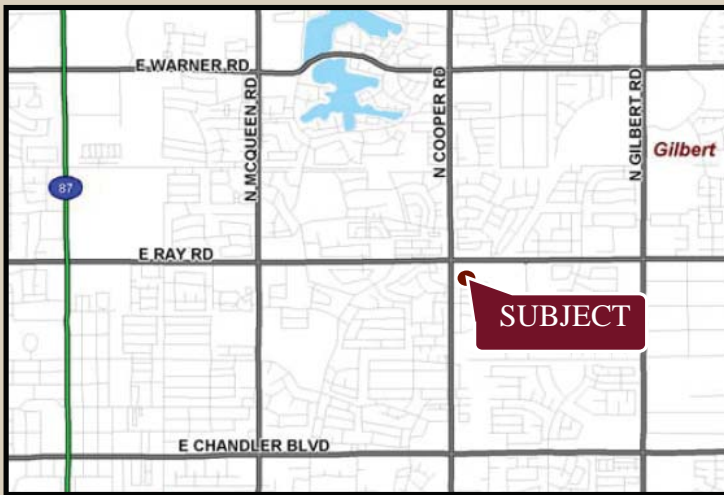
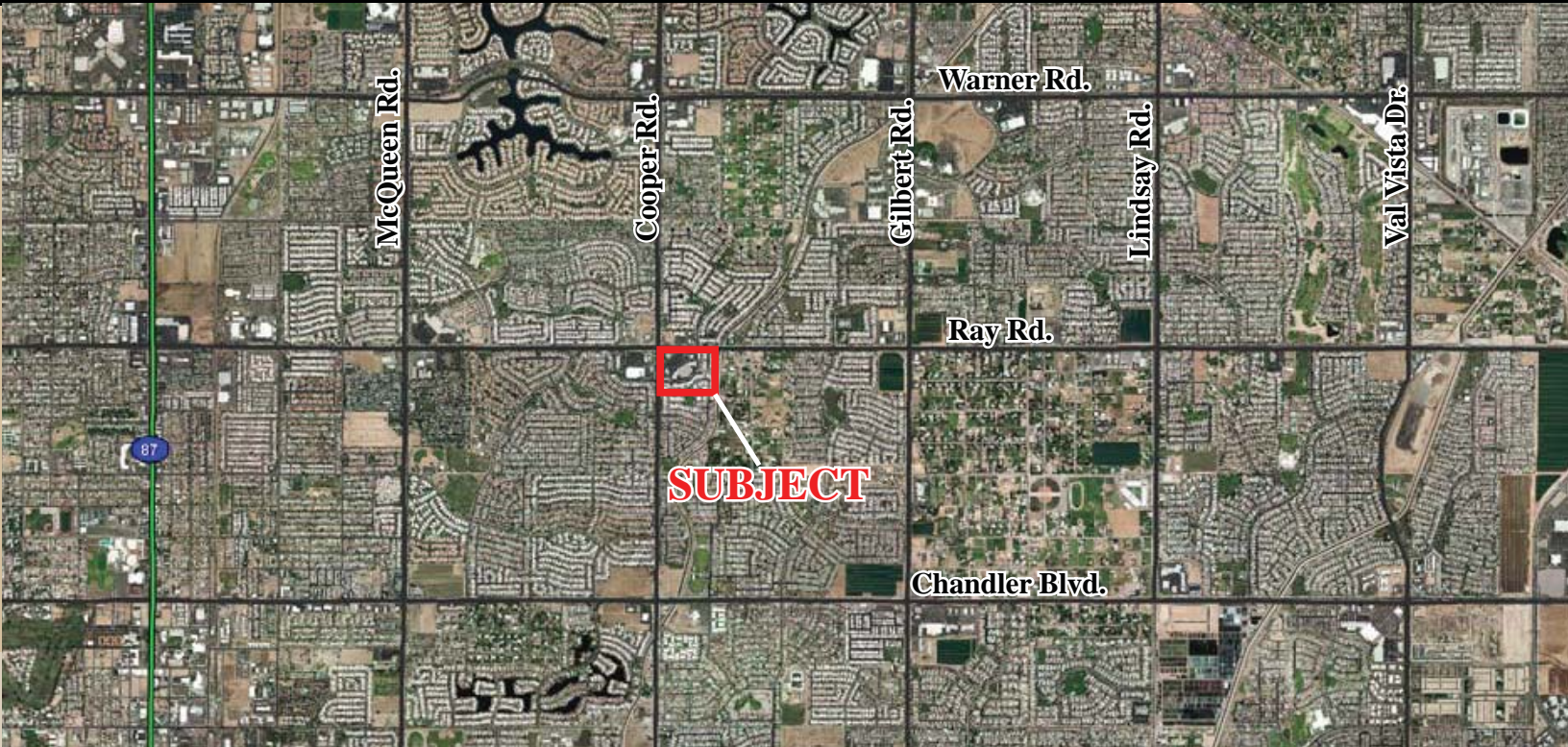


