

# MESA RIVERVIEW

SOUTHEAST CORNER LOOP 202 & DOBSON ROAD, MESA, AZ



Click for Video Tour



## AVAILABILITY

- 1,300-13,395 SF
- PADS AVAILABLE

## FEATURES

- 1.3 million square feet of retail shops and restaurants, a two-story class "A" office building, an auto mall with three dealerships and a Hyatt hotel
- Location for the new Chicago Cubs spring training facility is directly across the street

## NOTABLE TENANTS



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	7,428	116,265	327,644
Avg. Household Income	\$52,733	\$46,583	\$57,495
Daytime Employment	3,018	56,912	192,081

View Available Space Videos At:

<http://www.youtube.com/user/mesariverview>



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# Chicago Cubs Spring Training Facility & ASU Baseball Facility



## Riverview Auto Mall

- Shops C**
- YouTube Available-3,316 sf
  - Nail Salon-1,400 sf
  - YouTube Available-1,200 sf
  - Go Wireless-1,200 sf
  - Dentist-1,200 sf
  - YouTube Available-1,200 sf
  - Rue 21-4,685 sf
  - Great Clips-975 sf
  - Sally Beauty-1,300 sf

- Shops A**
- Radio Shack-2,400 sf
  - YouTube Available-2,217 sf
  - GNC-1,260 sf
  - YouTube Available-2,450 sf
  - Yogi's-2,483 sf
  - YouTube Available-1,670 sf

- Shops B**
- Rubio's-2,400 sf
  - Subway-1,320 sf
  - Wingstop-1,291 sf
  - Angel Sweet Gelato-1,050 sf
  - Pearle Vision-1,536 sf
  - T-Mobile-2,100 sf

- Specialty F**
- YouTube Available-8,241 sf
  - Big Stick Cigars-1,626 sf
  - Gentleman Joe's-1,626 sf
  - Cactus Moon-13,051 sf

- Specialty A**
- Toby Keith's-16,394 sf

- Specialty B**
- Police Sub Station-177 sf
  - YouTube Available-4,882 sf
  - YouTube Available-10,494 sf
  - Boy Scouts-1,655 sf
  - YouTube Available-1,526 sf
  - YouTube Available-1,626 sf
  - YouTube Available-1,626 sf
  - Hubbard Swim School-8,185 sf

- Specialty C**
- YouTube Available-1,574 sf
  - Omega Gyros-1,710 sf
  - YouTube Available-1,400 sf
  - YouTube Available-1,640 sf
  - YouTube Available-1,626 sf
  - YouTube Available-1,628 sf
  - YouTube Available-1,748 sf



- Shops E**
- Volcano Buffet-5,100 sf
  - Physical Therapy-2,100 sf
  - YouTube Available-1,835 sf
  - State Farm-1,000 sf
  - YouTube Available-1,230 sf
  - YouTube Available-1,560 sf
  - YouTube Available-1,440 sf
  - YouTube Available-3,500 sf
  - YouTube Available-1,300 sf

**PHASES 1 & 2 LONG RANGE MASTER PLAN SUMMARY:**

SPACE	SQUARE FOOTAGE	PARKING REQ'D
RETAIL SHELL SF (1/300 SF):	± 253,105 SF	844 SPACES
THEATER SF (1/75 SF):	± 59,334 SF	791 SPACES
RESTAURANT SF (1/75 SF):	± 6,031 SF	80 SPACES
<b>TOTAL BLDG SQUARE FOOTAGE:</b>	<b>± 318,470 SF</b>	
<b>TOTAL PARKING REQUIRED:</b>		<b>±1,715 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>		<b>±1,717 SPACES</b>

- Pad 1- 3 Acres
- Pad 2- 1.39 Acres
- Pad 3- 1.53 Acres
- Pad 4- 2.59 Acres
- Pad 5- 1.18 Acres

6,648 SF  
Coming Available

Available Pad



TEMPE CANAL

FUTURE PAD AND FUTURE  
POCKET PARK WITH STATIONARY  
UMBRELLAS AND BENCHES.

SEE SUMMARY.

# EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.43739/-111.8698

## Dobson Road & Loop 202

### Mesa, AZ

	1 Mile		3 Miles		5 Miles	
<b>Population (2010)</b>						
Estimated Population	7,428		116,265		327,644	
Census Population (1990)	5,947		94,771		284,699	
Census Population (2000)	6,995		110,379		316,241	
Projected Population (2015)	7,528		132,246		356,854	
Forecasted Population (2020)	7,821		144,365		379,337	
Historical Annual Growth (1990 to 2000)	1,047	1.76%	15,608	1.65%	31,542	1.11%
Historical Annual Growth (2000 to 2010)	433	0.62%	5,886	0.53%	11,403	0.36%
Projected Annual Growth (2010 to 2015)	100	0.27%	15,982	2.75%	29,210	1.78%
Estimated Population Density	2,366	<i>psm</i>	4,114	<i>psm</i>	4,174	<i>psm</i>
Trade Area Size	3.14	<i>sq mil</i>	28.26	<i>sq mil</i>	78.49	<i>sq mil</i>
<b>Households (2010)</b>						
Estimated Households	2,884		43,864		120,241	
Census Households (1990)	2,346		39,783		111,899	
Census Households (2000)	2,774		43,914		122,325	
Projected Households (2015)	2,938		49,815		129,966	
Forecasted Households (2020)	3,026		53,066		134,127	
Households with Children	869	30.12%	12,874	29.35%	34,599	28.77%
Average Household Size	2.56		2.61		2.66	
<b>Average Household Income (2010)</b>						
Est. Average Household Income	\$52,733		\$46,583		\$57,495	
Proj. Average Household Income (2015)	\$55,870		\$50,956		\$62,048	
Average Family Income	\$63,662		\$55,991		\$69,487	
<b>Median Household Income (2010)</b>						
Est. Median Household Income	\$41,214		\$38,170		\$46,620	
Proj. Median Household Income (2015)	\$41,970		\$39,656		\$48,261	
Median Family Income	\$50,660		\$45,903		\$57,459	
<b>Per Capita Income (2010)</b>						
Est. Per Capita Income	\$20,681		\$18,539		\$22,071	
Proj. Per Capita Income (2015)	\$22,007		\$20,083		\$23,528	
Per Capita Income Est. 5 year change	\$1,327	6.42%	\$1,543	8.32%	\$1,457	6.60%
<b>Other Income (2010)</b>						
Est. Median Disposable Income	\$35,592		\$33,287		\$39,610	
Proj. Median Disposable Income (2015)	\$36,170		\$34,516		\$40,815	
Disposable Income Est. 5 year change	\$578	1.62%	\$1,230	3.69%	\$1,205	3.04%
Est. Average Household Net Worth	\$323,342		\$286,485		\$363,295	
<b>Daytime Demos (2010)</b>						
Total Number of Businesses	167		4,226		13,340	
Total Number of Employees	3,018		56,912		192,081	
Company Headqtrs: Businesses	-	0.12%	6	0.15%	26	0.19%
Company Headqtrs: Employees	34	1.13%	7,406	13.01%	9,122	4.75%
Unemployment Rate	6.07%		6.58%		5.79%	
Employee Population per Business	18.1	to 1	13.5	to 1	14.4	to 1
Residential Population per Business	44.6	to 1	27.5	to 1	24.6	to 1

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# EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.43739/-111.8698

