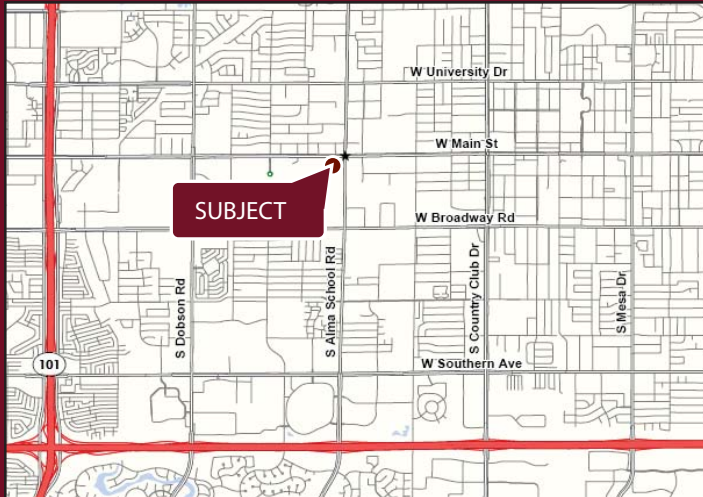




MAIN STREET PLAZA

SOUTHWEST CORNER OF ALMA SCHOOL ROAD & MAIN STREET, MESA, AZ



AVAILABILITY

- 1,127 SF
- 1,681 SF-RESTAURANT SPACE
- 1,993 SF-RESTAURANT SPACE
- 1,560 SF-RESTAURANT SPACE
- 2,160 SF
- 7,500 SF

FEATURES

- Fry's anchored shopping center
- Great visibility
- Dense existing population
- Near Light Rail Station

TRAFFIC COUNTS

- Alma School- 31,300 cars per day
- Main Street-22,000 cars per day

NOTABLE TENANTS



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	19,163	152,897	373,229
Avg. Household Income	\$44,503	\$50,767	\$60,982
Daytime Employment	7,885	77,297	194,027

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

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MAIN STREET PLAZA

SOUTHWEST CORNER OF ALMA SCHOOL ROAD & MAIN STREET, MESA, AZ



#	TENANT	SQ. FT.
120-C101	Available-Former Restaurant	1,993 sf
120-C103	Available-Former Restaurant	1,560 sf
120-C104	Available-Former Restaurant	1,681 sf
1201	Burger King	3,090 sf
1225-B101	UPS Store	1,220 sf
1225-B102	Rent A Center	5,200 sf
1225-B104	Available	4,460 sf
1225-B110	Papa John's	1,300 sf
1225-B111	Yakity Yak Wireless	1,040 sf
1225-B112	Liberty Tax	1,300 sf
1225-B113	Available	1,127 sf
1225-B114	DIY Tabacco	1,205 sf
1245	Fry's Food & Drug	59,909 sf
1265-A101	Available	3,010 sf
1265-A102	Cost Cutters	1,348 sf
1265-A104	Nail Salon	1,283 sf



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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.41499/-111.8567

