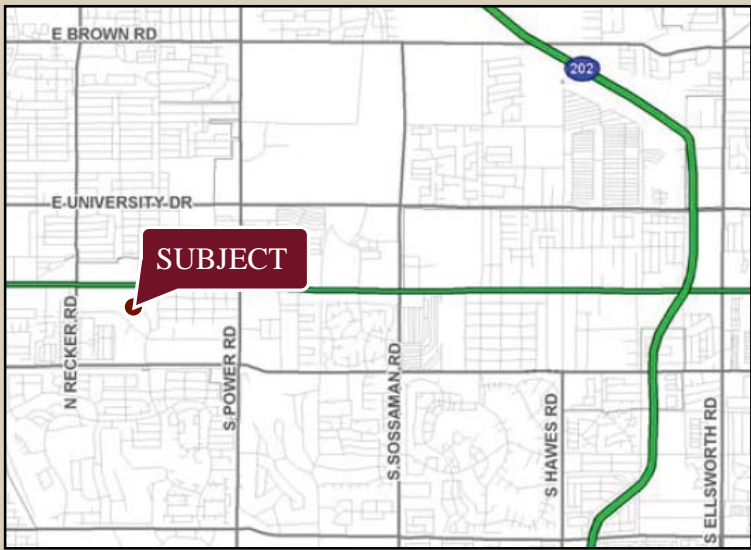




MAIN STREET PLAZA

WEST OF THE SOUTHWEST CORNER OF MAIN STREET & POWER ROAD, MESA, AZ

**45,255sf Anchor
Space Available**



AVAILABILITY

- 42,255 SF BOX SPACE AVAILABLE FOR SALE OR LEASE

FEATURES

- Great Vanilla Shell Condition ready for move-in
- Dense infill population with strong traffic
- Building available for lease or sale

TRAFFIC COUNTS

- Power Road- 40,600 cars per day
- Main Street-22,700 cars per day

NOTABLE TENANTS IN TRADE AREA:



2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,140	103,422	254,222
Avg. Household Income	\$46,400	\$55,404	\$63,665
Daytime Employment	9,695	36,302	68,987

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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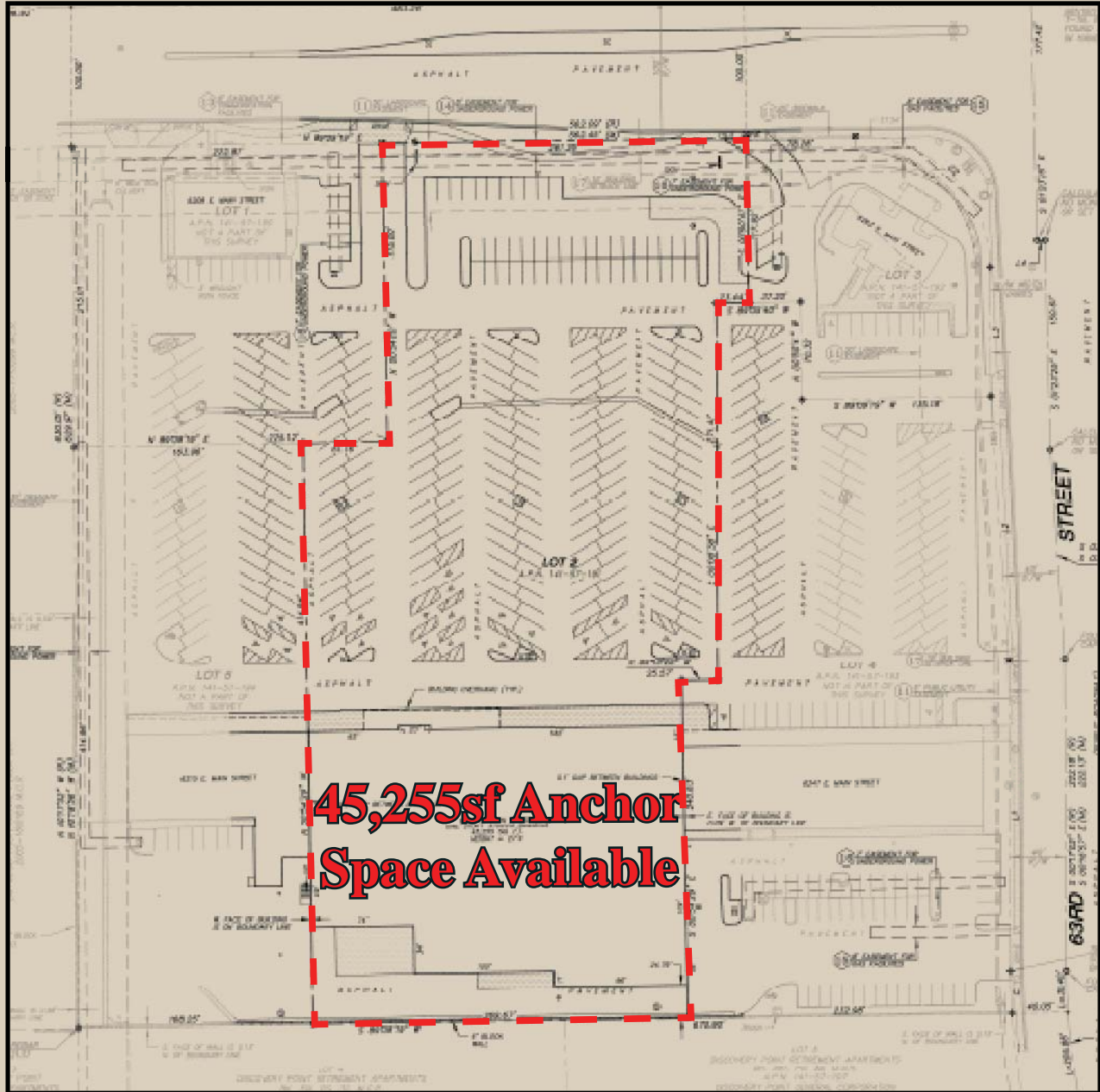
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MAIN STREET PLAZA

