



HIGHLAND PLAZA

SOUTHWEST CORNER OF HIGLEY RD. & BASELINE RD., GILBERT, AZ



AVAILABILITY

- SUITE 101-1,200 SF
- 1,400 SF-6,400 SF AVAILABLE

FEATURES

- Safeway anchored center in Gilbert in-fill location
- Convenient access to US-60 Freeway
- Across the street from Banner Gateway Hospital

TRAFFIC COUNTS

- Higley Rd.-36,000 cars per day
- Baseline Rd.-23,000 cars per day

NOTABLE TENANTS



2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,762	120,798	326,530
Avg. Household Income	\$82,459	\$72,942	\$68,336
Daytime Employment	3,569	38,192	88,571



EXCLUSIVELY REPRESENTED BY

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

HIGHLAND PLAZA

SOUTHWEST CORNER OF HIGLEY RD. & BASELINE RD., GILBERT, AZ



Baseline Road



Higley Road

FUTURE SHOPS

1,200 sf

SAFeway
FOOD & DRUG

6,400 sf
Available



EXCLUSIVELY REPRESENTED BY



STRATEGIC
RETAIL GROUP

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.379148/-111.722392

February 2010

RF5

S Higley Rd & E Baseline Rd Mesa, Arizona

	1.00 mi radius	3.00 mi radius	5.00 mi radius
Population			
Estimated Population (2009)	13,762	120,798	326,530
Census Population (1990)	1,992	41,915	148,723
Census Population (2000)	7,661	90,382	252,480
Projected Population (2014)	16,921	143,911	370,612
Forecasted Population (2019)	22,065	173,630	436,183
Historical Annual Growth (1990 to 2000)	5,669 28.5%	48,467 11.6%	103,757 7.0%
Historical Annual Growth (2000 to 2009)	6,101 8.8%	30,416 3.7%	74,050 3.3%
Projected Annual Growth (2009 to 2014)	3,159 4.6%	23,113 3.8%	44,081 2.7%
Est. Population Density (2009)	4,382.72 <i>psm</i>	4,285.29 <i>psm</i>	4,163.70 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.19 <i>sq mi</i>	78.42 <i>sq mi</i>
Households			
Estimated Households (2009)	3,970	40,246	109,089
Census Households (1990)	565	16,979	56,068
Census Households (2000)	2,382	33,810	92,923
Projected Households (2014)	4,593	44,270	115,028
Forecasted Households (2019)	7,143	68,843	178,877
Households with Children (2009)	1,981 49.9%	14,860 36.9%	40,153 36.8%
Average Household Size (2009)	3.46	2.97	2.97
Average Household Income			
Est. Average Household Income (2009)	\$82,459	\$72,942	\$68,336
Proj. Average Household Income (2014)	\$86,265	\$78,591	\$73,665
Average Family Income (2009)	\$88,032	\$83,022	\$77,922
Median Household Income			
Est. Median Household Income (2009)	\$82,514	\$68,373	\$65,475
Proj. Median Household Income (2014)	\$87,978	\$75,051	\$72,132
Median Family Income (2009)	\$87,203	\$78,575	\$74,749
Per Capita Income			
Est. Per Capita Income (2009)	\$23,826	\$24,685	\$23,083
Proj. Per Capita Income (2014)	\$23,445	\$24,495	\$23,085
Per Capita Income Est. 5 year change	-\$381 -1.6%	-\$189 -0.8%	\$2 0.0%
Other Income			
Est. Median Disposable Income (2009)	\$65,649	\$55,372	\$53,295
Est. Median Disposable Income (2014)	\$69,239	\$60,150	\$57,972
Disposable Income Est. 5 year change	\$3,590 5.5%	\$4,778 8.6%	\$4,678 8.8%
Est. Average Household Net Worth (2009)	\$650,773	\$560,890	\$523,837
Daytime Demos			
Total Number of Businesses (2009)	357	3,237	7,874
Total Number of Employees (2009)	3,569	38,192	88,571
Company Headqtrs: Businesses (2009)	0 0	6 0.2%	13 0.2%
Company Headqtrs: Employees (2009)	- -	257 0.7%	662 0.7%
Unemployment Rate (2009)	4.00%	3.70%	3.70%
Employee Population per Business	10.0 to 1	11.8 to 1	11.2 to 1
Residential Population per Business	38.6 to 1	37.3 to 1	41.5 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: 33.379148/-111.722392