Alma School & Main Street

Mesa, AZ

	1 Mile		3 Miles		5 Miles	
Population (2010)						
Estimated Population	19,163		152,897		373,229	
Census Population (1990)	16,121		129,489		311,779	
Census Population (2000)	19,724		149,484		354,494	
Projected Population (2015)	19,374		175,624		404,199	
Forecasted Population (2020)	19,173		190,111		431,727	
Historical Annual Growth (1990 to 2000)	3,603	2.23%	19,995	1.54%	42,716	1.37%
Historical Annual Growth (2000 to 2010)	-561	-0.28%	3,413	0.23%	18,735	0.53%
Projected Annual Growth (2010 to 2015)	211	0.22%	22,726	2.97%	30,970	1.66%
Estimated Population Density	6,105 <i>psm</i>		5,410 <i>psm</i>		4,755 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>	
Households (2010)						
Estimated Households	6,629		55,291		131,465	
Census Households (1990)	6,466		51,643		117,095	
Census Households (2000)	7,205		56,711		131,560	
Projected Households (2015)	6,696		63,242		141,628	
Forecasted Households (2020)	6,410		66,833		147,128	
Households with Children	2,313	34.90%	17,744	32.09%	42,642	32.44%
Average Household Size	2.86		2.73		2.78	
Average Household Income (2010)						
Est. Average Household Income	\$44,503		\$50,767		\$60,982	
Proj. Average Household Income (2015)	\$48,757		\$54,875		\$65,700	
Average Family Income	\$51,462		\$60,133		\$73,097	
Median Household Income (2010)						
Est. Median Household Income	\$37,257		\$41,475		\$50,587	
Proj. Median Household Income (2015)	\$38,507		\$42,554		\$52,179	
Median Family Income	\$42,335		\$49,146		\$61,398	
Per Capita Income (2010)						
Est. Per Capita Income	\$16,329		\$19,045		\$22,269	
Proj. Per Capita Income (2015)	\$17,820		\$20,387		\$23,781	
Per Capita Income Est. 5 year change	\$1,491	9.13%	\$1,341	7.04%	\$1,511	6.79%
Other Income (2010)						
Est. Median Disposable Income	\$32,804		\$35,837		\$42,499	
Proj. Median Disposable Income (2015)	\$33,871		\$36,654		\$43,651	
Disposable Income Est. 5 year change	\$1,067	3.25%	\$817	2.28%	\$1,152	2.71%
Est. Average Household Net Worth	\$288,861		\$309,846		\$388,047	
Daytime Demos (2010)						
Total Number of Businesses	839		6,130		14,082	
Total Number of Employees	7,885		77,297		194,027	
Company Headqtrs: Businesses	1	0.12%	7	0.12%	22	0.16%
Company Headqtrs: Employees	22	0.28%	799	1.03%	8,798	4.53%
Unemployment Rate	6.64%		6.30%		5.65%	
Employee Population per Business	9.4 to 1		12.6 to 1		13.8 to 1	
Residential Population per Business	22.8 to 1		24.9 to 1		26.5 to 1	

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.41499/-111.8567

Alma School & Main Street

Mesa, AZ

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	16,077	83.90%	128,665	84.15%	320,864	85.97%
Black or African American	1,165	6.08%	8,790	5.75%	17,651	4.73%
American Indian & Alaska Native	667	3.48%	5,914	3.87%	10,948	2.93%
Asian	527	2.75%	4,725	3.09%	14,707	3.94%
Hawaiian & Pacific Islander	125	0.65%	773	0.51%	1,561	0.42%
Other Race	506	2.64%	3,263	2.13%	5,767	1.55%
Two or More Races	96	0.50%	768	0.50%	1,730	0.46%
Not Hispanic or Latino Population	10,410	54.32%	91,986	60.16%	254,889	68.29%
Hispanic or Latino Population	8,753	45.68%	60,912	39.84%	118,340	31.71%
Not of Hispanic Origin Population (1990)	13,406	83.16%	108,237	83.59%	274,209	87.95%
Hispanic Origin Population (1990)	2,715	16.84%	21,252	16.41%	37,570	12.05%
Not Hispanic or Latino Population (2000)	12,029	60.98%	100,865	67.48%	270,055	76.18%
Hispanic or Latino Population (2000)	7,695	39.02%	48,619	32.52%	84,439	23.82%
Not Hispanic or Latino Population (2015)	10,139	52.33%	99,988	56.93%	261,451	64.68%
Hispanic or Latino Population (2015)	9,235	47.67%	75,636	43.07%	142,748	35.32%
Hist. Hispanic Ann Growth (1990 to 2010)	6,038	11.12%	39,660	9.33%	80,770	10.75%
Proj. Hispanic Ann Growth (2015 to 2010)	481	1.10%	14,724	4.83%	24,407	4.12%

Age Distribution (2010)

0 to 4 yrs	1,743	9.09%	12,937	8.46%	28,813	7.72%
5 to 9 yrs	1,521	7.94%	11,527	7.54%	27,466	7.36%
10 to 14 yrs	1,319	6.88%	10,170	6.65%	25,554	6.85%
15 to 19 yrs	1,427	7.45%	11,294	7.39%	30,298	8.12%
20 to 24 yrs	1,767	9.22%	15,569	10.18%	36,411	9.76%
25 to 29 yrs	1,722	8.98%	14,135	9.24%	31,441	8.42%
30 to 34 yrs	1,476	7.70%	11,822	7.73%	27,980	7.50%
35 to 39 yrs	1,325	6.92%	10,190	6.66%	25,582	6.85%
40 to 44 yrs	1,235	6.44%	9,708	6.35%	24,900	6.67%
45 to 49 yrs	1,163	6.07%	9,203	6.02%	24,390	6.53%
50 to 54 yrs	1,004	5.24%	8,434	5.52%	22,538	6.04%
55 to 59 yrs	885	4.62%	6,988	4.57%	18,364	4.92%
60 to 64 yrs	732	3.82%	5,665	3.71%	14,433	3.87%
65 to 74 yrs	1,038	5.42%	7,386	4.83%	18,243	4.89%
75 to 84 yrs	560	2.92%	4,833	3.16%	10,949	2.93%
85 yrs plus	247	1.29%	3,037	1.99%	5,868	1.57%
Median Age	29.75 yrs		30.28 yrs		31.22 yrs	