WEST OF THE SOUTHWEST CORNER OF MAIN STREET & POWER ROAD, MESA, AZ

Main Street



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EXCLUSIVELY REPRESENTED BY



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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.415547/-111.684491

February 2010

RF5

E Main St & S Power Rd Mesa, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2009)	11,140		103,422		254,222	
Census Population (1990)	7,034		59,599		110,045	
Census Population (2000)	8,953		86,076		193,677	
Projected Population (2014)	11,769		109,489		284,284	
Forecasted Population (2019)	13,329		122,476		334,578	
Historical Annual Growth (1990 to 2000)	1,920	2.7%	26,477	4.4%	83,632	7.6%
Historical Annual Growth (2000 to 2009)	2,186	2.7%	17,345	2.2%	60,545	3.5%
Projected Annual Growth (2009 to 2014)	629	1.1%	6,068	1.2%	30,062	2.4%
Est. Population Density (2009)	3,548.84	<i>psm</i>	3,660.16	<i>psm</i>	3,241.68	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.26	<i>sq mi</i>	78.42	<i>sq mi</i>
Households						
Estimated Households (2009)	4,843		40,182		90,845	
Census Households (1990)	3,279		25,436		45,071	
Census Households (2000)	4,187		36,464		76,667	
Projected Households (2014)	4,809		39,525		94,406	
Forecasted Households (2019)	7,477		61,463		146,811	
Households with Children (2009)	732	15.1%	10,015	24.9%	28,164	31.0%
Average Household Size (2009)	2.17		2.53		2.78	
Average Household Income						
Est. Average Household Income (2009)	\$46,400		\$55,404		\$63,665	
Proj. Average Household Income (2014)	\$48,363		\$59,217		\$68,287	
Average Family Income (2009)	\$57,249		\$64,940		\$73,968	
Median Household Income						
Est. Median Household Income (2009)	\$41,487		\$52,697		\$60,223	
Proj. Median Household Income (2014)	\$44,068		\$57,246		\$65,659	
Median Family Income (2009)	\$50,425		\$62,251		\$70,109	
Per Capita Income						
Est. Per Capita Income (2009)	\$22,575		\$22,095		\$23,059	
Proj. Per Capita Income (2014)	\$22,022		\$21,912		\$22,952	
Per Capita Income Est. 5 year change	-\$553	-2.4%	-\$183	-0.8%	-\$107	-0.5%
Other Income						
Est. Median Disposable Income (2009)	\$35,864		\$44,216		\$49,618	
Est. Median Disposable Income (2014)	\$37,917		\$47,536		\$53,527	
Disposable Income Est. 5 year change	\$2,053	5.7%	\$3,321	7.5%	\$3,909	7.9%
Est. Average Household Net Worth (2009)	\$384,292		\$456,293		\$511,229	
Daytime Demos						
Total Number of Businesses (2009)	568		2,738		5,770	
Total Number of Employees (2009)	9,695		36,302		68,987	
Company Headqtrs: Businesses (2009)	1	0.2%	1	0.0%	10	0.2%
Company Headqtrs: Employees (2009)	7	0.1%	8	0.0%	498	0.7%
Unemployment Rate (2009)	2.60%		3.20%		3.60%	
Employee Population per Business	17.1 to 1		13.3 to 1		12.0 to 1	
Residential Population per Business	19.6 to 1		37.8 to 1		44.1 to 1	