COOPER SQUARE

SOUTHEAST CORNER OF COOPER ROAD & RAY ROAD, GILBERT, AZ



AVAILABILITY

- 1,100 SF
- 1,312 SF
- 1,416 SF
- 1,620 SF-FORMER QUIZNOS
- 1,150 SF
- 1,260 SF

FEATURES

- Competitive rates for the trade area
- Lease incentives
- Surrounded by residential
- Neighborhood shopping center

NOTABLE TENANTS



2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	20,990	150,240	352,720
Ave Household Income	\$90,143	\$77,344	\$78,177
Daytime Employment	2,434	41,387	114,712

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.

EXCLUSIVELY REPRESENTED BY

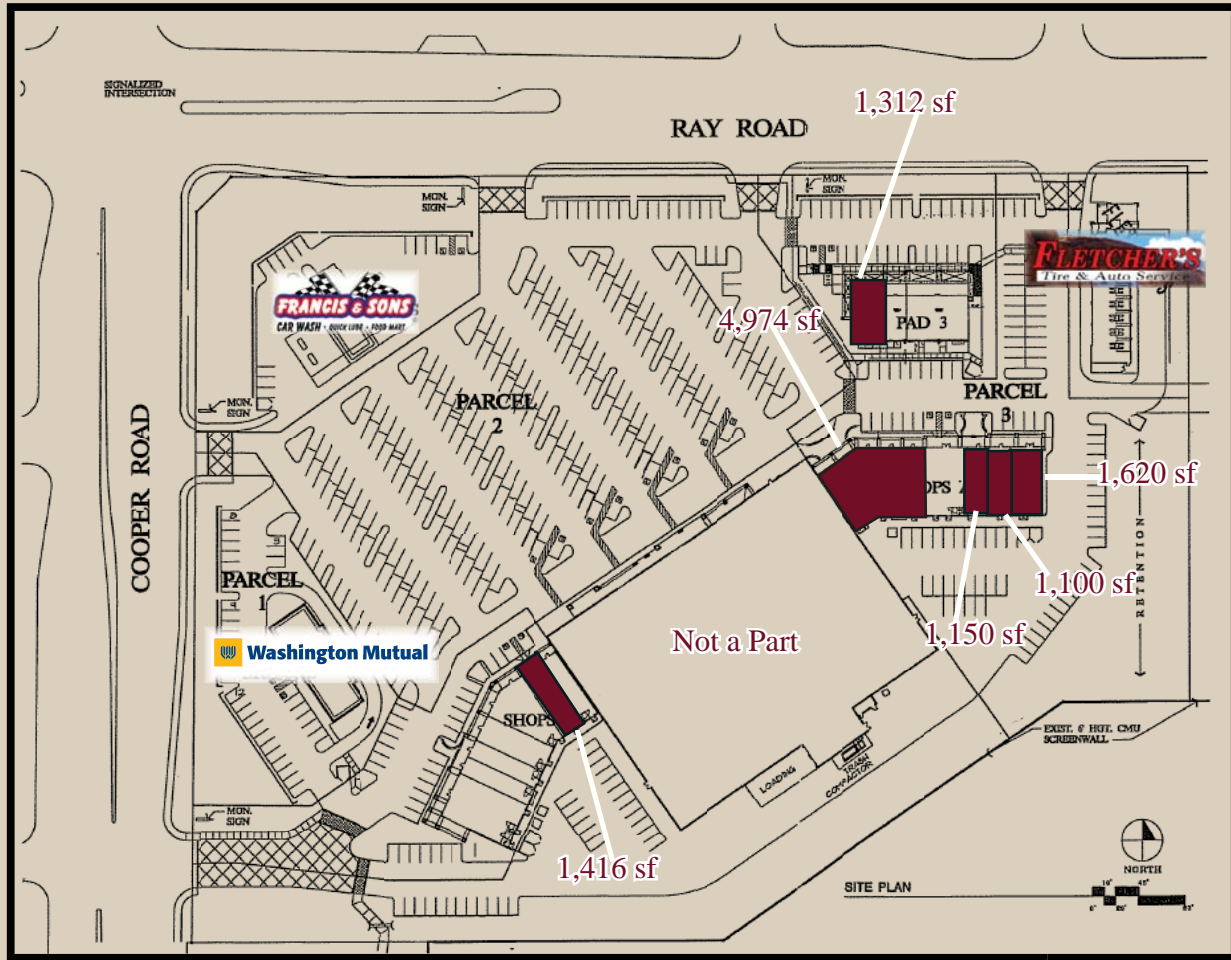


MATT MILINOVICH
602.778.3830
mattm@srgaz.com

JASON FESSINGER
602.778.3833
jasonf@srgaz.com

COOPER SQUARE

SOUTHEAST CORNER OF COOPER ROAD & RAY ROAD, GILBERT, AZ



#	TENANT	SQ. FT.
A01	Available	4,974 sf
A05	Pineda & Scott Family Co	2,220 sf
A06	Available	1,150 sf
A07	Available	1,100 sf
A08	Available	1,620 sf
B01	Dragon Wok	2,607 sf
B02	Friendly Nails	1,035 sf
B03	Guy & Gal Salon	1,035 sf
B04	Domino's Pizza	1,525 sf
B05	Los Favoritos Taco Shop	1,898 sf
B06	Available	1,416 sf

#	TENANT	SQ. FT.
B07	H&R Block	1,002 sf
Major 1	Albertson's	57,560 sf
Pad 2	Francis & Sons II	4,000 sf
Pad 4	Fletcher's Tire	5,065 sf
Pad C	Washington Mutual Bank	4,000 sf
Pad 3A	Bank of America	2,700 sf
Pad 3B	Happy Cleaners & Tailor	933 sf
Pad 3C	Available	1,312 sf

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.