## Dobson Road & Loop 202

	1 Mile		3 Miles		5 Miles	
<b>Race &amp; Ethnicity (2010)</b>						
White	6,251	84.16%	96,846	83.30%	281,358	85.87%
Black or African American	472	6.35%	6,714	5.77%	15,259	4.66%
American Indian & Alaska Native	314	4.23%	5,592	4.81%	10,939	3.34%
Asian	195	2.63%	3,754	3.23%	11,932	3.64%
Hawaiian & Pacific Islander	30	0.40%	463	0.40%	1,366	0.42%
Other Race	128	1.72%	2,302	1.98%	5,265	1.61%
Two or More Races	38	0.51%	593	0.51%	1,525	0.47%
Not Hispanic or Latino Population	4,863	65.48%	72,746	62.57%	220,534	67.31%
Hispanic or Latino Population	2,564	34.52%	43,518	37.43%	107,110	32.69%
Not of Hispanic Origin Population (1990)	5,344	89.87%	80,018	84.43%	249,663	87.69%
Hispanic Origin Population (1990)	603	10.13%	14,753	15.57%	35,036	12.31%
Not Hispanic or Latino Population (2000)	5,336	76.29%	77,652	70.35%	238,249	75.34%
Hispanic or Latino Population (2000)	1,658	23.71%	32,727	29.65%	77,993	24.66%
Not Hispanic or Latino Population (2015)	4,645	61.70%	79,874	60.40%	227,212	63.67%
Hispanic or Latino Population (2015)	2,883	38.30%	52,373	39.60%	129,642	36.33%
Hist. Hispanic Ann Growth (1990 to 2010)	1,962	16.28%	28,765	9.75%	72,074	10.29%
Proj. Hispanic Ann Growth (2015 to 2010)	319	2.49%	8,854	4.07%	22,532	4.21%
<b>Age Distribution (2010)</b>						
0 to 4 yrs	602	8.10%	9,580	8.24%	24,222	7.39%
5 to 9 yrs	537	7.23%	8,488	7.30%	22,759	6.95%
10 to 14 yrs	516	6.94%	7,396	6.36%	21,039	6.42%
15 to 19 yrs	558	7.51%	8,529	7.34%	26,200	8.00%
20 to 24 yrs	672	9.05%	12,734	10.95%	34,098	10.41%
25 to 29 yrs	660	8.88%	10,854	9.34%	29,100	8.88%
30 to 34 yrs	572	7.70%	8,949	7.70%	24,718	7.54%
35 to 39 yrs	521	7.02%	7,745	6.66%	21,850	6.67%
40 to 44 yrs	483	6.50%	7,297	6.28%	21,032	6.42%
45 to 49 yrs	460	6.20%	6,770	5.82%	20,419	6.23%
50 to 54 yrs	415	5.59%	6,147	5.29%	18,754	5.72%
55 to 59 yrs	377	5.08%	5,260	4.52%	15,929	4.86%
60 to 64 yrs	318	4.28%	4,452	3.83%	13,156	4.02%
65 to 74 yrs	394	5.30%	5,938	5.11%	17,452	5.33%
75 to 84 yrs	240	3.22%	3,885	3.34%	10,803	3.30%
85 yrs plus	104	1.40%	2,241	1.93%	6,112	1.87%
Median Age	30.72 yrs		30.46 yrs		31.42 yrs	
<b>Gender Age Distribution (2010)</b>						
Female Population	3,618	48.71%	56,913	48.95%	159,714	48.75%
0 to 19 yrs	1,087	30.03%	16,703	29.35%	46,033	28.82%
20 to 64 yrs	2,110	58.32%	33,086	58.13%	93,719	58.68%
65 yrs plus	421	11.64%	7,125	12.52%	19,962	12.50%
Female Median Age	32 yrs		31 yrs		33 yrs	
Male Population	3,810	51.29%	59,352	51.05%	167,930	51.25%
0 to 19 yrs	1,126	29.55%	17,290	29.13%	48,188	28.70%
20 to 64 yrs	2,368	62.16%	37,124	62.55%	105,337	62.73%
65 yrs plus	316	8.28%	4,938	8.32%	14,405	8.58%
Male Median Age	29.90 yrs		29.62 yrs		30.30 yrs	