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E Main St & S Power Rd Mesa, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2009)	9,828	88.2%	90,897	87.9%	221,664	87.2%
Black or African American (2009)	289	2.6%	2,504	2.4%	6,625	2.6%
American Indian & Alaska Native (2009)	144	1.3%	1,208	1.2%	2,862	1.1%
Asian (2009)	126	1.1%	1,785	1.7%	5,138	2.0%
Hawaiian & Pacific Islander (2009)	15	0.1%	161	0.2%	518	0.2%
Other Race (2009)	520	4.7%	4,332	4.2%	11,022	4.3%
Two or More Races (2009)	218	2.0%	2,535	2.5%	6,392	2.5%
Not Hispanic or Latino Population (2009)	8,986	80.7%	84,423	81.6%	206,433	81.2%
Hispanic or Latino Population (2009)	2,154	19.3%	18,999	18.4%	47,789	18.8%
Not of Hispanic Origin Population (1990)	6,564	93.3%	55,955	93.9%	103,321	93.9%
Hispanic Origin Population (1990)	470	6.7%	3,645	6.1%	6,724	6.1%
Not Hispanic or Latino Population (2000)	8,052	89.9%	78,181	90.8%	175,141	90.4%
Hispanic or Latino Population (2000)	902	10.1%	7,895	9.2%	18,536	9.6%
Not Hispanic or Latino Population (2014)	9,210	78.3%	86,479	79.0%	223,257	78.5%
Hispanic or Latino Population (2014)	2,559	21.7%	23,010	21.0%	61,027	21.5%
Hist. Hispanic Ann Growth (1990 to 2009)	1,684	18.9%	15,354	22.2%	41,064	32.1%
Proj. Hispanic Ann Growth (2009 to 2014)	405	3.8%	4,012	4.2%	13,239	5.5%
Age Distribution						
Age 0 to 4 yrs (2009)	517	4.6%	6,400	6.2%	18,583	7.3%
Age 5 to 9 yrs (2009)	481	4.3%	6,459	6.2%	18,514	7.3%
Age 10 to 14 yrs (2009)	463	4.2%	6,232	6.0%	17,572	6.9%
Age 15 to 19 yrs (2009)	464	4.2%	5,668	5.5%	15,522	6.1%
Age 20 to 24 yrs (2009)	457	4.1%	4,442	4.3%	12,228	4.8%
Age 25 to 29 yrs (2009)	436	3.9%	5,147	5.0%	14,648	5.8%
Age 30 to 34 yrs (2009)	470	4.2%	5,669	5.5%	16,279	6.4%
Age 35 to 39 yrs (2009)	466	4.2%	6,042	5.8%	17,023	6.7%
Age 40 to 44 yrs (2009)	476	4.3%	5,943	5.7%	16,338	6.4%
Age 45 to 49 yrs (2009)	451	4.0%	5,765	5.6%	15,495	6.1%
Age 50 to 54 yrs (2009)	480	4.3%	5,478	5.3%	14,101	5.5%
Age 55 to 59 yrs (2009)	622	5.6%	5,600	5.4%	13,359	5.3%
Age 60 to 64 yrs (2009)	824	7.4%	6,179	6.0%	13,383	5.3%
Age 65 to 74 yrs (2009)	1,854	16.6%	12,691	12.3%	24,471	9.6%
Age 75 to 84 yrs (2009)	1,754	15.7%	11,035	10.7%	19,226	7.6%
Age 85 yrs plus (2009)	924	8.3%	4,673	4.5%	7,478	2.9%
Median Age (2009)	55.5	yrs	45.3	yrs	40.1	yrs
Gender Age Distribution						
Female Population (2009)	6,091	54.7%	54,441	52.6%	131,054	51.6%
Age 0 to 19 yrs (2009)	939	15.4%	12,144	22.3%	34,554	26.4%
Age 20 to 64 yrs (2009)	2,438	40.0%	25,908	47.6%	67,493	51.5%
Age 65 yrs plus (2009)	2,715	44.6%	16,389	30.1%	29,007	22.1%
Female Median Age (2009)	59.0	yrs	47.5	yrs	41.7	yrs
Male Population (2009)	5,048	45.3%	48,980	47.4%	123,168	48.4%
Age 0 to 19 yrs (2009)	986	19.5%	12,614	25.8%	35,637	28.9%
Age 20 to 64 yrs (2009)	2,245	44.5%	24,356	49.7%	65,363	53.1%
Age 65 yrs plus (2009)	1,817	36.0%	12,010	24.5%	22,168	18.0%
Male Median Age (2009)	50.6	yrs	42.8	yrs	38.4	yrs