EXCLUSIVELY REPRESENTED BY



STRATEGIC
RETAIL GROUP

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

JASON FESSINGER
602.778.3833
jasonf@srgaz.com

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.320849/-111.806993

February 2010

RF5

S Cooper Rd & E Ray Rd Gilbert, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2009)	20,990		150,240		352,720	
Census Population (1990)	2,278		47,712		133,741	
Census Population (2000)	14,631		110,562		249,710	
Projected Population (2014)	23,897		170,834		408,476	
Forecasted Population (2019)	29,043		204,294		496,616	
Historical Annual Growth (1990 to 2000)	12,353	54.2%	62,850	13.2%	115,969	8.7%
Historical Annual Growth (2000 to 2009)	6,359	4.8%	39,678	4.0%	103,010	4.6%
Projected Annual Growth (2009 to 2014)	2,907	2.8%	20,594	2.7%	55,756	3.2%
Est. Population Density (2009)	6,736.21 <i>psm</i>		5,349.87 <i>psm</i>		4,505.53 <i>psm</i>	
Trade Area Size	3.12 <i>sq mi</i>		28.08 <i>sq mi</i>		78.29 <i>sq mi</i>	
Households						
Estimated Households (2009)	6,339		45,299		107,165	
Census Households (1990)	677		15,918		44,866	
Census Households (2000)	4,784		36,260		83,868	
Projected Households (2014)	6,761		48,245		115,832	
Forecasted Households (2019)	10,515		75,020		180,120	
Households with Children (2009)	2,993	47.2%	20,838	46.0%	48,266	45.0%
Average Household Size (2009)	3.31		3.31		3.28	
Average Household Income						
Est. Average Household Income (2009)	\$90,143		\$77,344		\$78,177	
Proj. Average Household Income (2014)	\$95,920		\$82,189		\$83,424	
Average Family Income (2009)	\$95,815		\$84,157		\$85,614	
Median Household Income						
Est. Median Household Income (2009)	\$94,851		\$76,185		\$76,192	
Proj. Median Household Income (2014)	\$102,021		\$82,309		\$82,986	
Median Family Income (2009)	\$98,870		\$82,120		\$83,616	
Per Capita Income						
Est. Per Capita Income (2009)	\$27,226		\$23,382		\$23,839	
Proj. Per Capita Income (2014)	\$27,140		\$23,265		\$23,731	
Per Capita Income Est. 5 year change	-\$86	-0.3%	-\$117	-0.5%	-\$108	-0.5%
Other Income						
Est. Median Disposable Income (2009)	\$73,960		\$60,806		\$60,987	
Est. Median Disposable Income (2014)	\$78,599		\$64,900		\$65,581	
Disposable Income Est. 5 year change	\$4,639	6.3%	\$4,094	6.7%	\$4,594	7.5%
Est. Average Household Net Worth (2009)	\$708,078		\$574,685		\$577,645	
Daytime Demos						
Total Number of Businesses (2009)	293		3,402		9,298	
Total Number of Employees (2009)	2,434		41,387		114,712	
Company Headqtrs: Businesses (2009)	0	0	9	0.3%	36	0.4%
Company Headqtrs: Employees (2009)	0	0	355	0.9%	1,965	1.7%
Unemployment Rate (2009)	3.60%		4.30%		4.40%	
Employee Population per Business	8.3 to 1		12.2 to 1		12.3 to 1	
Residential Population per Business	71.7 to 1		44.2 to 1		37.9 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: 33.320849/-111.806993

