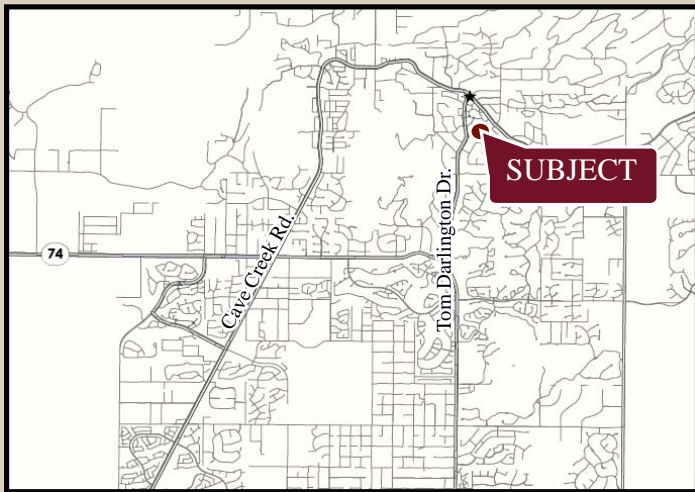


CAREFREE MARKETPLACE

SOUTH OF THE SOUTHEAST CORNER OF CAVE CREEK & TOM DARLINGTON DR., CAREFREE, AZ



SUBJECT

2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	1,119	8,672	19,260
Ave Household Income	\$144,139	\$133,402	\$137,125
Daytime Employment	1,080	6,107	8,999

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

AVAILABILITY

- 975 SF
- 1,425 SF
- 1,582 SF
- 2,100 SF
- 1,050 SF
- 2,414 SF

FEATURES

- High Income Trade Area
- Main Grocery Anchored Center serving exclusively Carefree & Cave Creek communities
- Limited retail opportunities in this high income trade area.