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E Main St & S Power 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)	60	1.2%	682	1.7%	2,699	3.0%
HH Income \$150,000 to \$199,999 (2009)	77	1.6%	1,076	2.7%	3,341	3.7%
HH Income \$100,000 to \$149,999 (2009)	306	6.3%	4,708	11.7%	12,647	13.9%
HH Income \$75,000 to \$99,999 (2009)	457	9.4%	5,345	13.3%	13,565	14.9%
HH Income \$50,000 to \$74,999 (2009)	857	17.7%	8,359	20.8%	18,958	20.9%
HH Income \$35,000 to \$49,999 (2009)	965	19.9%	6,854	17.1%	14,127	15.6%
HH Income \$25,000 to \$34,999 (2009)	704	14.5%	4,546	11.3%	9,062	10.0%
HH Income \$15,000 to \$24,999 (2009)	842	17.4%	4,958	12.3%	9,218	10.1%
HH Income \$0 to \$14,999 (2009)	574	11.9%	3,654	9.1%	7,229	8.0%
HH Income \$35,000+ (2009)	2,722	56.2%	27,023	67.3%	65,336	71.9%
HH Income \$75,000+ (2009)	900	18.6%	11,811	29.4%	32,251	35.5%
Housing						
Total Housing Units (2009)	6,448		56,527		123,556	
Housing Units, Occupied (2009)	4,843	75.1%	40,182	71.1%	90,845	73.5%
<i>Housing Units, Owner-Occupied (2009)</i>	3,344	69.1%	31,505	78.4%	72,751	80.1%
<i>Housing Units, Renter-Occupied (2009)</i>	1,498	30.9%	8,677	21.6%	18,094	19.9%
Housing Units, Vacant (2009)	1,605	24.9%	16,345	28.9%	32,711	26.5%
Median Years in Residence (2009)	3.4	yrs	3.5	yrs	3.1	yrs
Marital Status						
Never Married (2009)	1,198	12.4%	12,446	14.7%	33,403	16.7%
Now Married (2009)	5,163	53.3%	51,749	61.3%	125,390	62.8%
Separated (2009)	471	4.9%	2,704	3.2%	5,589	2.8%
Widowed (2009)	1,761	18.2%	9,542	11.3%	16,612	8.3%
Divorced (2009)	1,102	11.4%	7,967	9.4%	18,537	9.3%
Household Type						
Population Family (2009)	7,970	71.5%	84,602	81.8%	216,806	85.3%
Population Non-Family (2009)	2,531	22.7%	17,129	16.6%	35,362	13.9%
Population Group Qtrs (2009)	639	5.7%	1,691	1.6%	2,053	0.8%
Family Households (2009)	2,711	56.0%	25,672	63.9%	61,619	67.8%
Married Couple With Children (2009)	437	8.5%	6,870	13.3%	20,355	16.2%
Average Family Household Size (2009)	2.94		3.30		3.52	
Non-Family Households (2009)	2,132	44.0%	14,510	36.1%	29,225	32.2%
Household Size						
1 Person Household (2009)	1,911	39.5%	12,699	31.6%	24,781	27.3%
2 Person Households (2009)	1,496	30.9%	11,532	28.7%	24,223	26.7%
3 Person Households (2009)	328	6.8%	3,453	8.6%	8,671	9.5%
4 Person Households (2009)	569	11.8%	6,605	16.4%	17,308	19.1%
5 Person Households (2009)	291	6.0%	3,333	8.3%	8,998	9.9%
6+ Person Households (2009)	248	5.1%	2,560	6.4%	6,864	7.6%
Household Vehicles						
Total Vehicles Available (2009)	6,828		65,729		160,490	
Household: 0 Vehicles Available (2009)	440	9.1%	2,091	5.2%	3,946	4.3%
Household: 1 Vehicles Available (2009)	2,502	51.7%	17,952	44.7%	35,533	39.1%
Household: 2+ Vehicles Available (2009)	1,901	39.2%	20,139	50.1%	51,365	56.5%
Average Vehicles Per Household (2009)	1.4		1.6		1.8	

