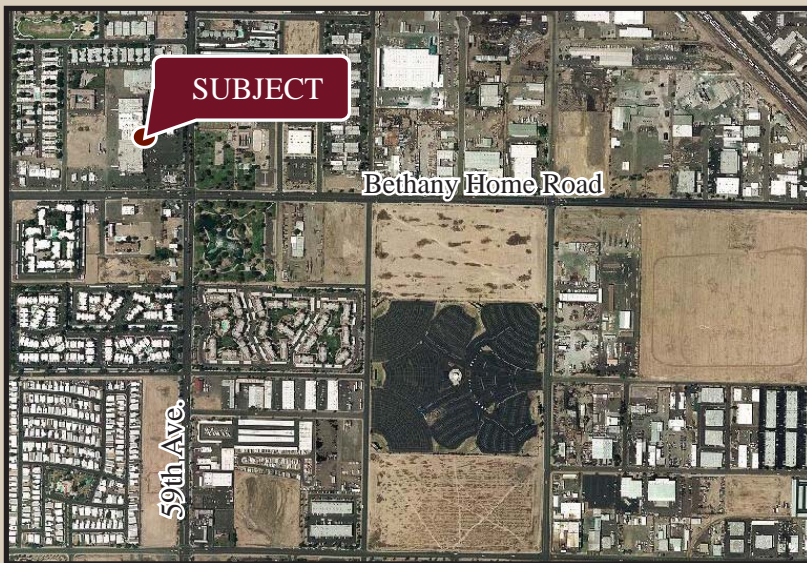




GLENFAIR PLAZA

NORTHWEST CORNER OF 59TH AVENUE & BETHANY HOME RD., GLENDALE, AZ



AVAILABILITY

- 8,000 SF AVAILABLE
- 3,000 SF PAD AVAILABLE (CAN BE CONFIGURED FOR A DRIVE-THRU)

FEATURES

- End-Cap Available
- More than 500,000 people within 5 miles of subject center
- 57.8% hispanic within 1 mile
- C-2 Zoning
- Grocery Anchored

TRAFFIC COUNTS:

- 59th Ave.-25,000 cars per day
- Bethany Home Road--34,000 cars per day

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2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	23,779	190,386	503,092
Ave Household Income	\$34,046	\$45,998	\$49,581
Daytime Employment	10,064	57,858	139,382



EXCLUSIVELY REPRESENTED BY

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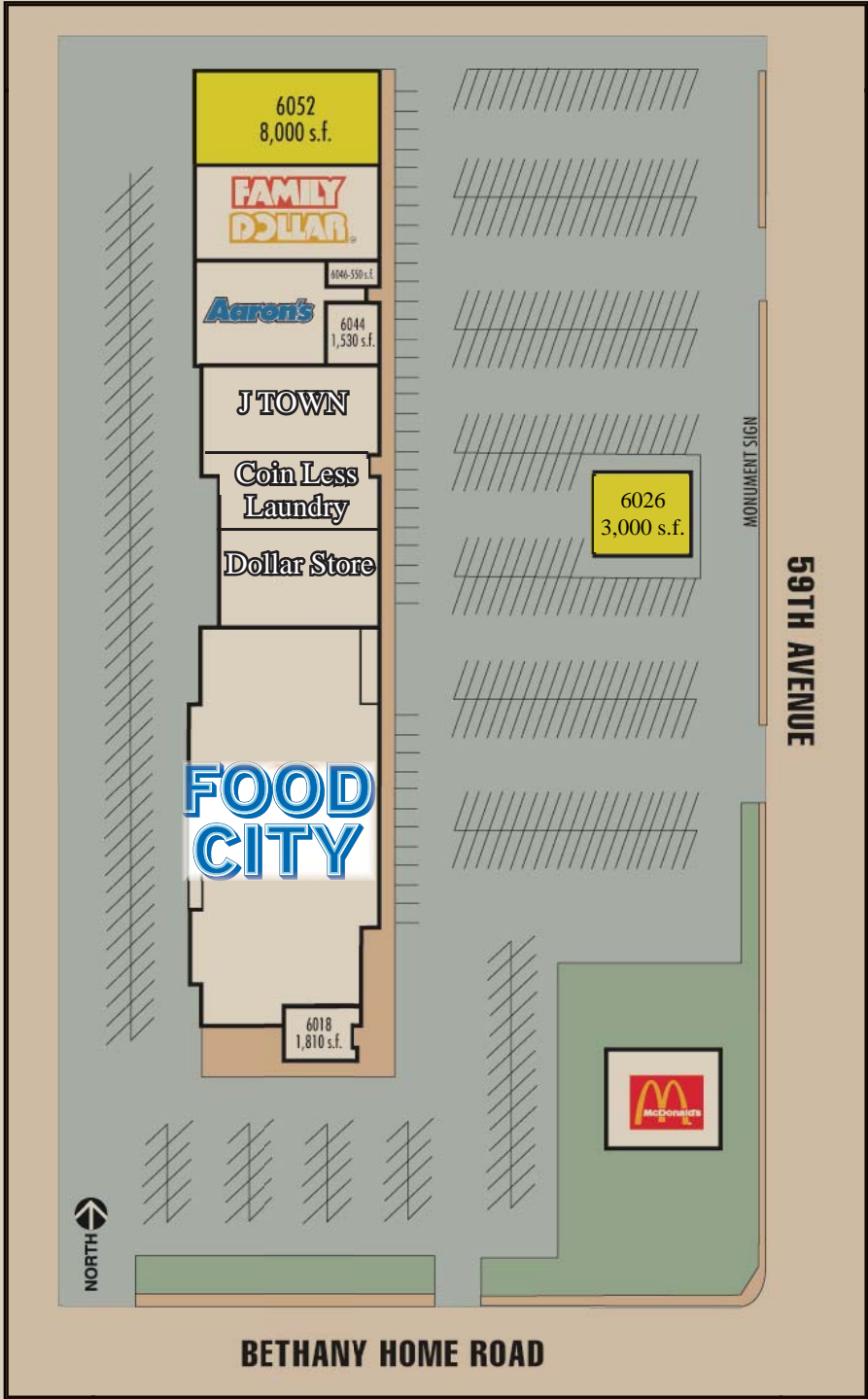
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GLENFAIR PLAZA