NOTABLE TENANTS



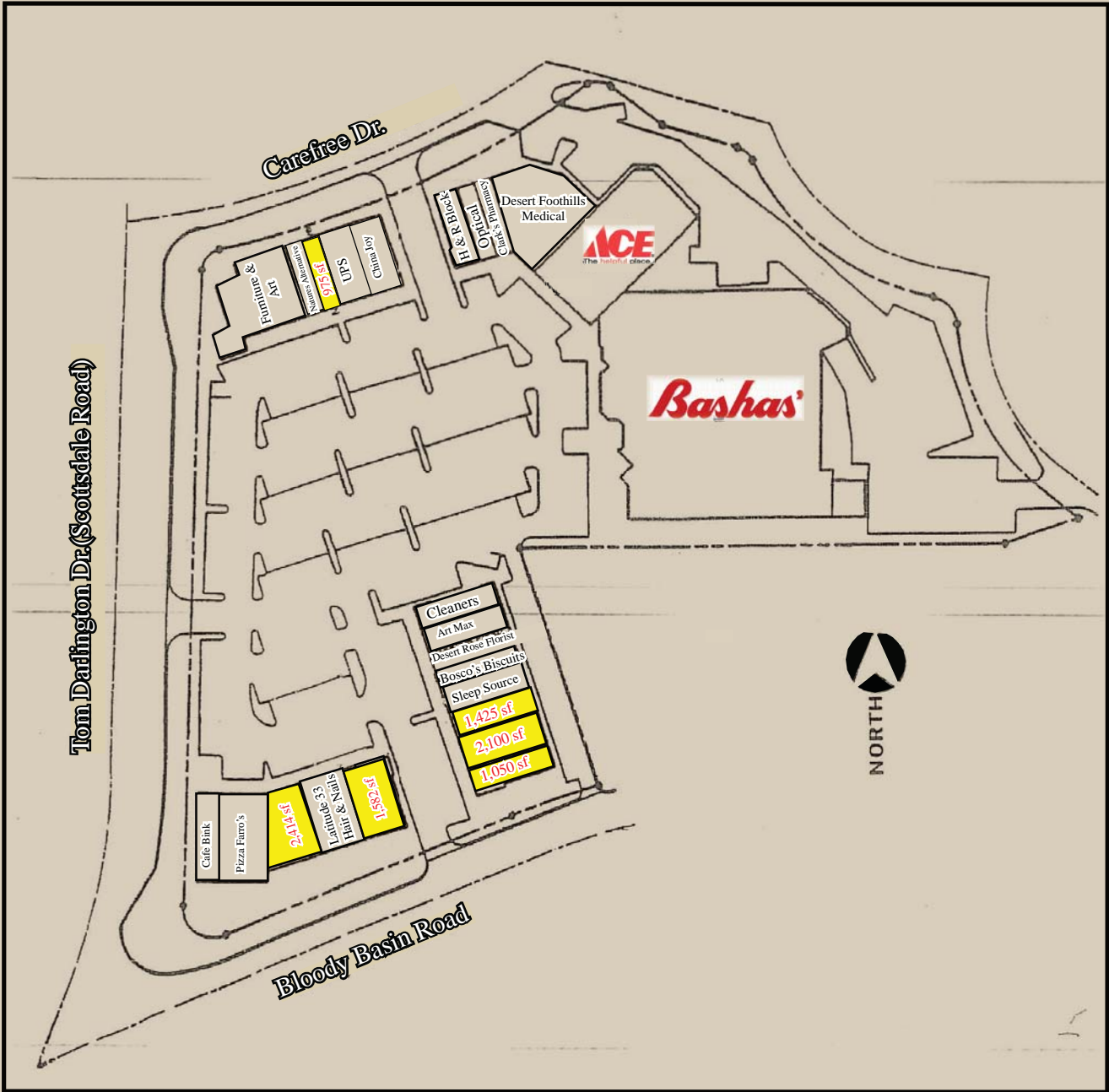
EXCLUSIVELY REPRESENTED BY

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

BRAD BALBO
602.778.3831
bradb@srgaz.com

CAREFREE MARKETPLACE

SOUTH OF THE SOUTHEAST CORNER OF CAVE CREEK & TOM DARLINGTON DR., CAREFREE, AZ



EXCLUSIVELY REPRESENTED BY

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

BRAD BALBO
602.778.3831
bradb@srgaz.com

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.827329/-111.923574

February 2010

RF5

N Tom Darlington Dr & E Cave Creek Rd Carefree, Arizona

	1.00 mi radius	3.00 mi radius	5.00 mi radius
Population			
Estimated Population (2009)	1,119	8,672	19,260
Census Population (1990)	522	3,494	5,389
Census Population (2000)	912	6,912	14,175
Projected Population (2014)	1,192	9,279	21,507
Forecasted Population (2019)	1,347	10,593	25,577
Historical Annual Growth (1990 to 2000)	390 7.5%	3,418 9.8%	8,787 16.3%
Historical Annual Growth (2000 to 2009)	207 2.5%	1,761 2.8%	5,084 4.0%
Projected Annual Growth (2009 to 2014)	73 1.3%	606 1.4%	2,247 2.3%
Est. Population Density (2009)	356.45 <i>psm</i>	306.93 <i>psm</i>	245.38 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.49 <i>sq mi</i>
Households			
Estimated Households (2009)	491	3,587	7,578
Census Households (1990)	260	1,621	2,349
Census Households (2000)	435	3,111	6,102
Projected Households (2014)	489	3,591	7,877
Forecasted Households (2019)	761	5,584	12,250
Households with Children (2009)	87 17.6%	774 21.6%	1,825 24.1%
Average Household Size (2009)	2.28	2.42	2.54
Average Household Income			
Est. Average Household Income (2009)	\$144,139	\$133,402	\$137,125
Proj. Average Household Income (2014)	\$151,684	\$141,125	\$143,763
Average Family Income (2009)	\$174,286	\$157,221	\$155,039
Median Household Income			
Est. Median Household Income (2009)	\$99,324	\$98,737	\$107,017
Proj. Median Household Income (2014)	\$106,747	\$106,386	\$114,605
Median Family Income (2009)	\$124,161	\$120,321	\$122,373
Per Capita Income			
Est. Per Capita Income (2009)	\$63,283	\$55,175	\$53,956
Proj. Per Capita Income (2014)	\$62,289	\$54,612	\$52,655
Per Capita Income Est. 5 year change	-\$993 -1.6%	-\$563 -1.0%	-\$1,301 -2.4%
Other Income			
Est. Median Disposable Income (2009)	\$76,483	\$76,526	\$82,546
Est. Median Disposable Income (2014)	\$82,835	\$82,838	\$89,008
Disposable Income Est. 5 year change	\$6,353 8.3%	\$6,312 8.2%	\$6,461 7.8%
Est. Average Household Net Worth (2009)	\$1,039,963	\$1,002,763	\$1,029,125
Daytime Demos			
Total Number of Businesses (2009)	107	639	943
Total Number of Employees (2009)	1,080	6,107	8,999
Company Headqtrs: Businesses (2009)	0 0	0 0	0 0
Company Headqtrs: Employees (2009)	0 0	0 0	- -
Unemployment Rate (2009)	2.40%	2.50%	2.80%
Employee Population per Business	10.1 to 1	9.6 to 1	9.5 to 1
Residential Population per Business	10.5 to 1	13.6 to 1	20.4 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: 33.827329/-111.923574