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Labor Force						
Est. Labor: Population Age 16+ (2009)	9,595		83,143		196,180	
Est. Civilian Employed (2009)	3,909	40.7%	41,710	50.2%	108,773	55.4%
Est. Civilian Unemployed (2009)	250	2.6%	2,642	3.2%	7,020	3.6%
Est. in Armed Forces (2009)	6	0.1%	63	0.1%	188	0.1%
Est. not in Labor Force (2009)	5,430	56.6%	38,729	46.6%	80,199	40.9%
Occupation						
Occupation: Population Age 16+ (2000)	2,594		31,714		78,364	
Mgmt, Business, & Financial Operations (2000)	231	8.9%	4,032	12.7%	11,124	14.2%
Professional and Related (2000)	345	13.3%	5,584	17.6%	14,991	19.1%
Service (2000)	373	14.4%	4,273	13.5%	10,126	12.9%
Sales and Office (2000)	931	35.9%	10,170	32.1%	24,900	31.8%
Farming, Fishing, and Forestry (2000)	6	0.2%	49	0.2%	145	0.2%
Construct, Extraction, & Maintenance (2000)	324	12.5%	3,808	12.0%	8,278	10.6%
Production, Transp. & Material Moving (2000)	384	14.8%	3,799	12.0%	8,801	11.2%
Percent White Collar Workers (2000)	58.1%		62.4%		65.1%	
Percent Blue Collar Workers (2000)	41.9%		37.6%		34.9%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2009)	\$201		\$1,877		\$4,655	
Total Non-Retail Expenditures (2009)	\$115	57.1%	\$1,079	57.5%	\$2,684	57.7%
Total Retail Expenditures (2009)	\$86	42.9%	\$798	42.5%	\$1,971	42.3%
Apparel (2009)	\$10	4.7%	\$90	4.8%	\$223	4.8%
Contributions (2009)	\$7	3.5%	\$67	3.6%	\$172	3.7%
Education (2009)	\$4	2.2%	\$43	2.3%	\$111	2.4%
Entertainment (2009)	\$11	5.5%	\$105	5.6%	\$261	5.6%
Food And Beverages (2009)	\$31	15.7%	\$290	15.5%	\$713	15.3%
Furnishings And Equipment (2009)	\$9	4.2%	\$82	4.4%	\$206	4.4%
Gifts (2009)	\$5	2.5%	\$48	2.6%	\$122	2.6%
Health Care (2009)	\$13	6.5%	\$117	6.2%	\$283	6.1%
Household Operations (2009)	\$7	3.4%	\$66	3.5%	\$168	3.6%
Miscellaneous Expenses (2009)	\$3	1.7%	\$32	1.7%	\$77	1.7%
Personal Care (2009)	\$3	1.5%	\$27	1.5%	\$67	1.4%
Personal Insurance (2009)	\$2	1.0%	\$19	1.0%	\$48	1.0%
Reading (2009)	\$1	0.3%	\$6	0.3%	\$15	0.3%
Shelter (2009)	\$39	19.2%	\$361	19.2%	\$898	19.3%
Tobacco (2009)	\$1	0.7%	\$13	0.7%	\$30	0.6%
Transportation (2009)	\$40	20.0%	\$380	20.2%	\$938	20.1%
Utilities (2009)	\$15	7.3%	\$133	7.1%	\$324	6.9%
Educational Attainment						
Adult Population (25 Years or Older) (2009)	8,758		74,221		171,802	
Elementary (0 to 8) (2009)	560	6.4%	3,989	5.4%	8,003	4.7%
Some High School (9 to 11) (2009)	887	10.1%	6,215	8.4%	13,179	7.7%
High School Graduate (12) (2009)	3,439	39.3%	24,281	32.7%	51,906	30.2%
Some College (13 to 16) (2009)	1,904	21.7%	18,279	24.6%	42,581	24.8%
Associate Degree Only (2009)	516	5.9%	5,795	7.8%	14,909	8.7%
Bachelor Degree Only (2009)	958	10.9%	10,249	13.8%	27,640	16.1%
Graduate Degree (2009)	494	5.6%	5,413	7.3%	13,584	7.9%

