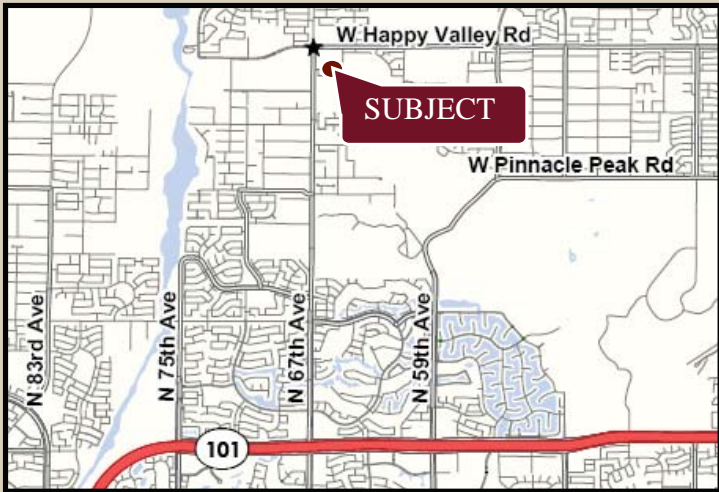


HAPPY VALLEY MARKETPLACE

SOUTHEAST CORNER OF 67TH AVE & HAPPY VALLEY ROAD, GLENDALE, AZ



AVAILABILITY

- 1,200 sf

FEATURES

- North Peoria's Desert Oasis-Strong infill population
- Above average incomes
- Dominant grocer site with good national co-tenancy

NOTABLE TENANTS:



2008 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,856	45,009	143,873
Avg. Household Income	\$106,225	\$110,573	\$94,235
Estimated Households	2,085	13,890	47,371

EXCLUSIVELY REPRESENTED BY



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HAPPY VALLEY MARKETPLACE

SOUTHEAST CORNER OF 67TH AVE & HAPPY VALLEY ROAD, GLENDALE, AZ



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.