February 2010

RF5

S Cooper Rd & E Ray Rd Gilbert, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2009)	16,869	80.4%	113,633	75.6%	275,632	78.1%
Black or African American (2009)	824	3.9%	6,831	4.5%	14,317	4.1%
American Indian & Alaska Native (2009)	233	1.1%	2,227	1.5%	4,899	1.4%
Asian (2009)	1,316	6.3%	6,754	4.5%	15,635	4.4%
Hawaiian & Pacific Islander (2009)	37	0.2%	275	0.2%	770	0.2%
Other Race (2009)	1,123	5.3%	16,003	10.7%	30,394	8.6%
Two or More Races (2009)	588	2.8%	4,517	3.0%	11,072	3.1%
Not Hispanic or Latino Population (2009)	16,588	79.0%	103,316	68.8%	256,048	72.6%
Hispanic or Latino Population (2009)	4,402	21.0%	46,925	31.2%	96,671	27.4%
Not of Hispanic Origin Population (1990)	2,017	88.6%	35,887	75.2%	112,923	84.4%
Hispanic Origin Population (1990)	261	11.4%	11,826	24.8%	20,818	15.6%
Not Hispanic or Latino Population (2000)	12,884	88.1%	82,195	74.3%	199,984	80.1%
Hispanic or Latino Population (2000)	1,746	11.9%	28,367	25.7%	49,726	19.9%
Not Hispanic or Latino Population (2014)	18,279	76.5%	114,777	67.2%	288,465	70.6%
Hispanic or Latino Population (2014)	5,618	23.5%	56,057	32.8%	120,011	29.4%
Hist. Hispanic Ann Growth (1990 to 2009)	4,141	83.6%	35,099	15.6%	75,853	19.2%
Proj. Hispanic Ann Growth (2009 to 2014)	1,216	5.5%	9,132	3.9%	23,340	4.8%
Age Distribution						
Age 0 to 4 yrs (2009)	2,084	9.9%	14,707	9.8%	32,973	9.3%
Age 5 to 9 yrs (2009)	1,859	8.9%	13,615	9.1%	31,374	8.9%
Age 10 to 14 yrs (2009)	1,655	7.9%	12,059	8.0%	28,715	8.1%
Age 15 to 19 yrs (2009)	1,316	6.3%	10,300	6.9%	25,122	7.1%
Age 20 to 24 yrs (2009)	916	4.4%	8,756	5.8%	21,001	6.0%
Age 25 to 29 yrs (2009)	1,630	7.8%	12,394	8.2%	27,859	7.9%
Age 30 to 34 yrs (2009)	2,163	10.3%	14,037	9.3%	31,287	8.9%
Age 35 to 39 yrs (2009)	2,126	10.1%	13,253	8.8%	30,501	8.6%
Age 40 to 44 yrs (2009)	1,732	8.3%	11,420	7.6%	27,479	7.8%
Age 45 to 49 yrs (2009)	1,440	6.9%	9,826	6.5%	24,452	6.9%
Age 50 to 54 yrs (2009)	1,217	5.8%	8,558	5.7%	21,001	6.0%