NORTHWEST CORNER OF 59TH AVENUE & BETHANY HOME RD., GLENDALE, AZ



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Prepared For



Lat/Lon: 33.524101/-112.186208

May 2010

RF5

N 59th Ave & W Bethany Home Rd Glendale, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2009)	23,779		190,386		503,092	
Census Population (1990)	17,403		139,497		361,906	
Census Population (2000)	22,655		178,414		467,967	
Projected Population (2014)	27,378		215,119		546,696	
Forecasted Population (2019)	29,992		235,700		591,193	
Historical Annual Growth (1990 to 2000)	5,252	3.0%	38,917	2.8%	106,062	2.9%
Historical Annual Growth (2000 to 2009)	1,123	0.6%	11,972	0.7%	35,125	0.8%
Projected Annual Growth (2009 to 2014)	3,599	3.0%	24,733	2.6%	43,604	1.7%
Est. Population Density (2009)	7,575.25 <i>psm</i>		6,737.90 <i>psm</i>		6,409.63 <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)	7,047		56,364		146,600	
Census Households (1990)	6,619		51,002		129,024	
Census Households (2000)	7,244		57,746		148,157	
Projected Households (2014)	7,611		60,295		150,639	
Forecasted Households (2019)	11,832		93,740		234,054	
Households with Children (2009)	3,174	45.0%	24,938	44.2%	66,330	45.2%
Average Household Size (2009)	3.34		3.36		3.42	
Average Household Income						
Est. Average Household Income (2009)	\$34,046		\$45,998		\$49,581	
Proj. Average Household Income (2014)	\$34,644		\$47,438		\$51,309	
Average Family Income (2009)	\$38,129		\$52,360		\$56,056	
Median Household Income						
Est. Median Household Income (2009)	\$34,779		\$44,429		\$47,199	
Proj. Median Household Income (2014)	\$36,175		\$46,463		\$49,713	
Median Family Income (2009)	\$38,752		\$49,879		\$52,749	
Per Capita Income						
Est. Per Capita Income (2009)	\$10,485		\$13,849		\$14,650	
Proj. Per Capita Income (2014)	\$9,971		\$13,500		\$14,323	
Per Capita Income Est. 5 year change	-\$514	-4.9%	-\$350	-2.5%	-\$327	-2.2%
Other Income						
Est. Median Disposable Income (2009)	\$30,578		\$38,080		\$40,089	
Est. Median Disposable Income (2014)	\$31,580		\$39,562		\$41,960	
Disposable Income Est. 5 year change	\$1,002	3.3%	\$1,482	3.9%	\$1,871	4.7%
Est. Average Household Net Worth (2009)	\$227,977		\$329,067		\$359,487	
Daytime Demos						
Total Number of Businesses (2009)	691		3,805		10,407	
Total Number of Employees (2009)	10,064		57,858		139,382	
Company Headqtrs: Businesses (2009)	0	0	8	0.2%	35	0.3%
Company Headqtrs: Employees (2009)	-	-	1,222	2.1%	3,446	2.5%
Unemployment Rate (2009)	8.30%		6.50%		6.50%	
Employee Population per Business	14.6 to 1		15.2 to 1		13.4 to 1	
Residential Population per Business	34.4 to 1		50.0 to 1		48.3 to 1	