February 2010

RF5

N Tom Darlington Dr & E Cave Creek Rd Carefree, Arizona

1.00 mi radius 3.00 mi radius 5.00 mi radius

Race & Ethnicity

White (2009)	1,038	92.8%	7,982	92.0%	17,652	91.7%
Black or African American (2009)	15	1.4%	123	1.4%	311	1.6%
American Indian & Alaska Native (2009)	6	0.5%	48	0.6%	108	0.6%
Asian (2009)	12	1.1%	108	1.3%	296	1.5%
Hawaiian & Pacific Islander (2009)	1	0.0%	7	0.1%	25	0.1%
Other Race (2009)	25	2.2%	229	2.6%	464	2.4%
Two or More Races (2009)	22	2.0%	175	2.0%	404	2.1%
Not Hispanic or Latino Population (2009)	969	86.6%	7,456	86.0%	16,600	86.2%
Hispanic or Latino Population (2009)	150	13.4%	1,217	14.0%	2,659	13.8%
Not of Hispanic Origin Population (1990)	506	97.0%	3,356	96.0%	5,198	96.5%
Hispanic Origin Population (1990)	16	3.0%	138	4.0%	190	3.5%
Not Hispanic or Latino Population (2000)	879	96.4%	6,616	95.7%	13,618	96.1%
Hispanic or Latino Population (2000)	33	3.6%	296	4.3%	558	3.9%
Not Hispanic or Latino Population (2014)	999	83.8%	7,721	83.2%	17,921	83.3%
Hispanic or Latino Population (2014)	193	16.2%	1,557	16.8%	3,586	16.7%
Hist. Hispanic Ann Growth (1990 to 2009)	135	45.3%	1,079	41.1%	2,469	68.2%
Proj. Hispanic Ann Growth (2009 to 2014)	43	5.7%	341	5.6%	926	7.0%

Age Distribution

Age 0 to 4 yrs (2009)	37	3.3%	333	3.8%	894	4.6%
Age 5 to 9 yrs (2009)	48	4.3%	431	5.0%	1,036	5.4%
Age 10 to 14 yrs (2009)	55	4.9%	491	5.7%	1,107	5.7%
Age 15 to 19 yrs (2009)	49	4.4%	441	5.1%	965	5.0%
Age 20 to 24 yrs (2009)	26	2.3%	234	2.7%	549	2.8%
Age 25 to 29 yrs (2009)	28	2.5%	241	2.8%	645	3.3%
Age 30 to 34 yrs (2009)	35	3.2%	321	3.7%	896	4.6%
Age 35 to 39 yrs (2009)	59	5.3%	514	5.9%	1,258	6.5%
Age 40 to 44 yrs (2009)	72	6.4%	639	7.4%	1,472	7.6%
Age 45 to 49 yrs (2009)	95	8.5%	796	9.2%	1,781	9.2%
Age 50 to 54 yrs (2009)	109	9.8%	890	10.3%	1,982	10.3%
Age 55 to 59 yrs (2009)	120	10.8%	902	10.4%	2,001	10.4%
Age 60 to 64 yrs (2009)	111	9.9%	789	9.1%	1,663	8.6%
Age 65 to 74 yrs (2009)	157	14.0%	987	11.4%	1,903	9.9%
Age 75 to 84 yrs (2009)	88	7.9%	508	5.9%	853	4.4%
Age 85 yrs plus (2009)	29	2.6%	157	1.8%	255	1.3%
Median Age (2009)	51.6	yrs	48.4	yrs	46.2	yrs