Age 55 to 59 yrs (2009)	939	4.5%	6,518	4.3%	15,942	4.5%
Age 60 to 64 yrs (2009)	688	3.3%	4,962	3.3%	11,691	3.3%
Age 65 to 74 yrs (2009)	745	3.6%	5,602	3.7%	13,058	3.7%
Age 75 to 84 yrs (2009)	340	1.6%	3,002	2.0%	7,083	2.0%
Age 85 yrs plus (2009)	140	0.7%	1,230	0.8%	3,181	0.9%
Median Age (2009)	31.5 yrs		30.3 yrs		30.7 yrs	
Gender Age Distribution						
Female Population (2009)	10,480	49.9%	74,692	49.7%	174,798	49.6%
Age 0 to 19 yrs (2009)	3,428	32.7%	24,924	33.4%	57,797	33.1%
Age 20 to 64 yrs (2009)	6,390	61.0%	44,315	59.3%	104,028	59.5%
Age 65 yrs plus (2009)	663	6.3%	5,454	7.3%	12,974	7.4%
Female Median Age (2009)	31.6 yrs		30.7 yrs		31.2 yrs	
Male Population (2009)	10,510	50.1%	75,548	50.3%	177,921	50.4%
Age 0 to 19 yrs (2009)	3,486	33.2%	25,758	34.1%	60,386	33.9%
Age 20 to 64 yrs (2009)	6,461	61.5%	45,410	60.1%	107,187	60.2%
Age 65 yrs plus (2009)	562	5.4%	4,380	5.8%	10,349	5.8%
Male Median Age (2009)	31.5 yrs		30.0 yrs		30.3 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: 33.320849/-111.806993

February 2010

RF5

S Cooper Rd & E Ray Rd Gilbert, Arizona

1.00 mi radius 3.00 mi radius 5.00 mi radius

Household Income Distribution

HH Income \$200,000 or More (2009)	279	4.4%	1,714	3.8%	4,220	3.9%
HH Income \$150,000 to \$199,999 (2009)	572	9.0%	2,464	5.4%	5,911	5.5%
HH Income \$100,000 to \$149,999 (2009)	1,956	30.8%	9,789	21.6%	23,225	21.7%
HH Income \$75,000 to \$99,999 (2009)	1,446	22.8%	8,834	19.5%	20,667	19.3%
HH Income \$50,000 to \$74,999 (2009)	1,240	19.6%	10,040	22.2%	23,639	22.1%
HH Income \$35,000 to \$49,999 (2009)	437	6.9%	5,086	11.2%	12,338	11.5%
HH Income \$25,000 to \$34,999 (2009)	201	3.2%	2,950	6.5%	7,076	6.6%
HH Income \$15,000 to \$24,999 (2009)	105	1.7%	2,281	5.0%	5,534	5.2%
HH Income \$0 to \$14,999 (2009)	104	1.6%	2,140	4.7%	4,555	4.3%
HH Income \$35,000+ (2009)	5,930	93.5%	37,928	83.7%	89,999	84.0%
HH Income \$75,000+ (2009)	4,253	67.1%	22,801	50.3%	54,022	50.4%