Gender Age Distribution (2010)

Female Population	9,252	48.28%	74,275	48.58%	182,541	48.91%
0 to 19 yrs	2,895	31.30%	22,326	30.06%	54,984	30.12%
20 to 64 yrs	5,323	57.53%	43,037	57.94%	107,550	58.92%
65 yrs plus	1,034	11.17%	8,912	12.00%	20,007	10.96%
Female Median Age	30 yrs		31 yrs		32 yrs	
Male Population	9,911	51.72%	78,623	51.42%	190,688	51.09%
0 to 19 yrs	3,114	31.41%	23,603	30.02%	57,148	29.97%
20 to 64 yrs	5,986	60.39%	48,676	61.91%	118,488	62.14%
65 yrs plus	812	8.19%	6,344	8.07%	15,052	7.89%
Male Median Age	29.35 yrs		29.39 yrs		30.33 yrs	

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.41499/-111.8567

Alma School & Main Street

Mesa, AZ

Household Income Distribution (2010)

	1 Mile		3 Miles		5 Miles	
\$200,000 or More	10	0.14%	417	0.75%	1,981	1.51%
\$150,000 to \$199,999	95	1.43%	894	1.62%	3,633	2.76%
\$100,000 to \$149,999	300	4.53%	3,633	6.57%	13,602	10.35%
\$75,000 to \$99,999	521	7.86%	5,315	9.61%	16,579	12.61%
\$50,000 to \$74,999	1,208	18.22%	10,414	18.83%	26,321	20.02%
\$35,000 to \$49,999	1,383	20.86%	11,043	19.97%	22,947	17.45%
\$25,000 to \$34,999	1,036	15.62%	8,307	15.02%	16,209	12.33%
\$15,000 to \$24,999	963	14.52%	7,166	12.96%	14,077	10.71%
\$0 to \$14,999	1,114	16.81%	8,102	14.65%	16,116	12.26%
\$35,000+	3,517	53.04%	31,716	57.36%	85,063	64.70%
\$75,000+	926	13.96%	10,259	18.55%	35,795	27.23%

Housing (2010)

	1 Mile		3 Miles		5 Miles	
Total Housing Units	7,343		62,351		145,455	
Housing Units, Occupied	6,629	90.28%	55,291	88.68%	131,465	90.38%
<i>Housing Units, Owner-Occupied</i>	3,070	46.31%	22,819	41.27%	68,425	52.05%
<i>Housing Units, Renter-Occupied</i>	3,559	53.69%	32,472	58.73%	63,040	47.95%
Housing Units, Vacant	714	9.72%	7,059	11.32%	13,989	9.62%
Median Years in Residence	3 yrs		2 yrs		3 yrs	

Marital Status (2010)

	1 Mile		3 Miles		5 Miles	
Never Married	5,184	35.54%	42,447	35.84%	104,538	35.82%
Now Married	5,622	38.55%	47,302	39.94%	127,927	43.83%
Separated	935	6.41%	7,481	6.32%	13,880	4.76%
Widowed	846	5.80%	6,291	5.31%	12,752	4.37%
Divorced	1,998	13.70%	14,917	12.59%	32,747	11.22%

Household Type (2010)

	1 Mile		3 Miles		5 Miles	
Population Family	14,560	75.98%	112,334	73.47%	278,539	74.63%
Population Non-Family	4,418	23.06%	38,512	25.19%	86,666	23.22%
Population Group Qtrs	185	0.96%	2,051	1.34%	8,025	2.15%
Family Households	3,747	56.53%	30,015	54.28%	75,157	57.17%
<i>Married Couple With Children</i>	1,225	21.79%	9,479	20.04%	25,426	19.88%
<i>Average Family Household Size</i>	3.9		3.7		3.7	
Non-Family Households	2,882	43.47%	25,276	45.72%	56,309	42.83%

Household Size (2010)