February 2010

RF5

S Higley Rd & E Baseline Rd Mesa, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2009)	11,682	84.9%	104,225	86.3%	275,766	84.5%
Black or African American (2009)	439	3.2%	3,541	2.9%	10,016	3.1%
American Indian & Alaska Native (2009)	161	1.2%	1,225	1.0%	3,753	1.1%
Asian (2009)	460	3.3%	3,354	2.8%	8,938	2.7%
Hawaiian & Pacific Islander (2009)	23	0.2%	262	0.2%	795	0.2%
Other Race (2009)	622	4.5%	4,889	4.0%	18,424	5.6%
Two or More Races (2009)	374	2.7%	3,303	2.7%	8,839	2.7%
Not Hispanic or Latino Population (2009)	11,054	80.3%	98,736	81.7%	257,049	78.7%
Hispanic or Latino Population (2009)	2,708	19.7%	22,062	18.3%	69,481	21.3%
Not of Hispanic Origin Population (1990)	1,835	92.1%	39,847	95.1%	136,784	92.0%
Hispanic Origin Population (1990)	157	7.9%	2,068	4.9%	11,939	8.0%
Not Hispanic or Latino Population (2000)	6,858	89.5%	82,393	91.2%	220,190	87.2%
Hispanic or Latino Population (2000)	802	10.5%	7,989	8.8%	32,290	12.8%
Not Hispanic or Latino Population (2014)	13,148	77.7%	113,836	79.1%	283,167	76.4%
Hispanic or Latino Population (2014)	3,773	22.3%	30,075	20.9%	87,444	23.6%
Hist. Hispanic Ann Growth (1990 to 2009)	2,551	85.4%	19,993	50.9%	57,542	25.4%
Proj. Hispanic Ann Growth (2009 to 2014)	1,065	7.9%	8,013	7.3%	17,963	5.2%
Age Distribution						
Age 0 to 4 yrs (2009)	1,365	9.9%	9,748	8.1%	27,329	8.4%
Age 5 to 9 yrs (2009)	1,342	9.8%	10,024	8.3%	26,652	8.2%
Age 10 to 14 yrs (2009)	1,208	8.8%	9,380	7.8%	24,569	7.5%
Age 15 to 19 yrs (2009)	983	7.1%	7,913	6.6%	21,488	6.6%
Age 20 to 24 yrs (2009)	757	5.5%	5,895	4.9%	17,877	5.5%
Age 25 to 29 yrs (2009)	1,110	8.1%	7,432	6.2%	21,884	6.7%
Age 30 to 34 yrs (2009)	1,240	9.0%	8,671	7.2%	24,153	7.4%
Age 35 to 39 yrs (2009)	1,198	8.7%	9,067	7.5%	23,786	7.3%
Age 40 to 44 yrs (2009)	1,075	7.8%	8,505	7.0%	22,183	6.8%
Age 45 to 49 yrs (2009)	899	6.5%	7,593	6.3%	20,121	6.2%
Age 50 to 54 yrs (2009)	784	5.7%	6,484	5.4%	17,784	5.4%
Age 55 to 59 yrs (2009)	574	4.2%	5,469	4.5%	15,404	4.7%
Age 60 to 64 yrs (2009)	412	3.0%	4,912	4.1%	13,983	4.3%
Age 65 to 74 yrs (2009)	454	3.3%	8,488	7.0%	23,624	7.2%
Age 75 to 84 yrs (2009)	263	1.9%	7,642	6.3%	18,375	5.6%
Age 85 yrs plus (2009)	97	0.7%	3,577	3.0%	7,317	2.2%
Median Age (2009)	29.5 yrs		37.1 yrs		36.1 yrs	
Gender Age Distribution						
Female Population (2009)	6,731	48.9%	62,038	51.4%	166,222	50.9%
Age 0 to 19 yrs (2009)	2,354	35.0%	18,228	29.4%	49,288	29.7%
Age 20 to 64 yrs (2009)	3,943	58.6%	32,344	52.1%	88,882	53.5%
Age 65 yrs plus (2009)	435	6.5%	11,465	18.5%	28,052	16.9%
Female Median Age (2009)	29.9 yrs		38.5 yrs		37.3 yrs	
Male Population (2009)	7,031	51.1%	58,760	48.6%	160,308	49.1%
Age 0 to 19 yrs (2009)	2,544	36.2%	18,837	32.1%	50,750	31.7%
Age 20 to 64 yrs (2009)	4,107	58.4%	31,682	53.9%	88,294	55.1%
Age 65 yrs plus (2009)	379	5.4%	8,241	14.0%	21,264	13.3%
Male Median Age (2009)	29.1 yrs		35.5 yrs		34.8 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: 33.379148/-111.722392