Housing

Total Housing Units (2009)	6,711		49,458		118,350	
Housing Units, Occupied (2009)	6,339	94.5%	45,299	91.6%	107,165	90.5%
<i>Housing Units, Owner-Occupied (2009)</i>	5,755	90.8%	34,598	76.4%	79,523	74.2%
<i>Housing Units, Renter-Occupied (2009)</i>	585	9.2%	10,701	23.6%	27,642	25.8%
Housing Units, Vacant (2009)	371	5.5%	4,159	8.4%	11,185	9.5%
Median Years in Residence (2009)	2.3	<i>yrs</i>	2.5	<i>yrs</i>	2.6	<i>yrs</i>

Marital Status

Never Married (2009)	3,086	20.1%	25,833	23.6%	62,977	24.3%
Now Married (2009)	10,670	69.6%	66,106	60.3%	156,198	60.3%
Separated (2009)	198	1.3%	4,130	3.8%	8,162	3.1%
Widowed (2009)	378	2.5%	3,510	3.2%	7,573	2.9%
Divorced (2009)	997	6.5%	9,967	9.1%	24,232	9.4%

Household Type

Population Family (2009)	19,210	91.5%	132,730	88.3%	310,790	88.1%
Population Non-Family (2009)	1,778	8.5%	17,347	11.5%	41,102	11.7%
Population Group Qtrs (2009)	3	0.0%	163	0.1%	828	0.2%
Family Households (2009)	4,982	78.6%	33,359	73.6%	78,213	73.0%
Married Couple With Children (2009)	2,420	22.7%	15,032	22.7%	35,212	22.5%
Average Family Household Size (2009)	3.86		3.98		3.97	
Non-Family Households (2009)	1,357	21.4%	11,940	26.4%	28,952	27.0%

Household Size

1 Person Household (2009)	918	14.5%	8,843	19.5%	21,560	20.1%
2 Person Households (2009)	1,407	22.2%	9,171	20.2%	21,687	20.2%
3 Person Households (2009)	838	13.2%	5,485	12.1%	12,893	12.0%
4 Person Households (2009)	1,857	29.3%	11,651	25.7%	27,297	25.5%
5 Person Households (2009)	848	13.4%	5,748	12.7%	13,465	12.6%
6+ Person Households (2009)	471	7.4%	4,402	9.7%	10,264	9.6%

Household Vehicles

Total Vehicles Available (2009)	13,217		86,959		210,437	
Household: 0 Vehicles Available (2009)	136	2.1%	1,972	4.4%	4,204	3.9%
Household: 1 Vehicles Available (2009)	1,325	20.9%	13,088	28.9%	30,996	28.9%
Household: 2+ Vehicles Available (2009)	4,879	77.0%	30,240	66.8%	71,964	67.2%
Average Vehicles Per Household (2009)	2.1		1.9		2.0	