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Prepared For

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RF5

W Happy Valley Rd & N 67th Ave Peoria, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2008)	6,856		45,009		143,873	
Census Population (1990)	211		4,080		29,373	
Census Population (2000)	2,524		29,045		99,557	
Projected Population (2013)	9,026		53,234		167,731	
Forecasted Population (2018)	12,637		66,664		205,581	
Historical Annual Growth (1990 to 2000)	2,313	109.4%	24,965	61.2%	70,184	23.9%
Historical Annual Growth (2000 to 2008)	4,333	21.5%	15,964	6.9%	44,316	5.6%
Projected Annual Growth (2008 to 2013)	2,170	6.3%	8,225	3.7%	23,858	3.3%
Est. Population Density (2008)	2,193.37 <i>psm</i>		1,617.99 <i>psm</i>		1,854.85 <i>psm</i>	
Trade Area Size	3.13 <i>sq mi</i>		27.82 <i>sq mi</i>		77.57 <i>sq mi</i>	
Households						
Estimated Households (2008)	2,085		13,890		47,371	
Census Households (1990)	69		1,308		9,873	
Census Households (2000)	812		9,450		34,625	
Projected Households (2013)	2,671		15,981		53,749	
Forecasted Households (2018)	3,703		19,603		64,350	
Households with Children (2008)	999	47.9%	6,532	47.0%	19,613	41.4%
Average Household Size (2008)	3.29		3.24		3.01	
Average Household Income						
Est. Average Household Income (2008)	\$106,225		\$110,573		\$94,235	
Proj. Average Household Income (2013)	\$119,444		\$126,718		\$108,382	
Average Family Income (2008)	\$111,734		\$117,083		\$103,021	
Median Household Income						
Est. Median Household Income (2008)	\$98,007		\$102,102		\$87,662	
Proj. Median Household Income (2013)	\$109,945		\$114,111		\$98,242	
Median Family Income (2008)	\$99,877		\$106,169		\$94,795	
Per Capita Income						
Est. Per Capita Income (2008)	\$32,296		\$34,278		\$31,179	
Proj. Per Capita Income (2013)	\$35,340		\$38,172		\$34,861	
Per Capita Income Est. 5 year change	\$3,043	9.4%	\$3,894	11.4%	\$3,682	11.8%
Other Income						
Est. Median Disposable Income (2008)	\$76,498		\$78,983		\$69,094	
Est. Median Disposable Income (2013)	\$84,109		\$87,687		\$76,512	
Disposable Income Est. 5 year change	\$7,611	9.9%	\$8,705	11.0%	\$7,418	10.7%
Est. Average Household Net Worth (2008)	\$690,522		\$818,878		\$708,968	
Daytime Demos						
Total Number of Businesses (2008)	91		660		2,522	
Total Number of Employees (2008)	884		6,099		27,856	
Company Headqtrs: Businesses (2008)	0	0	0	0	1	0.0%
Company Headqtrs: Employees (2008)	0	0	0	0	23	0.1%
Unemployment Rate (2008)	2.30%		2.30%		2.30%	
Employee Population per Business	9.7 to 1		9.2 to 1		11.0 to 1	
Residential Population per Business	75.4 to 1		68.2 to 1		57.0 to 1	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2008)	6,068	88.5%	40,218	89.4%	128,392	89.2%
Black or African American (2008)	159	2.3%	899	2.0%	3,280	2.3%
American Indian & Alaska Native (2008)	39	0.6%	266	0.6%	938	0.7%
Asian (2008)	308	4.5%	1,849	4.1%	5,337	3.7%
Hawaiian & Pacific Islander (2008)	5	0.1%	45	0.1%	155	0.1%
Other Race (2008)	131	1.9%	900	2.0%	3,122	2.2%
Two or More Races (2008)	146	2.1%	832	1.8%	2,649	1.8%
Not Hispanic or Latino Population (2008)	5,744	83.8%	37,652	83.7%	119,517	83.1%
Hispanic or Latino Population (2008)	1,112	16.2%	7,357	16.3%	24,356	16.9%
Not of Hispanic Origin Population (1990)	201	94.9%	3,855	94.5%	27,642	94.1%
Hispanic Origin Population (1990)	11	5.1%	225	5.5%	1,731	5.9%
Not Hispanic or Latino Population (2000)	2,349	93.1%	26,947	92.8%	91,367	91.8%
Hispanic or Latino Population (2000)	175	6.9%	2,098	7.2%	8,190	8.2%
Not Hispanic or Latino Population (2013)	7,236	80.2%	42,596	80.0%	133,378	79.5%
Hispanic or Latino Population (2013)	1,790	19.8%	10,638	20.0%	34,353	20.5%
Hist. Hispanic Ann Growth (1990 to 2008)	1,101	564.9%	7,132	175.8%	22,624	72.6%
Proj. Hispanic Ann Growth (2008 to 2013)	678	12.2%	3,281	8.9%	9,997	8.2%
Age Distribution						
Age 0 to 4 yrs (2008)	626	9.1%	3,672	8.2%	11,438	8.0%
Age 5 to 9 yrs (2008)	641	9.3%	4,126	9.2%	11,984	8.3%
Age 10 to 14 yrs (2008)	578	8.4%	3,897	8.7%	11,318	7.9%
Age 15 to 19 yrs (2008)	429	6.3%	3,134	7.0%	9,691	6.7%
Age 20 to 24 yrs (2008)	303	4.4%	1,806	4.0%	6,483	4.5%
Age 25 to 29 yrs (2008)	475	6.9%	2,536	5.6%	9,601	6.7%
Age 30 to 34 yrs (2008)	681	9.9%	3,766	8.4%	12,265	8.5%
Age 35 to 39 yrs (2008)	672	9.8%	4,380	9.7%	12,611	8.8%
Age 40 to 44 yrs (2008)	621	9.1%	4,305	9.6%	12,304	8.6%
Age 45 to 49 yrs (2008)	528	7.7%	3,800	8.4%	11,137	7.7%
Age 50 to 54 yrs (2008)	433	6.3%	3,138	7.0%	9,669	6.7%
Age 55 to 59 yrs (2008)	354	5.2%	2,389	5.3%	7,924	5.5%
Age 60 to 64 yrs (2008)	174	2.5%	1,486	3.3%	5,668	3.9%
Age 65 to 74 yrs (2008)	196	2.9%	1,528	3.4%	6,910	4.8%
Age 75 to 84 yrs (2008)	99	1.4%	739	1.6%	3,534	2.5%
Age 85 yrs plus (2008)	46	0.7%	308	0.7%	1,335	0.9%
Median Age (2008)	32.0	yrs	33.7	yrs	34.3	yrs
Gender Age Distribution						
Female Population (2008)	3,368	49.1%	22,339	49.6%	71,632	49.8%
Age 0 to 19 yrs (2008)	1,138	33.8%	7,362	33.0%	21,861	30.5%
Age 20 to 64 yrs (2008)	2,047	60.8%	13,602	60.9%	43,431	60.6%
Age 65 yrs plus (2008)	183	5.4%	1,375	6.2%	6,340	8.9%
Female Median Age (2008)	31.9	yrs	33.6	yrs	34.5	yrs
Male Population (2008)	3,488	50.9%	22,670	50.4%	72,241	50.2%
Age 0 to 19 yrs (2008)	1,136	32.6%	7,467	32.9%	22,570	31.2%
Age 20 to 64 yrs (2008)	2,194	62.9%	14,004	61.8%	44,231	61.2%
Age 65 yrs plus (2008)	158	4.5%	1,200	5.3%	5,440	7.5%
Male Median Age (2008)	32.2	yrs	33.8	yrs	34.1	yrs