Gender Age Distribution

Female Population (2009)	563	50.3%	4,333	50.0%	9,623	50.0%
Age 0 to 19 yrs (2009)	90	15.9%	797	18.4%	1,890	19.6%
Age 20 to 64 yrs (2009)	338	60.0%	2,720	62.8%	6,252	65.0%
Age 65 yrs plus (2009)	136	24.1%	817	18.9%	1,480	15.4%
Female Median Age (2009)	51.9	yrs	48.8	yrs	46.5	yrs
Male Population (2009)	556	49.7%	4,339	50.0%	9,637	50.0%
Age 0 to 19 yrs (2009)	100	17.9%	898	20.7%	2,111	21.9%
Age 20 to 64 yrs (2009)	317	57.1%	2,606	60.1%	5,995	62.2%
Age 65 yrs plus (2009)	139	24.9%	835	19.2%	1,531	15.9%
Male Median Age (2009)	51.3	yrs	48.0	yrs	45.9	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: 33.827329/-111.923574

February 2010

RF5

N Tom Darlington Dr & E Cave Creek Rd Carefree, Arizona

Household Income Distribution

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
HH Income \$200,000 or More (2009)	111	22.6%	713	19.9%	1,533	20.2%
HH Income \$150,000 to \$199,999 (2009)	47	9.5%	364	10.1%	829	10.9%
HH Income \$100,000 to \$149,999 (2009)	86	17.5%	694	19.4%	1,639	21.6%
HH Income \$75,000 to \$99,999 (2009)	50	10.1%	408	11.4%	1,018	13.4%
HH Income \$50,000 to \$74,999 (2009)	62	12.5%	434	12.1%	913	12.0%
HH Income \$35,000 to \$49,999 (2009)	49	9.9%	331	9.2%	598	7.9%
HH Income \$25,000 to \$34,999 (2009)	29	5.9%	230	6.4%	407	5.4%
HH Income \$15,000 to \$24,999 (2009)	30	6.2%	229	6.4%	351	4.6%
HH Income \$0 to \$14,999 (2009)	28	5.7%	183	5.1%	291	3.8%
HH Income \$35,000+ (2009)	404	82.2%	2,945	82.1%	6,530	86.2%
HH Income \$75,000+ (2009)	293	59.7%	2,180	60.8%	5,019	66.2%

Housing

Total Housing Units (2009)	702		4,781		9,823	
Housing Units, Occupied (2009)	491	70.0%	3,587	75.0%	7,578	77.1%
<i>Housing Units, Owner-Occupied (2009)</i>	402	81.8%	2,958	82.5%	6,536	86.2%
<i>Housing Units, Renter-Occupied (2009)</i>	90	18.2%	629	17.5%	1,042	13.8%
Housing Units, Vacant (2009)	211	30.0%	1,194	25.0%	2,245	22.9%
Median Years in Residence (2009)	2.5	yrs	2.5	yrs	2.6	yrs

Marital Status

Never Married (2009)	119	12.1%	1,021	13.7%	2,218	13.7%
Now Married (2009)	662	67.4%	5,037	67.7%	11,630	71.6%
Separated (2009)	27	2.7%	192	2.6%	310	1.9%
Widowed (2009)	63	6.4%	379	5.1%	619	3.8%
Divorced (2009)	111	11.3%	808	10.9%	1,459	9.0%

Household Type

Population Family (2009)	924	82.6%	7,343	84.7%	16,835	87.4%
Population Non-Family (2009)	195	17.4%	1,329	15.3%	2,425	12.6%
Population Group Qtrs (2009)	0	0.0%	0	0.0%	0	0.0%
Family Households (2009)	321	65.4%	2,436	67.9%	5,451	71.9%
Married Couple With Children (2009)	60	9.1%	550	10.9%	1,391	12.0%
Average Family Household Size (2009)	2.88		3.01		3.09	
Non-Family Households (2009)	170	34.6%	1,151	32.1%	2,127	28.1%

Household Size

1 Person Household (2009)	144	29.4%	967	27.0%	1,728	22.8%
2 Person Households (2009)	182	37.1%	1,261	35.2%	2,688	35.5%
3 Person Households (2009)	41	8.4%	338	9.4%	780	10.3%
4 Person Households (2009)	70	14.2%	582	16.2%	1,382	18.2%
5 Person Households (2009)	31	6.3%	265	7.4%	625	8.2%
6+ Person Households (2009)	23	4.6%	173	4.8%	375	5.0%