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N 59th Ave & W Bethany Home Rd Glendale, Arizona

1.00 mi radius 3.00 mi radius 5.00 mi radius

Race & Ethnicity

White (2009)	13,385	56.3%	120,723	63.4%	319,749	63.6%
Black or African American (2009)	2,272	9.6%	16,339	8.6%	38,358	7.6%
American Indian & Alaska Native (2009)	791	3.3%	4,846	2.5%	12,836	2.6%
Asian (2009)	342	1.4%	5,606	2.9%	15,574	3.1%
Hawaiian & Pacific Islander (2009)	54	0.2%	452	0.2%	1,190	0.2%
Other Race (2009)	5,954	25.0%	35,531	18.7%	97,661	19.4%
Two or More Races (2009)	982	4.1%	6,890	3.6%	17,724	3.5%
Not Hispanic or Latino Population (2009)	10,034	42.2%	93,353	49.0%	247,793	49.3%
Hispanic or Latino Population (2009)	13,745	57.8%	97,033	51.0%	255,299	50.7%
Not of Hispanic Origin Population (1990)	12,413	71.3%	109,763	78.7%	285,228	78.8%
Hispanic Origin Population (1990)	4,990	28.7%	29,735	21.3%	76,678	21.2%
Not Hispanic or Latino Population (2000)	10,576	46.7%	97,143	54.4%	256,049	54.7%
Hispanic or Latino Population (2000)	12,079	53.3%	81,272	45.6%	211,918	45.3%
Not Hispanic or Latino Population (2014)	11,186	40.9%	101,942	47.4%	259,905	47.5%
Hispanic or Latino Population (2014)	16,191	59.1%	113,177	52.6%	286,791	52.5%
Hist. Hispanic Ann Growth (1990 to 2009)	8,755	9.2%	67,299	11.9%	178,621	12.3%
Proj. Hispanic Ann Growth (2009 to 2014)	2,446	3.6%	16,144	3.3%	31,493	2.5%

Age Distribution

Age 0 to 4 yrs (2009)	2,598	10.9%	18,231	9.6%	47,595	9.5%
Age 5 to 9 yrs (2009)	2,293	9.6%	17,593	9.2%	46,582	9.3%
Age 10 to 14 yrs (2009)	1,836	7.7%	15,712	8.3%	41,630	8.3%
Age 15 to 19 yrs (2009)	1,918	8.1%	14,919	7.8%	39,784	7.9%
Age 20 to 24 yrs (2009)	2,030	8.5%	14,768	7.8%	38,726	7.7%
Age 25 to 29 yrs (2009)	1,986	8.4%	14,887	7.8%	39,574	7.9%
Age 30 to 34 yrs (2009)	1,816	7.6%	14,290	7.5%	38,056	7.6%
Age 35 to 39 yrs (2009)	1,617	6.8%	13,299	7.0%	35,808	7.1%
Age 40 to 44 yrs (2009)	1,474	6.2%	12,286	6.5%	33,114	6.6%
Age 45 to 49 yrs (2009)	1,302	5.5%	11,398	6.0%	31,377	6.2%
Age 50 to 54 yrs (2009)	1,061	4.5%	9,906	5.2%	27,144	5.4%
Age 55 to 59 yrs (2009)	958	4.0%	8,678	4.6%	22,809	4.5%
Age 60 to 64 yrs (2009)	815	3.4%	7,247	3.8%	18,703	3.7%
Age 65 to 74 yrs (2009)	1,100	4.6%	9,350	4.9%	23,106	4.6%
Age 75 to 84 yrs (2009)	664	2.8%	5,521	2.9%	13,602	2.7%
Age 85 yrs plus (2009)	311	1.3%	2,301	1.2%	5,481	1.1%
Median Age (2009)	27.8	yrs	29.5	yrs	29.4	yrs