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Units In Structure

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
1 Detached Unit (2000)	2,370	44.4%	23,581	47.7%	51,128	50.5%
1 Attached Unit (2000)	272	5.1%	3,385	6.8%	5,352	5.3%
2 to 4 Units (2000)	293	5.5%	1,885	3.8%	3,066	3.0%
5 to 9 Units (2000)	128	2.4%	980	2.0%	2,246	2.2%
10 to 19 Units (2000)	444	8.3%	950	1.9%	2,374	2.3%
20 to 49 Units (2000)	124	2.3%	470	1.0%	810	0.8%
50 or more Units (2000)	368	6.9%	1,387	2.8%	2,703	2.7%
Mobile Home or Trailer (2000)	1,323	24.8%	16,061	32.5%	31,503	31.1%
Other Structure (2000)	21	0.4%	752	1.5%	2,107	2.1%

Homes Built By Year

Homes Built 1999 to 2000	172	3.2%	1,736	3.5%	6,217	6.1%
Homes Built 1995 to 1998	931	17.4%	7,655	15.5%	19,229	19.0%
Homes Built 1990 to 1994	313	5.9%	6,753	13.7%	15,062	14.9%
Homes Built 1980 to 1989	1,393	26.1%	18,181	36.8%	33,965	33.5%
Homes Built 1970 to 1979	1,816	34.0%	10,739	21.7%	19,611	19.4%
Homes Built 1960 to 1969	487	9.1%	3,065	6.2%	5,018	5.0%
Homes Built 1950 to 1959	123	2.3%	797	1.6%	1,401	1.4%
Homes Built Before 1949	106	2.0%	525	1.1%	787	0.8%

Home Values

Home Values \$1,000,000 or More (2000)	2	0.1%	9	0.0%	23	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		43	0.2%	329	0.7%
Home Values \$400,000 to \$499,999 (2000)	2	0.1%	71	0.3%	350	0.8%
Home Values \$300,000 to \$399,999 (2000)	9	0.4%	260	1.2%	1,360	2.9%
Home Values \$200,000 to \$299,999 (2000)	72	3.3%	855	4.0%	4,283	9.2%
Home Values \$150,000 to \$199,999 (2000)	176	8.1%	3,021	14.1%	8,242	17.7%
Home Values \$100,000 to \$149,999 (2000)	834	38.6%	10,168	47.4%	20,966	45.1%
Home Values \$70,000 to \$99,999 (2000)	886	41.0%	5,889	27.4%	9,051	19.5%
Home Values \$50,000 to \$69,999 (2000)	172	8.0%	922	4.3%	1,363	2.9%
Home Values \$25,000 to \$49,999 (2000)	6	0.3%	142	0.7%	312	0.7%
Home Values \$0 to \$24,999 (2000)	3	0.1%	94	0.4%	180	0.4%
Owner Occupied Median Home Value (2000)	\$106,199		\$118,971		\$135,317	
Renter Occupied Median Rent (2000)	\$623		\$680		\$663	

Transportation To Work

Drive to Work Alone (2000)	2,013	77.6%	25,158	79.2%	62,072	79.1%
Drive to Work in Carpool (2000)	308	11.9%	4,115	13.0%	10,189	13.0%
Travel to Work - Public Transportation (2000)	30	1.2%	227	0.7%	503	0.6%
Drive to Work on Motorcycle (2000)	0		147	0.5%	399	0.5%
Walk or Bicycle to Work (2000)	158	6.1%	761	2.4%	1,690	2.2%
Other Means (2000)	21	0.8%	208	0.7%	564	0.7%
Work at Home (2000)	64	2.5%	1,136	3.6%	3,103	4.0%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	730	28.8%	7,134	23.3%	16,935	22.5%
Travel to Work in 14 to 29 Minutes (2000)	635	25.1%	8,948	29.2%	23,242	30.8%
Travel to Work in 30 to 59 Minutes (2000)	941	37.2%	11,849	38.7%	29,134	38.6%
Travel to Work in 60 Minutes or More (2000)	226	8.9%	2,686	8.8%	6,106	8.1%
Average Travel Time to Work (2000)	28.5	mins	27.9	mins	27.2	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.