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2008)	137	6.6%	1,245	9.0%	2,931	6.2%
HH Income \$150,000 to \$199,999 (2008)	129	6.2%	1,451	10.4%	3,892	8.2%
HH Income \$100,000 to \$149,999 (2008)	715	34.3%	4,265	30.7%	11,913	25.1%
HH Income \$75,000 to \$99,999 (2008)	483	23.2%	2,777	20.0%	9,165	19.3%
HH Income \$50,000 to \$74,999 (2008)	342	16.4%	2,266	16.3%	9,302	19.6%
HH Income \$35,000 to \$49,999 (2008)	115	5.5%	838	6.0%	4,658	9.8%
HH Income \$25,000 to \$34,999 (2008)	56	2.7%	459	3.3%	2,416	5.1%
HH Income \$15,000 to \$24,999 (2008)	56	2.7%	298	2.1%	1,704	3.6%
HH Income \$0 to \$14,999 (2008)	52	2.5%	292	2.1%	1,390	2.9%
HH Income \$35,000+ (2008)	1,921	92.1%	12,842	92.5%	41,862	88.4%
HH Income \$75,000+ (2008)	1,464	70.2%	9,738	70.1%	27,902	58.9%
Housing						
Total Housing Units (2008)	2,517		15,287		51,540	
Housing Units, Occupied (2008)	2,085	82.8%	13,890	90.9%	47,371	91.9%
<i>Housing Units, Owner-Occupied (2008)</i>	1,952	93.6%	12,381	89.1%	40,931	86.4%
<i>Housing Units, Renter-Occupied (2008)</i>	133	6.4%	1,509	10.9%	6,440	13.6%
Housing Units, Vacant (2008)	433	17.2%	1,397	9.1%	4,169	8.1%
Median Years in Residence (2008)	2.6	<i>yrs</i>	2.8	<i>yrs</i>	2.8	<i>yrs</i>
Marital Status						
Never Married (2008)	1,172	23.5%	6,503	19.6%	20,802	19.1%
Now Married (2008)	3,273	65.5%	23,225	69.8%	72,597	66.6%
Separated (2008)	12	0.2%	424	1.3%	2,947	2.7%
Widowed (2008)	54	1.1%	639	1.9%	3,312	3.0%
Divorced (2008)	484	9.7%	2,467	7.4%	9,326	8.6%
Household Type						
Population Family (2008)	6,417	93.6%	42,047	93.4%	129,456	90.0%
Population Non-Family (2008)	439	6.4%	2,921	6.5%	13,270	9.2%
Population Group Qtrs (2008)	0	0.0%	41	0.1%	1,146	0.8%
Family Households (2008)	1,685	80.8%	11,206	80.7%	35,896	75.8%
Married Couple With Children (2008)	825	25.2%	5,388	23.2%	15,445	21.3%
Average Family Household Size (2008)	3.81		3.75		3.61	
Non-Family Households (2008)	400	19.2%	2,684	19.3%	11,475	24.2%
Household Size						
1 Person Household (2008)	271	13.0%	1,988	14.3%	8,833	18.6%
2 Person Households (2008)	501	24.0%	3,363	24.2%	12,597	26.6%
3 Person Households (2008)	318	15.2%	1,940	14.0%	6,272	13.2%
4 Person Households (2008)	587	28.1%	3,954	28.5%	11,653	24.6%
5 Person Households (2008)	261	12.5%	1,736	12.5%	5,158	10.9%
6+ Person Households (2008)	147	7.0%	908	6.5%	2,858	6.0%
Household Vehicles						
Total Vehicles Available (2008)	4,400		30,028		97,078	
Household: 0 Vehicles Available (2008)	26	1.2%	214	1.5%	949	2.0%
Household: 1 Vehicles Available (2008)	460	22.1%	3,228	23.2%	13,329	28.1%
Household: 2+ Vehicles Available (2008)	1,599	76.7%	10,448	75.2%	33,094	69.9%
Average Vehicles Per Household (2008)	2.1		2.2		2.0	