Gender Age Distribution

Female Population (2009)	11,681	49.1%	94,804	49.8%	248,278	49.4%
Age 0 to 19 yrs (2009)	4,259	36.5%	32,591	34.4%	85,638	34.5%
Age 20 to 64 yrs (2009)	6,229	53.3%	52,227	55.1%	138,502	55.8%
Age 65 yrs plus (2009)	1,193	10.2%	9,986	10.5%	24,139	9.7%
Female Median Age (2009)	28.4	yrs	30.5	yrs	30.3	yrs
Male Population (2009)	12,098	50.9%	95,582	50.2%	254,814	50.6%
Age 0 to 19 yrs (2009)	4,386	36.3%	33,865	35.4%	89,953	35.3%
Age 20 to 64 yrs (2009)	6,830	56.5%	54,532	57.1%	146,810	57.6%
Age 65 yrs plus (2009)	881	7.3%	7,185	7.5%	18,051	7.1%
Male Median Age (2009)	27.3	yrs	28.5	yrs	28.6	yrs

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Household Income Distribution

HH Income \$200,000 or More (2009)	9	0.1%	440	0.8%	1,571	1.1%
HH Income \$150,000 to \$199,999 (2009)	9	0.1%	609	1.1%	2,268	1.5%
HH Income \$100,000 to \$149,999 (2009)	239	3.4%	4,124	7.3%	12,283	8.4%
HH Income \$75,000 to \$99,999 (2009)	425	6.0%	6,030	10.7%	17,560	12.0%
HH Income \$50,000 to \$74,999 (2009)	1,359	19.3%	12,271	21.8%	32,258	22.0%
HH Income \$35,000 to \$49,999 (2009)	1,256	17.8%	10,221	18.1%	26,318	18.0%
HH Income \$25,000 to \$34,999 (2009)	1,068	15.1%	7,673	13.6%	18,902	12.9%
HH Income \$15,000 to \$24,999 (2009)	1,328	18.8%	7,568	13.4%	18,058	12.3%
HH Income \$0 to \$14,999 (2009)	1,355	19.2%	7,427	13.2%	17,381	11.9%
HH Income \$35,000+ (2009)	3,297	46.8%	33,695	59.8%	92,258	62.9%
HH Income \$75,000+ (2009)	681	9.7%	11,203	19.9%	33,682	23.0%

Housing

Total Housing Units (2009)	7,949		61,898		160,891	
Housing Units, Occupied (2009)	7,047	88.7%	56,364	91.1%	146,600	91.1%
<i>Housing Units, Owner-Occupied (2009)</i>	2,488	35.3%	31,011	55.0%	85,998	58.7%
<i>Housing Units, Renter-Occupied (2009)</i>	4,560	64.7%	25,353	45.0%	60,602	41.3%
Housing Units, Vacant (2009)	902	11.3%	5,534	8.9%	14,291	8.9%
Median Years in Residence (2009)	2.4	yrs	2.8	yrs	2.9	yrs

Marital Status

Never Married (2009)	5,321	31.2%	41,577	30.0%	109,632	29.9%
Now Married (2009)	6,759	39.7%	63,003	45.5%	171,969	46.9%
Separated (2009)	1,871	11.0%	9,732	7.0%	24,166	6.6%
Widowed (2009)	856	5.0%	6,917	5.0%	16,987	4.6%
Divorced (2009)	2,227	13.1%	17,298	12.5%	44,029	12.0%

Household Type

Population Family (2009)	19,278	81.1%	160,120	84.1%	426,274	84.7%
Population Non-Family (2009)	4,272	18.0%	29,343	15.4%	74,393	14.8%
Population Group Qtrs (2009)	229	1.0%	923	0.5%	2,425	0.5%
Family Households (2009)	4,468	63.4%	37,936	67.3%	100,978	68.9%
Married Couple With Children (2009)	1,478	21.9%	13,444	21.3%	37,655	21.9%
Average Family Household Size (2009)	4.31		4.22		4.22	
Non-Family Households (2009)	2,579	36.6%	18,428	32.7%	45,622	31.1%

Household Size

1 Person Household (2009)	2,147	30.5%	14,922	26.5%	35,950	24.5%
2 Person Households (2009)	1,063	15.1%	9,523	16.9%	25,067	17.1%
3 Person Households (2009)	668	9.5%	5,728	10.2%	15,329	10.5%
4 Person Households (2009)	1,304	18.5%	11,325	20.1%	30,947	21.1%
5 Person Households (2009)	864	12.3%	7,303	13.0%	19,746	13.5%
6+ Person Households (2009)	1,002	14.2%	7,563	13.4%	19,561	13.3%

