
Housing Units, Vacant (2009)	419	6.0%	5,167	8.0%	14,142	8.7%
Median Years in Residence (2009)	4.0	<i>yrs</i>	3.4	<i>yrs</i>	3.1	<i>yrs</i>

### Marital Status

Never Married (2009)	3,901	24.7%	37,954	28.3%	97,963	28.8%
Now Married (2009)	8,683	55.0%	66,687	49.7%	165,438	48.6%
Separated (2009)	601	3.8%	5,227	3.9%	15,948	4.7%
Widowed (2009)	682	4.3%	7,221	5.4%	17,880	5.2%
Divorced (2009)	1,914	12.1%	16,997	12.7%	43,485	12.8%

### Household Type

Population Family (2009)	16,983	84.7%	139,355	81.1%	360,809	81.3%
Population Non-Family (2009)	2,994	14.9%	31,430	18.3%	79,732	18.0%
Population Group Qtrs (2009)	69	0.3%	1,087	0.6%	3,433	0.8%
Family Households (2009)	4,606	70.0%	37,565	63.5%	94,617	63.8%
Married Couple With Children (2009)	1,493	17.2%	12,299	18.4%	32,242	19.5%
Average Family Household Size (2009)	3.69		3.71		3.81	
Non-Family Households (2009)	1,975	30.0%	21,553	36.5%	53,588	36.2%

### Household Size

1 Person Household (2009)	1,458	22.2%	16,913	28.6%	42,280	28.5%
2 Person Households (2009)	1,562	23.7%	12,876	21.8%	30,475	20.6%
3 Person Households (2009)	827	12.6%	6,574	11.1%	16,230	11.0%
4 Person Households (2009)	1,444	21.9%	12,141	20.5%	30,529	20.6%
5 Person Households (2009)	763	11.6%	6,181	10.5%	16,172	10.9%
6+ Person Households (2009)	526	8.0%	4,432	7.5%	12,519	8.4%

### Household Vehicles

Total Vehicles Available (2009)	12,508		106,649		256,038	
Household: 0 Vehicles Available (2009)	312	4.7%	4,130	7.0%	12,858	8.7%
Household: 1 Vehicles Available (2009)	2,116	32.2%	22,013	37.2%	56,833	38.3%
Household: 2+ Vehicles Available (2009)	4,153	63.1%	32,974	55.8%	78,515	53.0%
Average Vehicles Per Household (2009)	1.9		1.8		1.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.58194/-112.151308

February 2010

RF5

## W Peoria Ave & N 43rd Ave Phoenix, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2009)	15,490		132,114		334,623	
Est. Civilian Employed (2009)	9,973	64.4%	85,221	64.5%	210,766	63.0%
Est. Civilian Unemployed (2009)	921	5.9%	6,805	5.2%	19,152	5.7%
Est. in Armed Forces (2009)	28	0.2%	174	0.1%	455	0.1%
Est. not in Labor Force (2009)	4,569	29.5%	39,914	30.2%	104,250	31.2%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	10,321		83,902		204,720	
Mgmt, Business, & Financial Operations (2000)	1,297	12.6%	10,802	12.9%	24,596	12.0%
Professional and Related (2000)	2,101	20.4%	14,558	17.4%	34,260	16.7%
Service (2000)	1,306	12.7%	12,055	14.4%	32,306	15.8%
Sales and Office (2000)	3,473	33.7%	27,601	32.9%	63,101	30.8%
Farming, Fishing, and Forestry (2000)	0		123	0.1%	547	0.3%
Construct, Extraction, & Maintenance (2000)	1,074	10.4%	9,295	11.1%	25,296	12.4%
Production, Transp. & Material Moving (2000)	1,070	10.4%	9,468	11.3%	24,612	12.0%
Percent White Collar Workers (2000)	66.6%		63.1%		59.6%	
Percent Blue Collar Workers (2000)	33.4%		36.9%		40.4%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2009)	\$343		\$2,873		\$7,260	
Total Non-Retail Expenditures (2009)	\$198	57.8%	\$1,656	57.6%	\$4,183	57.6%
Total Retail Expenditures (2009)	\$145	42.2%	\$1,217	42.4%	\$3,076	42.4%
Apparel (2009)	\$16	4.8%	\$138	4.8%	\$350	4.8%
Contributions (2009)	\$12	3.5%	\$101	3.5%	\$260	3.6%
Education (2009)	\$8	2.3%	\$67	2.3%	\$172	2.4%
Entertainment (2009)	\$19	5.6%	\$161	5.6%	\$405	5.6%
Food And Beverages (2009)	\$53	15.4%	\$444	15.5%	\$1,122	15.5%
Furnishings And Equipment (2009)	\$15	4.5%	\$126	4.4%	\$317	4.4%
Gifts (2009)	\$9	2.5%	\$73	2.5%	\$186	2.6%
Health Care (2009)	\$21	6.0%	\$176	6.1%	\$443	6.1%
Household Operations (2009)	\$12	3.6%	\$101	3.5%	\$258	3.6%
Miscellaneous Expenses (2009)	\$6	1.7%	\$48	1.7%	\$121	1.7%
Personal Care (2009)	\$5	1.5%	\$42	1.5%	\$106	1.5%
Personal Insurance (2009)	\$3	1.0%	\$29	1.0%	\$73	1.0%
Reading (2009)	\$1	0.3%	\$9	0.3%	\$24	0.3%
Shelter (2009)	\$66	19.2%	\$552	19.2%	\$1,396	19.2%
Tobacco (2009)	\$2	0.7%	\$19	0.7%	\$48	0.7%
Transportation (2009)	\$70	20.5%	\$583	20.3%	\$1,464	20.2%
Utilities (2009)	\$24	7.0%	\$204	7.1%	\$514	7.1%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2009)	12,878		108,844		274,966	
Elementary (0 to 8) (2009)	486	3.8%	5,875	5.4%	22,039	8.0%
Some High School (9 to 11) (2009)	1,017	7.9%	9,405	8.6%	25,975	9.4%
High School Graduate (12) (2009)	3,883	30.1%	32,625	30.0%	81,669	29.7%
Some College (13 to 16) (2009)	3,365	26.1%	27,618	25.4%	64,684	23.5%
Associate Degree Only (2009)	1,157	9.0%	9,814	9.0%	22,478	8.2%
Bachelor Degree Only (2009)	1,926	15.0%	15,236	14.0%	37,120	13.5%
Graduate Degree (2009)	1,044	8.1%	8,270	7.6%	21,001	7.6%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.58194/-112.151308