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Labor Force						
Est. Labor: Population Age 16+ (2008)	4,891		32,545		106,835	
Est. Civilian Employed (2008)	3,845	78.6%	24,602	75.6%	76,396	71.5%
Est. Civilian Unemployed (2008)	112	2.3%	735	2.3%	2,495	2.3%
Est. in Armed Forces (2008)	3	0.1%	48	0.1%	148	0.1%
Est. not in Labor Force (2008)	931	19.0%	7,160	22.0%	27,796	26.0%
Occupation						
Occupation: Population Age 16+ (2000)	1,406		15,236		50,777	
Mgmt, Business, & Financial Operations (2000)	291	20.7%	3,299	21.6%	9,626	19.0%
Professional and Related (2000)	368	26.2%	3,910	25.7%	11,745	23.1%
Service (2000)	135	9.6%	1,494	9.8%	5,665	11.2%
Sales and Office (2000)	411	29.2%	4,451	29.2%	15,665	30.9%
Farming, Fishing, and Forestry (2000)	0		12	0.1%	40	0.1%
Construct, Extraction, & Maintenance (2000)	95	6.7%	954	6.3%	4,163	8.2%
Production, Transp. & Material Moving (2000)	106	7.6%	1,116	7.3%	3,872	7.6%
Percent White Collar Workers (2000)	76.1%		76.5%		72.9%	
Percent Blue Collar Workers (2000)	23.9%		23.5%		27.1%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2008)	\$151		\$1,053		\$3,208	
Total Non-Retail Expenditures (2008)	\$88	58.1%	\$612	58.1%	\$1,860	58.0%
Total Retail Expenditures (2008)	\$63	41.9%	\$441	41.9%	\$1,347	42.0%
Apparel (2008)	\$7	4.8%	\$51	4.9%	\$155	4.8%
Contributions (2008)	\$6	3.9%	\$44	4.2%	\$128	4.0%
Education (2008)	\$4	2.7%	\$29	2.8%	\$85	2.7%
Entertainment (2008)	\$9	5.7%	\$60	5.7%	\$182	5.7%
Food And Beverages (2008)	\$22	14.8%	\$155	14.7%	\$478	14.9%
Furnishings And Equipment (2008)	\$7	4.6%	\$49	4.6%	\$147	4.6%
Gifts (2008)	\$4	2.8%	\$31	2.9%	\$90	2.8%
Health Care (2008)	\$8	5.6%	\$58	5.5%	\$182	5.7%
Household Operations (2008)	\$6	3.9%	\$42	4.0%	\$124	3.9%
Miscellaneous Expenses (2008)	\$2	1.6%	\$17	1.6%	\$52	1.6%
Personal Care (2008)	\$2	1.4%	\$15	1.4%	\$46	1.4%
Personal Insurance (2008)	\$2	1.1%	\$12	1.1%	\$35	1.1%
Reading (2008)	\$0		\$3	0.3%	\$10	0.3%
Shelter (2008)	\$29	19.5%	\$206	19.6%	\$625	19.5%
Tobacco (2008)	\$1	0.5%	\$6	0.5%	\$18	0.6%
Transportation (2008)	\$30	20.0%	\$207	19.7%	\$639	19.9%
Utilities (2008)	\$10	6.5%	\$68	6.4%	\$211	6.6%
Educational Attainment						
Adult Population (25 Years or Older) (2008)	4,279		28,374		92,958	
Elementary (0 to 8) (2008)	43	1.0%	498	1.8%	1,927	2.1%
Some High School (9 to 11) (2008)	114	2.7%	1,062	3.7%	4,342	4.7%
High School Graduate (12) (2008)	960	22.4%	6,023	21.2%	22,719	24.4%
Some College (13 to 16) (2008)	1,173	27.4%	7,178	25.3%	23,623	25.4%
Associate Degree Only (2008)	415	9.7%	2,756	9.7%	8,951	9.6%
Bachelor Degree Only (2008)	1,144	26.7%	6,990	24.6%	20,421	22.0%
Graduate Degree (2008)	431	10.1%	3,867	13.6%	10,976	11.8%