Household Vehicles

Total Vehicles Available (2009)	9,357		91,090		248,380	
Household: 0 Vehicles Available (2009)	1,372	19.5%	6,238	11.1%	14,657	10.0%
Household: 1 Vehicles Available (2009)	3,280	46.5%	22,853	40.5%	56,834	38.8%
Household: 2+ Vehicles Available (2009)	2,395	34.0%	27,273	48.4%	75,108	51.2%
Average Vehicles Per Household (2009)	1.3		1.6		1.7	

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Labor Force

Est. Labor: Population Age 16+ (2009)	16,687		135,848		359,282	
Est. Civilian Employed (2009)	9,250	55.4%	79,376	58.4%	212,512	59.1%
Est. Civilian Unemployed (2009)	1,390	8.3%	8,883	6.5%	23,482	6.5%
Est. in Armed Forces (2009)	15	0.1%	206	0.2%	596	0.2%
Est. not in Labor Force (2009)	6,032	36.1%	47,384	34.9%	122,692	34.1%

Occupation

Occupation: Population Age 16+ (2000)	8,686		73,810		196,980	
Mgmt, Business, & Financial Operations (2000)	469	5.4%	5,811	7.9%	17,193	8.7%
Professional and Related (2000)	672	7.7%	8,313	11.3%	24,146	12.3%
Service (2000)	1,716	19.8%	12,475	16.9%	33,214	16.9%
Sales and Office (2000)	2,203	25.4%	21,225	28.8%	56,395	28.6%
Farming, Fishing, and Forestry (2000)	62	0.7%	395	0.5%	755	0.4%
Construct, Extraction, & Maintenance (2000)	1,748	20.1%	12,506	16.9%	31,986	16.2%
Production, Transp. & Material Moving (2000)	1,815	20.9%	13,085	17.7%	33,291	16.9%
Percent White Collar Workers (2000)		38.5%		47.9%		49.6%
Percent Blue Collar Workers (2000)		61.5%		52.1%		50.4%

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

Total Household Expenditure (2009)	\$242		\$2,328		\$6,358	
Total Non-Retail Expenditures (2009)	\$138	57.1%	\$1,338	57.5%	\$3,658	57.5%
Total Retail Expenditures (2009)	\$104	42.9%	\$991	42.5%	\$2,700	42.5%
Apparel (2009)	\$12	4.9%	\$113	4.8%	\$307	4.8%
Contributions (2009)	\$8	3.1%	\$77	3.3%	\$214	3.4%
Education (2009)	\$5	2.2%	\$51	2.2%	\$142	2.2%
Entertainment (2009)	\$13	5.5%	\$129	5.5%	\$353	5.6%
Food And Beverages (2009)	\$39	16.2%	\$368	15.8%	\$1,001	15.7%
Furnishings And Equipment (2009)	\$10	4.1%	\$98	4.2%	\$271	4.3%
Gifts (2009)	\$6	2.3%	\$56	2.4%	\$155	2.4%
Health Care (2009)	\$16	6.5%	\$147	6.3%	\$396	6.2%
Household Operations (2009)	\$8	3.3%	\$79	3.4%	\$218	3.4%
Miscellaneous Expenses (2009)	\$4	1.7%	\$40	1.7%	\$107	1.7%
Personal Care (2009)	\$4	1.5%	\$34	1.5%	\$93	1.5%
Personal Insurance (2009)	\$2	0.9%	\$22	1.0%	\$61	1.0%
Reading (2009)	\$1	0.3%	\$7	0.3%	\$20	0.3%
Shelter (2009)	\$46	19.1%	\$445	19.1%	\$1,217	19.1%
Tobacco (2009)	\$2	0.8%	\$17	0.7%	\$45	0.7%
Transportation (2009)	\$49	20.1%	\$473	20.3%	\$1,293	20.3%
Utilities (2009)	\$19	7.7%	\$172	7.4%	\$464	7.3%

Educational Attainment

Adult Population (25 Years or Older) (2009)	13,103		109,162		288,775	
Elementary (0 to 8) (2009)	2,795	21.3%	16,211	14.9%	43,485	15.1%
Some High School (9 to 11) (2009)	2,039	15.6%	14,848	13.6%	37,286	12.9%
High School Graduate (12) (2009)	4,286	32.7%	35,458	32.5%	90,278	31.3%
Some College (13 to 16) (2009)	2,138	16.3%	22,599	20.7%	60,293	20.9%
Associate Degree Only (2009)	634	4.8%	6,967	6.4%	19,194	6.6%
Bachelor Degree Only (2009)	904	6.9%	8,605	7.9%	24,981	8.7%
Graduate Degree (2009)	307	2.3%	4,474	4.1%	13,258	4.6%