	1 Mile		3 Miles		5 Miles	
1 Person Household	2,263	34.14%	19,488	35.25%	41,768	31.77%
2 Person Households	1,335	20.14%	12,030	21.76%	30,244	23.01%
3 Person Households	729	10.99%	6,054	10.95%	15,532	11.81%
4 Person Households	1,011	15.25%	8,293	15.00%	22,167	16.86%
5 Person Households	651	9.82%	4,811	8.70%	11,521	8.76%
6+ Person Households	641	9.67%	4,616	8.35%	10,233	7.78%

Household Vehicles (2010)

	1 Mile		3 Miles		5 Miles	
Total Vehicles Available	10,978		90,775		231,979	
Household: 0 Vehicles Available	663	10.01%	5,594	10.12%	10,206	7.76%
Household: 1 Vehicles Available	3,127	47.17%	24,882	45.00%	53,380	40.60%
Household: 2+ Vehicles Available	2,839	42.82%	24,815	44.88%	67,879	51.63%
Average Vehicles Per Household	1.7		1.6		1.8	

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Lat/Lon: 33.41499/-111.8567

Alma School & Main Street

Mesa, AZ

	1 Mile		3 Miles		5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	14,355		116,571		287,348	
Est. Civilian Employed	8,754	60.99%	74,293	63.73%	187,060	65.10%
Est. Civilian Unemployed	953	6.64%	7,342	6.30%	16,245	5.65%
Est. in Armed Forces	25	0.17%	102	0.09%	277	0.10%
Est. not in Labor Force	4,622	32.20%	34,833	29.88%	83,766	29.15%
Occupation (2000)						
Occupation: Population Age 16+	9,168		75,086		184,245	
Mgmt, Business, & Financial Operations	656	7.15%	7,450	9.92%	22,706	12.32%
Professional and Related	1,284	14.01%	12,413	16.53%	37,189	20.18%
Service	1,746	19.04%	13,014	17.33%	28,569	15.51%
Sales and Office	2,501	27.28%	21,248	28.30%	53,840	29.22%
Farming, Fishing, and Forestry	33	0.36%	147	0.20%	348	0.19%
Construct, Extraction, & Maintenance	1,504	16.40%	10,209	13.60%	20,144	10.93%
Production, Transp. & Material Moving	1,445	15.76%	10,605	14.12%	21,450	11.64%
Percent White Collar Workers	48.44%		54.75%		61.73%	
Percent Blue Collar Workers	51.56%		45.25%		38.27%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$269 M		\$2.44 B		\$6.54 B	
Total Non-Retail Expenditures	\$154 M	57.17%	\$1.40 B	57.30%	\$3.76 B	57.53%
Total Retail Expenditures	\$115 M	42.83%	\$1.04 B	42.70%	\$2.78 B	42.47%
Apparel	\$12.9 M	4.81%	\$117 M	4.81%	\$314 M	4.81%
Contributions	\$8.83 M	3.29%	\$81.9 M	3.36%	\$229 M	3.51%
Education	\$5.79 M	2.16%	\$54.2 M	2.23%	\$152 M	2.33%
Entertainment	\$14.7 M	5.49%	\$134 M	5.51%	\$364 M	5.56%
Food And Beverages	\$42.8 M	15.94%	\$385 M	15.80%	\$1.02 B	15.55%
Furnishings And Equipment	\$11.1 M	4.13%	\$102 M	4.21%	\$283 M	4.33%
Gifts	\$6.42 M	2.39%	\$59.6 M	2.44%	\$166 M	2.53%
Health Care	\$17.4 M	6.49%	\$156 M	6.38%	\$405 M	6.20%
Household Operations	\$8.87 M	3.30%	\$81.7 M	3.35%	\$228 M	3.48%
Miscellaneous Expenses	\$4.64 M	1.73%	\$41.8 M	1.71%	\$110 M	1.69%
Personal Care	\$3.95 M	1.47%	\$35.8 M	1.47%	\$95.5 M	1.46%
Personal Insurance	\$2.51 M	0.94%	\$23.2 M	0.95%	\$64.7 M	0.99%
Reading	\$873 K	0.33%	\$7.96 M	0.33%	\$21.4 M	0.33%
Shelter	\$51.2 M	19.07%	\$465 M	19.09%	\$1.25 B	19.17%
Tobacco	\$2.04 M	0.76%	\$17.8 M	0.73%	\$44.7 M	0.68%
Transportation	\$54.2 M	20.18%	\$492 M	20.21%	\$1.32 B	20.21%
Utilities	\$20.2 M	7.54%	\$181 M	7.42%	\$470 M	7.19%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	11,387		91,400		224,687	
Elementary (0 to 8)	1,530	13.43%	9,523	10.42%	15,256	6.79%
Some High School (9 to 11)	1,300	11.41%	8,869	9.70%	17,553	7.81%
High School Graduate (12)	3,332	29.26%	24,308	26.60%	54,596	24.30%
Some College (13 to 16)	2,617	22.98%	21,817	23.87%	54,710	24.35%
Associate Degree Only	822	7.22%	6,956	7.61%	18,218	8.11%
Bachelor Degree Only	1,220	10.72%	13,372	14.63%	41,228	18.35%
Graduate Degree	566	4.97%	6,556	7.17%	23,125	10.29%