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: 33.320849/-111.806993

February 2010

RF5

S Cooper Rd & E Ray Rd Gilbert, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2009)	15,012		107,266		253,617	
Est. Civilian Employed (2009)	10,716	71.4%	72,987	68.0%	174,072	68.6%
Est. Civilian Unemployed (2009)	541	3.6%	4,599	4.3%	11,064	4.4%
Est. in Armed Forces (2009)	22	0.1%	77	0.1%	219	0.1%
Est. not in Labor Force (2009)	3,733	24.9%	29,603	27.6%	68,263	26.9%
Occupation						
Occupation: Population Age 16+ (2000)	7,823		55,545		129,819	
Mgmt, Business, & Financial Operations (200)	1,635	20.9%	9,188	16.5%	21,734	16.7%
Professional and Related (2000)	1,993	25.5%	12,053	21.7%	28,861	22.2%
Service (2000)	628	8.0%	6,731	12.1%	15,358	11.8%
Sales and Office (2000)	2,242	28.7%	16,150	29.1%	38,803	29.9%
Farming, Fishing, and Forestry (2000)	7	0.1%	321	0.6%	558	0.4%
Construct, Extraction, & Maintenance (2000)	590	7.5%	4,957	8.9%	11,308	8.7%
Production, Transp. & Material Moving (2000)	728	9.3%	6,144	11.1%	13,196	10.2%
Percent White Collar Workers (2000)	75.0%		67.3%		68.9%	
Percent Blue Collar Workers (2000)	25.0%		32.7%		31.1%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2009)	\$419		\$2,671		\$6,369	
Total Non-Retail Expenditures (2009)	\$243	58.1%	\$1,548	58.0%	\$3,691	58.0%
Total Retail Expenditures (2009)	\$175	41.9%	\$1,123	42.0%	\$2,678	42.0%
Apparel (2009)	\$20	4.8%	\$129	4.8%	\$307	4.8%
Contributions (2009)	\$16	3.9%	\$100	3.7%	\$239	3.8%
Education (2009)	\$11	2.7%	\$67	2.5%	\$161	2.5%
Entertainment (2009)	\$24	5.7%	\$151	5.6%	\$359	5.6%
Food And Beverages (2009)	\$62	14.9%	\$404	15.1%	\$963	15.1%
Furnishings And Equipment (2009)	\$19	4.7%	\$121	4.5%	\$289	4.5%
Gifts (2009)	\$12	2.8%	\$71	2.7%	\$170	2.7%
Health Care (2009)	\$24	5.6%	\$155	5.8%	\$370	5.8%
Household Operations (2009)	\$16	3.9%	\$100	3.7%	\$238	3.7%
Miscellaneous Expenses (2009)	\$7	1.6%	\$44	1.6%	\$104	1.6%
Personal Care (2009)	\$6	1.4%	\$39	1.4%	\$92	1.4%
Personal Insurance (2009)	\$5	1.1%	\$28	1.1%	\$67	1.1%
Reading (2009)	\$1	0.3%	\$9	0.3%	\$21	0.3%
Shelter (2009)	\$82	19.5%	\$517	19.4%	\$1,232	19.4%
Tobacco (2009)	\$2	0.5%	\$16	0.6%	\$38	0.6%
Transportation (2009)	\$84	20.1%	\$540	20.2%	\$1,286	20.2%
Utilities (2009)	\$27	6.5%	\$181	6.8%	\$432	6.8%
Educational Attainment						
Adult Population (25 Years or Older) (2009)	13,160		90,802		213,535	
Elementary (0 to 8) (2009)	338	2.6%	7,324	8.1%	13,170	6.2%
Some High School (9 to 11) (2009)	414	3.1%	5,830	6.4%	12,041	5.6%
High School Graduate (12) (2009)	2,697	20.5%	20,001	22.0%	47,945	22.5%
Some College (13 to 16) (2009)	3,269	24.8%	21,196	23.3%	52,392	24.5%
Associate Degree Only (2009)	1,402	10.7%	8,430	9.3%	21,283	10.0%
Bachelor Degree Only (2009)	3,476	26.4%	18,667	20.6%	43,740	20.5%
Graduate Degree (2009)	1,564	11.9%	9,354	10.3%	22,965	10.8%