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Units In Structure						
1 Detached Unit (2000)	928	100.0%	9,490	95.7%	31,637	86.7%
1 Attached Unit (2000)	0		37	0.4%	997	2.7%
2 to 4 Units (2000)	0		29	0.3%	419	1.1%
5 to 9 Units (2000)	0		70	0.7%	573	1.6%
10 to 19 Units (2000)	0		83	0.8%	615	1.7%
20 to 49 Units (2000)	0		29	0.3%	216	0.6%
50 or more Units (2000)	0		152	1.5%	740	2.0%
Mobile Home or Trailer (2000)	0		21	0.2%	1,186	3.2%
Other Structure (2000)	0		5	0.0%	110	0.3%
Homes Built By Year						
Homes Built 1999 to 2000	547	58.9%	1,932	19.5%	5,489	15.0%
Homes Built 1995 to 1998	176	19.0%	4,243	42.8%	13,244	36.3%
Homes Built 1990 to 1994	170	18.3%	2,453	24.7%	7,488	20.5%
Homes Built 1980 to 1989	29	3.1%	891	9.0%	7,296	20.0%
Homes Built 1970 to 1979	1	0.2%	281	2.8%	2,389	6.5%
Homes Built 1960 to 1969	0		53	0.5%	375	1.0%
Homes Built 1950 to 1959	6	0.7%	45	0.5%	139	0.4%
Homes Built Before 1949	0		17	0.2%	74	0.2%
Home Values						
Home Values \$1,000,000 or More (2000)	0		13	0.2%	41	0.1%
Home Values \$500,000 to \$999,999 (2000)	1	0.1%	71	0.8%	157	0.5%
Home Values \$400,000 to \$499,999 (2000)	6	0.8%	126	1.5%	230	0.8%
Home Values \$300,000 to \$399,999 (2000)	112	14.5%	744	8.8%	1,261	4.3%
Home Values \$200,000 to \$299,999 (2000)	251	32.5%	3,092	36.5%	6,512	22.4%
Home Values \$150,000 to \$199,999 (2000)	223	28.9%	2,544	30.0%	8,034	27.7%
Home Values \$100,000 to \$149,999 (2000)	159	20.6%	1,611	19.0%	10,486	36.1%
Home Values \$70,000 to \$99,999 (2000)	9	1.2%	216	2.5%	2,055	7.1%
Home Values \$50,000 to \$69,999 (2000)	0		22	0.3%	155	0.5%
Home Values \$25,000 to \$49,999 (2000)	0		9	0.1%	45	0.2%
Home Values \$0 to \$24,999 (2000)	11	1.4%	35	0.4%	61	0.2%
Owner Occupied Median Home Value (2000)	\$199,614		\$198,544		\$167,546	
Renter Occupied Median Rent (2000)	\$934		\$945		\$868	
Transportation To Work						
Drive to Work Alone (2000)	1,178	83.6%	12,715	83.1%	41,963	82.2%
Drive to Work in Carpool (2000)	166	11.7%	1,630	10.6%	5,579	10.9%
Travel to Work - Public Transportation (2000)	8	0.5%	74	0.5%	300	0.6%
Drive to Work on Motorcycle (2000)	9	0.6%	98	0.6%	263	0.5%
Walk or Bicycle to Work (2000)	0		82	0.5%	462	0.9%
Other Means (2000)	1	0.1%	78	0.5%	267	0.5%
Work at Home (2000)	49	3.5%	632	4.1%	2,206	4.3%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	212	15.5%	2,592	17.7%	9,807	20.1%
Travel to Work in 14 to 29 Minutes (2000)	469	34.5%	5,229	35.6%	15,722	32.2%
Travel to Work in 30 to 59 Minutes (2000)	560	41.2%	5,327	36.3%	18,544	38.0%
Travel to Work in 60 Minutes or More (2000)	120	8.8%	1,529	10.4%	4,761	9.7%
Average Travel Time to Work (2000)	29.0	mins	28.7	mins	28.3	mins

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