February 2010

RF5

S Higley Rd & E Baseline Rd Mesa, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2009)	173	4.3%	1,580	3.9%	3,388	3.1%
HH Income \$150,000 to \$199,999 (2009)	283	7.1%	1,849	4.6%	4,479	4.1%
HH Income \$100,000 to \$149,999 (2009)	923	23.3%	7,271	18.1%	18,295	16.8%
HH Income \$75,000 to \$99,999 (2009)	902	22.7%	7,266	18.1%	17,897	16.4%
HH Income \$50,000 to \$74,999 (2009)	941	23.7%	8,224	20.4%	23,828	21.8%
HH Income \$35,000 to \$49,999 (2009)	345	8.7%	5,219	13.0%	15,578	14.3%
HH Income \$25,000 to \$34,999 (2009)	212	5.3%	3,352	8.3%	9,690	8.9%
HH Income \$15,000 to \$24,999 (2009)	128	3.2%	2,977	7.4%	9,143	8.4%
HH Income \$0 to \$14,999 (2009)	63	1.6%	2,509	6.2%	6,790	6.2%
HH Income \$35,000+ (2009)	3,567	89.8%	31,408	78.0%	83,465	76.5%
HH Income \$75,000+ (2009)	2,281	57.4%	17,966	44.6%	44,059	40.4%
Housing						
Total Housing Units (2009)	4,258		50,807		138,774	
Housing Units, Occupied (2009)	3,970	93.2%	40,246	79.2%	109,089	78.6%
<i>Housing Units, Owner-Occupied (2009)</i>	3,297	83.0%	31,524	78.3%	83,466	76.5%
<i>Housing Units, Renter-Occupied (2009)</i>	673	17.0%	8,722	21.7%	25,623	23.5%
Housing Units, Vacant (2009)	288	6.8%	10,561	20.8%	29,686	21.4%
Median Years in Residence (2009)	2.3	yrs	3.2	yrs	3.0	yrs
Marital Status						
Never Married (2009)	2,152	21.9%	17,086	18.7%	48,250	19.5%
Now Married (2009)	6,427	65.5%	56,944	62.2%	152,964	61.7%
Separated (2009)	181	1.8%	2,639	2.9%	7,236	2.9%
Widowed (2009)	172	1.7%	6,573	7.2%	16,019	6.5%
Divorced (2009)	881	9.0%	8,297	9.1%	23,286	9.4%
Household Type						
Population Family (2009)	12,636	91.8%	104,716	86.7%	282,949	86.7%
Population Non-Family (2009)	1,120	8.1%	14,703	12.2%	41,502	12.7%
Population Group Qtrs (2009)	6	0.0%	1,378	1.1%	2,079	0.6%
Family Households (2009)	3,089	77.8%	27,964	69.5%	76,028	69.7%
Married Couple With Children (2009)	1,582	24.6%	11,242	19.7%	29,344	19.2%
Average Family Household Size (2009)	4.09		3.74		3.72	
Non-Family Households (2009)	882	22.2%	12,283	30.5%	33,061	30.3%
Household Size						
1 Person Household (2009)	636	16.0%	10,286	25.6%	27,220	25.0%
2 Person Households (2009)	774	19.5%	9,406	23.4%	26,083	23.9%
3 Person Households (2009)	495	12.5%	4,072	10.1%	11,251	10.3%
4 Person Households (2009)	1,126	28.4%	8,578	21.3%	23,260	21.3%
5 Person Households (2009)	527	13.3%	4,508	11.2%	11,886	10.9%
6+ Person Households (2009)	413	10.4%	3,395	8.4%	9,389	8.6%
Household Vehicles						
Total Vehicles Available (2009)	8,275		74,325		198,381	
Household: 0 Vehicles Available (2009)	85	2.1%	1,800	4.5%	4,910	4.5%
Household: 1 Vehicles Available (2009)	915	23.0%	14,113	35.1%	39,296	36.0%
Household: 2+ Vehicles Available (2009)	2,970	74.8%	24,334	60.5%	64,883	59.5%
Average Vehicles Per Household (2009)	2.1		1.8		1.8	