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: 33.320849/-111.806993

February 2010

RF5

S Cooper Rd & E Ray Rd Gilbert, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Units In Structure						
1 Detached Unit (2000)	4,829	99.2%	28,917	76.0%	64,616	73.2%
1 Attached Unit (2000)	10	0.2%	2,112	5.5%	4,633	5.3%
2 to 4 Units (2000)	22	0.4%	1,501	3.9%	2,856	3.2%
5 to 9 Units (2000)	0		1,271	3.3%	3,980	4.5%
10 to 19 Units (2000)	0		801	2.1%	3,591	4.1%
20 to 49 Units (2000)	0		733	1.9%	1,443	1.6%
50 or more Units (2000)	0		1,165	3.1%	4,523	5.1%
Mobile Home or Trailer (2000)	0		1,486	3.9%	2,479	2.8%
Other Structure (2000)	9	0.2%	85	0.2%	97	0.1%
Homes Built By Year						
Homes Built 1999 to 2000	671	13.8%	3,345	8.8%	6,510	7.4%
Homes Built 1995 to 1998	2,228	45.7%	12,296	32.3%	22,634	25.7%
Homes Built 1990 to 1994	1,276	26.2%	6,509	17.1%	13,828	15.7%
Homes Built 1980 to 1989	588	12.1%	8,386	22.0%	27,061	30.7%
Homes Built 1970 to 1979	82	1.7%	3,921	10.3%	13,250	15.0%
Homes Built 1960 to 1969	19	0.4%	1,665	4.4%	2,613	3.0%
Homes Built 1950 to 1959	0		1,098	2.9%	1,346	1.5%
Homes Built Before 1949	7	0.1%	850	2.2%	975	1.1%
Home Values						
Home Values \$1,000,000 or More (2000)	0		8	0.0%	37	0.1%
Home Values \$500,000 to \$999,999 (2000)	6	0.1%	48	0.2%	208	0.4%
Home Values \$400,000 to \$499,999 (2000)	3	0.1%	112	0.4%	356	0.6%
Home Values \$300,000 to \$399,999 (2000)	88	2.0%	490	1.9%	1,342	2.3%
Home Values \$200,000 to \$299,999 (2000)	958	21.7%	3,992	15.2%	8,126	13.8%
Home Values \$150,000 to \$199,999 (2000)	1,233	27.9%	6,180	23.5%	12,985	22.0%
Home Values \$100,000 to \$149,999 (2000)	2,062	46.7%	11,666	44.3%	27,616	46.9%
Home Values \$70,000 to \$99,999 (2000)	40	0.9%	2,897	11.0%	6,915	11.7%
Home Values \$50,000 to \$69,999 (2000)	6	0.1%	660	2.5%	900	1.5%
Home Values \$25,000 to \$49,999 (2000)	11	0.3%	222	0.8%	310	0.5%
Home Values \$0 to \$24,999 (2000)	10	0.2%	38	0.1%	117	0.2%
Owner Occupied Median Home Value (2000)	\$158,859		\$145,563		\$145,247	
Renter Occupied Median Rent (2000)	\$927		\$659		\$677	
Transportation To Work						
Drive to Work Alone (2000)	6,541	83.4%	43,394	78.1%	104,193	80.2%
Drive to Work in Carpool (2000)	827	10.6%	8,169	14.7%	16,743	12.9%
Travel to Work - Public Transportation (2000)	0		426	0.8%	888	0.7%
Drive to Work on Motorcycle (2000)	66	0.8%	250	0.4%	616	0.5%
Walk or Bicycle to Work (2000)	35	0.4%	1,107	2.0%	2,434	1.9%
Other Means (2000)	13	0.2%	333	0.6%	643	0.5%
Work at Home (2000)	358	4.6%	1,897	3.4%	4,472	3.4%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,090	14.6%	9,966	18.6%	25,442	20.3%
Travel to Work in 14 to 29 Minutes (2000)	2,854	38.1%	19,982	37.2%	48,724	38.8%
Travel to Work in 30 to 59 Minutes (2000)	3,014	40.3%	20,218	37.7%	44,380	35.4%
Travel to Work in 60 Minutes or More (2000)	525	7.0%	3,511	6.5%	6,971	5.6%
Average Travel Time to Work (2000)	27.4	mins	26.2	mins	25.1	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.