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Alma School & Main Street

Mesa, AZ

Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	2,949	37.90%	21,012	33.80%	65,163	46.00%
1 Attached Unit	706	9.08%	5,050	8.12%	10,367	7.32%
2 to 4 Units	666	8.56%	6,300	10.13%	11,255	7.95%
5 to 9 Units	449	5.77%	5,364	8.63%	10,126	7.15%
10 to 19 Units	571	7.34%	5,355	8.61%	9,975	7.04%
20 to 49 Units	461	5.93%	3,985	6.41%	6,939	4.90%
50 or more Units	1,101	14.16%	11,197	18.01%	19,435	13.72%
Mobile Home or Trailer	860	11.06%	3,683	5.92%	8,070	5.70%
Other Structure	16	0.21%	220	0.35%	326	0.23%

Homes Built By Year

1999 to 2000	155	2.00%	1,528	2.46%	3,135	2.21%
1995 to 1998	221	2.84%	2,118	3.41%	7,754	5.47%
1990 to 1994	272	3.49%	2,878	4.63%	7,370	5.20%
1980 to 1989	2,168	27.87%	20,218	32.52%	44,225	31.22%
1970 to 1979	1,781	22.90%	20,646	33.21%	47,303	33.39%
1960 to 1969	1,652	21.24%	8,069	12.98%	20,804	14.69%
1950 to 1959	1,064	13.67%	4,401	7.08%	7,693	5.43%
Built Before 1949	467	6.00%	2,308	3.71%	3,371	2.38%

Home Values (2000)

\$1,000,000 or More	8	0.30%	21	0.11%	45	0.07%
\$500,000 to \$999,999	-	-	22	0.11%	123	0.20%
\$400,000 to \$499,999	-	-	14	0.07%	149	0.25%
\$300,000 to \$399,999	-	-	46	0.23%	720	1.20%
\$200,000 to \$299,999	15	0.56%	458	2.33%	3,478	5.78%
\$150,000 to \$199,999	30	1.10%	1,518	7.72%	8,395	13.95%
\$100,000 to \$149,999	663	24.69%	7,331	37.28%	27,852	46.29%
\$70,000 to \$99,999	1,452	54.09%	7,762	39.47%	15,704	26.10%
\$50,000 to \$69,999	465	17.31%	2,067	10.51%	2,995	4.98%
\$25,000 to \$49,999	27	1.00%	327	1.66%	488	0.81%
\$0 to \$24,999	26	0.95%	100	0.51%	213	0.35%
Owner Occupied Median Home Value	\$89,230		\$103,756		\$122,755	
Renter Occupied Median Rent	\$499		\$578		\$609	
Average Property Value (2010)	\$118,319		\$179,256		\$194,746	

Transportation To Work (2000)

Drive to Work Alone	6,059	65.87%	53,240	70.81%	135,254	73.30%
Drive to Work in Carpool	1,831	19.91%	13,524	17.99%	28,073	15.21%
Travel to Work - Public Transportation	294	3.19%	1,932	2.57%	3,924	2.13%
Drive to Work on Motorcycle	55	0.60%	413	0.55%	918	0.50%
Walk or Bicycle to Work	817	8.88%	4,068	5.41%	9,939	5.39%
Other Means	30	0.33%	468	0.62%	1,240	0.67%
Work at Home	112	1.22%	1,538	2.05%	5,179	2.81%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	2,262	24.90%	18,945	25.72%	48,047	26.79%
Travel to Work in 14 to 29 Minutes	3,653	40.20%	32,088	43.57%	76,661	42.74%
Travel to Work in 30 to 59 Minutes	2,559	28.16%	19,254	26.14%	47,197	26.32%
Travel to Work in 60 Minutes or More	613	6.74%	3,358	4.56%	7,443	4.15%
Average Travel Time to Work	24.9 mins		22.1 mins		21.9 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.