Household Vehicles

Total Vehicles Available (2009)	951		7,202		15,597	
Household: 0 Vehicles Available (2009)	13	2.5%	86	2.4%	156	2.1%
Household: 1 Vehicles Available (2009)	147	29.9%	1,037	28.9%	2,006	26.5%
Household: 2+ Vehicles Available (2009)	332	67.5%	2,464	68.7%	5,416	71.5%
Average Vehicles Per Household (2009)	1.9		2.0		2.1	

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: 33.827329/-111.923574

February 2010

RF5

N Tom Darlington Dr & E Cave Creek Rd Carefree, Arizona

Labor Force

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Est. Labor: Population Age 16+ (2009)	968		7,318		15,968	
Est. Civilian Employed (2009)	499	51.5%	4,060	55.5%	9,339	58.5%
Est. Civilian Unemployed (2009)	23	2.4%	182	2.5%	442	2.8%
Est. in Armed Forces (2009)	1	0.1%	4	0.1%	8	0.1%
Est. not in Labor Force (2009)	446	46.1%	3,072	42.0%	6,179	38.7%

Occupation

Occupation: Population Age 16+ (2000)	390		3,182		6,819	
Mgmt, Business, & Financial Operations (200)	99	25.5%	795	25.0%	1,854	27.2%
Professional and Related (2000)	83	21.4%	694	21.8%	1,537	22.5%
Service (2000)	43	10.9%	346	10.9%	652	9.6%
Sales and Office (2000)	122	31.4%	984	30.9%	2,092	30.7%
Farming, Fishing, and Forestry (2000)	1	0.1%	5	0.2%	6	0.1%
Construct, Extraction, & Maintenance (2000)	23	5.8%	202	6.4%	373	5.5%
Production, Transp. & Material Moving (2000)	19	4.9%	154	4.9%	304	4.5%
Percent White Collar Workers (2000)		78.3%		77.7%		80.4%
Percent Blue Collar Workers (2000)		21.7%		22.3%		19.6%

Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2009)	\$44		\$305		\$662	
Total Non-Retail Expenditures (2009)	\$25	57.9%	\$177	57.9%	\$384	58.0%
Total Retail Expenditures (2009)	\$18	42.1%	\$128	42.1%	\$278	42.0%
Apparel (2009)	\$2	4.9%	\$15	4.9%	\$32	4.9%
Contributions (2009)	\$2	4.8%	\$14	4.7%	\$31	4.7%
Education (2009)	\$1	3.0%	\$9	2.9%	\$20	3.0%
Entertainment (2009)	\$2	5.7%	\$17	5.7%	\$38	5.7%
Food And Beverages (2009)	\$6	14.4%	\$44	14.5%	\$96	14.4%
Furnishings And Equipment (2009)	\$2	4.6%	\$14	4.6%	\$31	4.7%
Gifts (2009)	\$1	3.1%	\$9	3.1%	\$21	3.1%
Health Care (2009)	\$2	5.6%	\$17	5.6%	\$37	5.5%
Household Operations (2009)	\$2	4.1%	\$12	4.1%	\$27	4.1%
Miscellaneous Expenses (2009)	\$1	1.6%	\$5	1.6%	\$10	1.6%
Personal Care (2009)	\$1	1.4%	\$4	1.4%	\$9	1.4%
Personal Insurance (2009)	\$1	1.2%	\$4	1.2%	\$8	1.2%
Reading (2009)	\$0		\$1	0.3%	\$2	0.3%
Shelter (2009)	\$9	19.7%	\$60	19.7%	\$130	19.7%
Tobacco (2009)	\$0		\$2	0.5%	\$3	0.5%
Transportation (2009)	\$8	18.8%	\$58	18.9%	\$125	18.9%
Utilities (2009)	\$3	6.3%	\$19	6.3%	\$41	6.2%

Educational Attainment

Adult Population (25 Years or Older) (2009)	904		6,744		14,709	
Elementary (0 to 8) (2009)	17	1.9%	139	2.1%	270	1.8%
Some High School (9 to 11) (2009)	28	3.1%	233	3.5%	495	3.4%
High School Graduate (12) (2009)	156	17.2%	1,177	17.5%	2,605	17.7%
Some College (13 to 16) (2009)	201	22.2%	1,512	22.4%	3,338	22.7%
Associate Degree Only (2009)	70	7.7%	553	8.2%	1,183	8.0%
Bachelor Degree Only (2009)	271	30.0%	1,934	28.7%	4,380	29.8%
Graduate Degree (2009)	161	17.9%	1,195	17.7%	2,438	16.6%