February 2010

RF5

## W Peoria Ave & N 43rd Ave Phoenix, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>						
1 Detached Unit (2000)	5,852	82.0%	39,071	60.8%	91,603	56.9%
1 Attached Unit (2000)	84	1.2%	3,832	6.0%	8,784	5.5%
2 to 4 Units (2000)	136	1.9%	2,118	3.3%	8,297	5.2%
5 to 9 Units (2000)	204	2.9%	2,981	4.6%	7,669	4.8%
10 to 19 Units (2000)	203	2.8%	4,211	6.6%	9,439	5.9%
20 to 49 Units (2000)	43	0.6%	2,276	3.5%	6,435	4.0%
50 or more Units (2000)	583	8.2%	8,719	13.6%	21,798	13.5%
Mobile Home or Trailer (2000)	32	0.5%	1,000	1.6%	6,676	4.1%
Other Structure (2000)	0		47	0.1%	261	0.2%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	28	0.4%	1,449	2.3%	3,503	2.2%
Homes Built 1995 to 1998	92	1.3%	2,734	4.3%	7,175	4.5%
Homes Built 1990 to 1994	151	2.1%	2,720	4.2%	8,061	5.0%
Homes Built 1980 to 1989	1,065	14.9%	17,807	27.7%	46,904	29.1%
Homes Built 1970 to 1979	4,833	67.7%	26,602	41.4%	53,946	33.5%
Homes Built 1960 to 1969	888	12.4%	9,410	14.6%	22,937	14.2%
Homes Built 1950 to 1959	48	0.7%	2,812	4.4%	14,185	8.8%
Homes Built Before 1949	30	0.4%	720	1.1%	4,255	2.6%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		19	0.1%	87	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		17	0.0%	322	0.4%
Home Values \$400,000 to \$499,999 (2000)	0		9	0.0%	297	0.4%
Home Values \$300,000 to \$399,999 (2000)	17	0.3%	139	0.4%	984	1.2%
Home Values \$200,000 to \$299,999 (2000)	26	0.5%	721	2.0%	3,604	4.4%
Home Values \$150,000 to \$199,999 (2000)	82	1.6%	2,011	5.6%	6,529	7.9%
Home Values \$100,000 to \$149,999 (2000)	3,033	59.4%	16,442	45.5%	32,349	39.1%
Home Values \$70,000 to \$99,999 (2000)	1,810	35.4%	13,715	38.0%	30,295	36.6%
Home Values \$50,000 to \$69,999 (2000)	120	2.4%	2,437	6.7%	6,673	8.1%
Home Values \$25,000 to \$49,999 (2000)	11	0.2%	570	1.6%	1,456	1.8%
Home Values \$0 to \$24,999 (2000)	10	0.2%	49	0.1%	237	0.3%
Owner Occupied Median Home Value (2000)	\$105,024		\$104,701		\$111,822	
Renter Occupied Median Rent (2000)	\$631		\$588		\$547	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	7,988	77.1%	64,128	76.1%	150,312	73.2%
Drive to Work in Carpool (2000)	1,630	15.7%	13,260	15.7%	36,227	17.6%
Travel to Work - Public Transportation (2000)	175	1.7%	1,772	2.1%	5,477	2.7%
Drive to Work on Motorcycle (2000)	34	0.3%	325	0.4%	805	0.4%
Walk or Bicycle to Work (2000)	230	2.2%	1,998	2.4%	5,720	2.8%
Other Means (2000)	8	0.1%	369	0.4%	1,533	0.7%
Work at Home (2000)	296	2.9%	2,376	2.8%	5,355	2.6%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	1,918	19.1%	17,334	21.2%	41,576	20.8%
Travel to Work in 14 to 29 Minutes (2000)	3,537	35.1%	29,595	36.2%	73,895	36.9%
Travel to Work in 30 to 59 Minutes (2000)	4,033	40.1%	29,775	36.4%	70,869	35.4%
Travel to Work in 60 Minutes or More (2000)	578	5.7%	5,147	6.3%	13,733	6.9%
Average Travel Time to Work (2000)	25.6	mins	25.7	mins	26.0	mins

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.