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: 33.379148/-111.722392

February 2010

RF5

S Higley Rd & E Baseline Rd Mesa, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2009)	9,604		89,738		243,063	
Est. Civilian Employed (2009)	6,982	72.7%	53,884	60.0%	147,002	60.5%
Est. Civilian Unemployed (2009)	388	4.0%	3,341	3.7%	9,086	3.7%
Est. in Armed Forces (2009)	20	0.2%	91	0.1%	211	0.1%
Est. not in Labor Force (2009)	2,214	23.1%	32,421	36.1%	86,763	35.7%
Occupation						
Occupation: Population Age 16+ (2000)	4,073		39,017		111,145	
Mgmt, Business, & Financial Operations (200)	675	16.6%	6,074	15.6%	16,275	14.6%
Professional and Related (2000)	1,037	25.5%	8,566	22.0%	22,222	20.0%
Service (2000)	355	8.7%	4,369	11.2%	14,123	12.7%
Sales and Office (2000)	1,250	30.7%	12,564	32.2%	35,039	31.5%
Farming, Fishing, and Forestry (2000)	0		35	0.1%	238	0.2%
Construct, Extraction, & Maintenance (2000)	359	8.8%	3,461	8.9%	11,510	10.4%
Production, Transp. & Material Moving (2000)	398	9.8%	3,947	10.1%	11,738	10.6%
Percent White Collar Workers (2000)	72.7%		69.7%		66.2%	
Percent Blue Collar Workers (2000)	27.3%		30.3%		33.8%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2009)	\$246		\$2,272		\$5,880	
Total Non-Retail Expenditures (2009)	\$143	58.1%	\$1,314	57.8%	\$3,397	57.8%
Total Retail Expenditures (2009)	\$103	41.9%	\$959	42.2%	\$2,483	42.2%
Apparel (2009)	\$12	4.8%	\$109	4.8%	\$282	4.8%
Contributions (2009)	\$9	3.8%	\$85	3.8%	\$217	3.7%
Education (2009)	\$6	2.6%	\$56	2.5%	\$142	2.4%
Entertainment (2009)	\$14	5.7%	\$128	5.6%	\$330	5.6%
Food And Beverages (2009)	\$37	15.0%	\$345	15.2%	\$897	15.3%
Furnishings And Equipment (2009)	\$11	4.6%	\$102	4.5%	\$263	4.5%
Gifts (2009)	\$7	2.7%	\$60	2.7%	\$154	2.6%
Health Care (2009)	\$14	5.7%	\$135	5.9%	\$352	6.0%
Household Operations (2009)	\$9	3.8%	\$84	3.7%	\$214	3.6%
Miscellaneous Expenses (2009)	\$4	1.6%	\$37	1.6%	\$97	1.7%
Personal Care (2009)	\$4	1.4%	\$33	1.4%	\$85	1.4%
Personal Insurance (2009)	\$3	1.1%	\$24	1.0%	\$61	1.0%
Reading (2009)	\$1	0.3%	\$7	0.3%	\$19	0.3%
Shelter (2009)	\$48	19.4%	\$440	19.3%	\$1,135	19.3%
Tobacco (2009)	\$1	0.6%	\$14	0.6%	\$37	0.6%
Transportation (2009)	\$50	20.2%	\$458	20.1%	\$1,188	20.2%
Utilities (2009)	\$16	6.7%	\$155	6.8%	\$406	6.9%
Educational Attainment						
Adult Population (25 Years or Older) (2009)	8,106		77,838		208,615	
Elementary (0 to 8) (2009)	317	3.9%	3,247	4.2%	9,412	4.5%
Some High School (9 to 11) (2009)	320	3.9%	4,619	5.9%	13,831	6.6%
High School Graduate (12) (2009)	1,608	19.8%	20,356	26.2%	57,431	27.5%
Some College (13 to 16) (2009)	2,089	25.8%	20,043	25.8%	53,592	25.7%
Associate Degree Only (2009)	832	10.3%	7,014	9.0%	19,387	9.3%
Bachelor Degree Only (2009)	2,142	26.4%	15,358	19.7%	36,685	17.6%
Graduate Degree (2009)	799	9.9%	7,201	9.3%	18,277	8.8%