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: 33.827329/-111.923574

February 2010

RF5

N Tom Darlington Dr & E Cave Creek Rd Carefree, Arizona

Units In Structure

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
1 Detached Unit (2000)	451	75.2%	3,202	80.1%	6,678	87.3%
1 Attached Unit (2000)	85	14.2%	400	10.0%	480	6.3%
2 to 4 Units (2000)	12	2.0%	92	2.3%	106	1.4%
5 to 9 Units (2000)	8	1.3%	52	1.3%	57	0.7%
10 to 19 Units (2000)	9	1.5%	54	1.3%	57	0.7%
20 to 49 Units (2000)	11	1.9%	54	1.4%	60	0.8%
50 or more Units (2000)	17	2.8%	72	1.8%	76	1.0%
Mobile Home or Trailer (2000)	7	1.2%	73	1.8%	126	1.7%
Other Structure (2000)	0		1	0.0%	10	0.1%

Homes Built By Year

Homes Built 1999 to 2000	40	6.7%	337	8.4%	984	12.9%
Homes Built 1995 to 1998	96	16.0%	938	23.4%	2,660	34.8%
Homes Built 1990 to 1994	88	14.6%	575	14.4%	1,089	14.2%
Homes Built 1980 to 1989	160	26.6%	909	22.7%	1,329	17.4%
Homes Built 1970 to 1979	150	25.1%	836	20.9%	1,085	14.2%
Homes Built 1960 to 1969	51	8.6%	298	7.5%	358	4.7%
Homes Built 1950 to 1959	10	1.6%	60	1.5%	66	0.9%
Homes Built Before 1949	5	0.8%	47	1.2%	78	1.0%

Home Values

Home Values \$1,000,000 or More (2000)	30	8.6%	137	5.6%	198	3.9%
Home Values \$500,000 to \$999,999 (2000)	106	30.6%	610	24.7%	959	18.8%
Home Values \$400,000 to \$499,999 (2000)	43	12.5%	329	13.3%	670	13.1%
Home Values \$300,000 to \$399,999 (2000)	65	18.9%	499	20.2%	1,234	24.2%
Home Values \$200,000 to \$299,999 (2000)	50	14.6%	490	19.8%	1,241	24.3%
Home Values \$150,000 to \$199,999 (2000)	27	7.8%	223	9.0%	457	9.0%
Home Values \$100,000 to \$149,999 (2000)	20	5.8%	144	5.8%	281	5.5%
Home Values \$70,000 to \$99,999 (2000)	4	1.1%	32	1.3%	48	0.9%
Home Values \$50,000 to \$69,999 (2000)	1	0.1%	3	0.1%	6	0.1%
Home Values \$25,000 to \$49,999 (2000)	0		3	0.1%	4	0.1%
Home Values \$0 to \$24,999 (2000)	0		0		3	0.1%
Owner Occupied Median Home Value (2000)	\$416,196		\$375,918		\$354,265	
Renter Occupied Median Rent (2000)	\$637		\$719		\$909	

Transportation To Work

Drive to Work Alone (2000)	282	72.4%	2,398	75.4%	5,283	77.5%
Drive to Work in Carpool (2000)	31	8.1%	256	8.0%	491	7.2%
Travel to Work - Public Transportation (2000)	2	0.5%	14	0.5%	24	0.3%
Drive to Work on Motorcycle (2000)	2	0.4%	7	0.2%	12	0.2%
Walk or Bicycle to Work (2000)	9	2.4%	64	2.0%	91	1.3%
Other Means (2000)	8	2.2%	60	1.9%	106	1.5%
Work at Home (2000)	55	14.1%	383	12.0%	812	11.9%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	105	31.5%	813	29.1%	1,479	24.6%
Travel to Work in 14 to 29 Minutes (2000)	57	17.1%	556	19.9%	1,357	22.6%
Travel to Work in 30 to 59 Minutes (2000)	139	41.4%	1,133	40.5%	2,512	41.8%
Travel to Work in 60 Minutes or More (2000)	34	10.1%	296	10.6%	659	11.0%
Average Travel Time to Work (2000)	27.5	mins	27.8	mins	28.3	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.