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Units In Structure

1 Detached Unit (2000)	2,613	33.4%	32,374	53.1%	92,891	59.6%
1 Attached Unit (2000)	165	2.1%	3,355	5.5%	7,685	4.9%
2 to 4 Units (2000)	835	10.7%	3,900	6.4%	7,999	5.1%
5 to 9 Units (2000)	556	7.1%	2,814	4.6%	6,375	4.1%
10 to 19 Units (2000)	482	6.2%	3,234	5.3%	6,845	4.4%
20 to 49 Units (2000)	537	6.9%	2,580	4.2%	5,337	3.4%
50 or more Units (2000)	1,580	20.2%	8,627	14.1%	20,683	13.3%
Mobile Home or Trailer (2000)	1,055	13.5%	4,027	6.6%	7,672	4.9%
Other Structure (2000)	9	0.1%	85	0.1%	268	0.2%

Homes Built By Year

Homes Built 1999 to 2000	44	0.6%	1,551	2.5%	3,458	2.2%
Homes Built 1995 to 1998	168	2.1%	2,086	3.4%	6,178	4.0%
Homes Built 1990 to 1994	327	4.2%	2,745	4.5%	8,356	5.4%
Homes Built 1980 to 1989	2,122	27.1%	14,434	23.7%	37,967	24.4%
Homes Built 1970 to 1979	2,100	26.8%	18,674	30.6%	49,215	31.6%
Homes Built 1960 to 1969	1,471	18.8%	11,720	19.2%	26,550	17.0%
Homes Built 1950 to 1959	1,122	14.3%	7,877	12.9%	19,526	12.5%
Homes Built Before 1949	479	6.1%	1,911	3.1%	4,505	2.9%

Home Values

Home Values \$1,000,000 or More (2000)	2	0.1%	12	0.0%	37	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		15	0.1%	33	0.0%
Home Values \$400,000 to \$499,999 (2000)	0		4	0.0%	21	0.0%
Home Values \$300,000 to \$399,999 (2000)	0		48	0.2%	228	0.3%
Home Values \$200,000 to \$299,999 (2000)	0		179	0.6%	549	0.7%
Home Values \$150,000 to \$199,999 (2000)	26	1.4%	838	3.0%	2,318	2.9%
Home Values \$100,000 to \$149,999 (2000)	143	7.4%	6,158	21.9%	20,689	25.7%
Home Values \$70,000 to \$99,999 (2000)	1,034	53.2%	14,491	51.5%	39,723	49.3%
Home Values \$50,000 to \$69,999 (2000)	548	28.2%	4,918	17.5%	13,137	16.3%
Home Values \$25,000 to \$49,999 (2000)	166	8.5%	1,339	4.8%	3,477	4.3%
Home Values \$0 to \$24,999 (2000)	25	1.3%	140	0.5%	405	0.5%
Owner Occupied Median Home Value (2000)	\$75,474		\$87,992		\$89,806	
Renter Occupied Median Rent (2000)	\$425		\$469		\$501	

Transportation To Work

Drive to Work Alone (2000)	4,974	57.1%	50,102	67.5%	134,769	68.1%
Drive to Work in Carpool (2000)	2,445	28.1%	16,868	22.7%	44,088	22.3%
Travel to Work - Public Transportation (2000)	358	4.1%	2,557	3.4%	7,013	3.5%
Drive to Work on Motorcycle (2000)	30	0.3%	194	0.3%	617	0.3%
Walk or Bicycle to Work (2000)	476	5.5%	2,347	3.2%	5,524	2.8%
Other Means (2000)	281	3.2%	978	1.3%	2,111	1.1%
Work at Home (2000)	146	1.7%	1,125	1.5%	3,736	1.9%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	1,498	17.5%	12,630	17.3%	34,470	17.8%
Travel to Work in 14 to 29 Minutes (2000)	2,921	34.1%	27,887	38.2%	74,664	38.5%
Travel to Work in 30 to 59 Minutes (2000)	3,249	37.9%	27,217	37.3%	71,215	36.7%
Travel to Work in 60 Minutes or More (2000)	896	10.5%	5,312	7.3%	13,773	7.1%
Average Travel Time to Work (2000)	27.7	mins	27.1	mins	26.7	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.