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: 33.379148/-111.722392

February 2010

RF5

S Higley Rd & E Baseline Rd Mesa, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Units In Structure						
1 Detached Unit (2000)	2,240	91.1%	24,721	59.2%	65,399	57.4%
1 Attached Unit (2000)	4	0.1%	2,225	5.3%	6,196	5.4%
2 to 4 Units (2000)	24	1.0%	976	2.3%	3,752	3.3%
5 to 9 Units (2000)	41	1.7%	1,263	3.0%	3,709	3.3%
10 to 19 Units (2000)	80	3.2%	1,363	3.3%	3,787	3.3%
20 to 49 Units (2000)	0		482	1.2%	1,232	1.1%
50 or more Units (2000)	55	2.2%	1,785	4.3%	4,806	4.2%
Mobile Home or Trailer (2000)	16	0.6%	8,365	20.0%	23,771	20.8%
Other Structure (2000)	0		612	1.5%	1,369	1.2%

Homes Built By Year						
Homes Built 1999 to 2000	288	11.7%	1,829	4.4%	5,840	5.1%
Homes Built 1995 to 1998	1,359	55.3%	10,373	24.8%	24,093	21.1%
Homes Built 1990 to 1994	363	14.8%	7,041	16.8%	15,695	13.8%
Homes Built 1980 to 1989	348	14.1%	14,024	33.6%	39,055	34.3%
Homes Built 1970 to 1979	75	3.0%	6,699	16.0%	21,165	18.6%
Homes Built 1960 to 1969	11	0.4%	1,097	2.6%	5,762	5.1%
Homes Built 1950 to 1959	1	0.0%	450	1.1%	1,620	1.4%
Homes Built Before 1949	14	0.6%	278	0.7%	792	0.7%

Home Values						
Home Values \$1,000,000 or More (2000)	0		5	0.0%	30	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		107	0.5%	286	0.5%
Home Values \$400,000 to \$499,999 (2000)	11	0.6%	153	0.7%	374	0.6%
Home Values \$300,000 to \$399,999 (2000)	154	7.6%	819	3.6%	1,619	2.7%
Home Values \$200,000 to \$299,999 (2000)	358	17.6%	2,816	12.5%	6,101	10.2%
Home Values \$150,000 to \$199,999 (2000)	414	20.4%	4,744	21.1%	11,336	19.0%
Home Values \$100,000 to \$149,999 (2000)	1,011	49.9%	10,765	47.8%	26,835	45.1%
Home Values \$70,000 to \$99,999 (2000)	59	2.9%	2,673	11.9%	11,066	18.6%
Home Values \$50,000 to \$69,999 (2000)	4	0.2%	298	1.3%	1,397	2.3%
Home Values \$25,000 to \$49,999 (2000)	6	0.3%	59	0.3%	303	0.5%
Home Values \$0 to \$24,999 (2000)	10	0.5%	85	0.4%	204	0.3%
Owner Occupied Median Home Value (2000)	\$159,366		\$145,004		\$136,500	
Renter Occupied Median Rent (2000)	\$821		\$768		\$682	

Transportation To Work						
Drive to Work Alone (2000)	3,321	81.0%	31,713	81.1%	87,909	79.0%
Drive to Work in Carpool (2000)	459	11.2%	4,621	11.8%	14,998	13.5%
Travel to Work - Public Transportation (2000)	13	0.3%	232	0.6%	842	0.8%
Drive to Work on Motorcycle (2000)	22	0.5%	133	0.3%	502	0.5%
Walk or Bicycle to Work (2000)	47	1.1%	598	1.5%	2,260	2.0%
Other Means (2000)	14	0.3%	207	0.5%	736	0.7%
Work at Home (2000)	222	5.4%	1,603	4.1%	4,059	3.6%

Travel Time						
Travel to Work in 14 Minutes or Less (2000)	822	21.2%	7,588	20.2%	23,071	21.5%
Travel to Work in 14 to 29 Minutes (2000)	1,265	32.6%	12,902	34.4%	36,284	33.8%
Travel to Work in 30 to 59 Minutes (2000)	1,472	38.0%	14,208	37.9%	40,205	37.5%
Travel to Work in 60 Minutes or More (2000)	317	8.2%	2,806	7.5%	7,686	7.2%
Average Travel Time to Work (2000)	25.6	mins	26.6	mins	26.4	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.