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## Dobson Road & Loop 202

	1 Mile		3 Miles		5 Miles	
<b>Household Income Distribution (2010)</b>						
\$200,000 or More	26	0.92%	203	0.46%	1,663	1.38%
\$150,000 to \$199,999	36	1.26%	539	1.23%	2,963	2.46%
\$100,000 to \$149,999	244	8.47%	2,494	5.68%	10,756	8.94%
\$75,000 to \$99,999	275	9.52%	3,716	8.47%	13,354	11.11%
\$50,000 to \$74,999	536	18.57%	7,782	17.74%	23,148	19.25%
\$35,000 to \$49,999	610	21.17%	8,847	20.17%	21,351	17.76%
\$25,000 to \$34,999	410	14.22%	6,829	15.57%	15,919	13.24%
\$15,000 to \$24,999	275	9.52%	5,872	13.39%	14,057	11.69%
\$0 to \$14,999	471	16.35%	7,582	17.29%	17,031	14.16%
\$35,000+	1,728	59.91%	23,581	53.76%	73,235	60.91%
\$75,000+	582	20.17%	6,952	15.85%	28,736	23.90%
<b>Housing (2010)</b>						
Total Housing Units	3,255		49,947		133,742	
Housing Units, Occupied	2,884	88.59%	43,864	87.82%	120,241	89.91%
<i>Housing Units, Owner-Occupied</i>	1,299	45.03%	18,044	41.14%	56,808	47.24%
<i>Housing Units, Renter-Occupied</i>	1,585	54.97%	25,821	58.86%	63,433	52.76%
Housing Units, Vacant	371	11.41%	6,083	12.18%	13,500	10.09%
Median Years in Residence	3 yrs		2 yrs		3 yrs	
<b>Marital Status (2010)</b>						
Never Married	1,985	34.37%	34,708	38.34%	99,597	38.34%
Now Married	2,457	42.55%	33,510	37.01%	103,197	39.72%
Separated	303	5.24%	5,528	6.11%	13,711	5.28%
Widowed	230	3.98%	4,997	5.52%	12,857	4.95%
Divorced	800	13.86%	11,790	13.02%	30,444	11.72%
<b>Household Type (2010)</b>						
Population Family	5,435	73.17%	80,741	69.45%	230,253	70.28%
Population Non-Family	1,955	26.33%	33,895	29.15%	89,105	27.20%
Population Group Qtrs	38	0.51%	1,628	1.40%	8,286	2.53%
Family Households	1,527	52.94%	21,990	50.13%	62,977	52.38%
<i>Married Couple With Children</i>	455	18.51%	6,420	19.16%	19,427	18.83%
<i>Average Family Household Size</i>	3.6		3.7		3.7	
Non-Family Households	1,357	47.06%	21,874	49.87%	57,265	47.62%
<b>Household Size (2010)</b>						
1 Person Household	1,053	36.51%	16,590	37.82%	42,396	35.26%
2 Person Households	641	22.22%	9,695	22.10%	27,993	23.28%
3 Person Households	315	10.93%	4,669	10.64%	13,405	11.15%
4 Person Households	400	13.87%	6,142	14.00%	17,995	14.97%
5 Person Households	238	8.26%	3,478	7.93%	9,586	7.97%
6+ Person Households	237	8.21%	3,290	7.50%	8,867	7.37%
<b>Household Vehicles (2010)</b>						
Total Vehicles Available	4,459		71,796		205,400	
Household: 0 Vehicles Available	380	13.16%	4,563	10.40%	10,632	8.84%
Household: 1 Vehicles Available	1,198	41.54%	20,504	46.74%	51,881	43.15%
Household: 2+ Vehicles Available	1,306	45.30%	18,797	42.85%	57,729	48.01%
Average Vehicles Per Household	1.5		1.6		1.7	

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Lat/Lon: 33.43739/-111.8698

## Dobson Road & Loop 202

	1 Mile		3 Miles		5 Miles	
<b>Labor Force (2010)</b>						
Est. Labor: Population Age 16+	5,681		89,673		256,507	
Est. Civilian Employed	3,694	65.02%	56,615	63.14%	163,845	63.88%
Est. Civilian Unemployed	345	6.07%	5,898	6.58%	14,864	5.79%
Est. in Armed Forces	4	0.06%	67	0.07%	235	0.09%
Est. not in Labor Force	1,639	28.85%	27,093	30.21%	77,564	30.24%
<b>Occupation (2000)</b>						
Occupation: Population Age 16+	3,785		55,837		164,305	
Mgmt, Business, & Financial Operations	445	11.74%	5,472	9.80%	19,395	11.80%
Professional and Related	616	16.27%	9,335	16.72%	32,485	19.77%
Service	641	16.94%	9,962	17.84%	27,468	16.72%
Sales and Office	1,043	27.54%	15,989	28.64%	48,060	29.25%
Farming, Fishing, and Forestry	6	0.15%	110	0.20%	275	0.17%
Construct, Extraction, & Maintenance	419	11.06%	6,976	12.49%	17,666	10.75%
Production, Transp. & Material Moving	616	16.28%	7,992	14.31%	18,957	11.54%
<i>Percent White Collar Workers</i>		55.56%		55.15%		60.83%
<i>Percent Blue Collar Workers</i>		44.44%		44.85%		39.17%
<b>Consumer Expenditure (2010)</b>						
Total Household Expenditure	\$130 M		\$1.83 B		\$5.75 B	
<i>Total Non-Retail Expenditures</i>	\$74.7 M	57.30%	\$1.05 B	57.20%	\$3.30 B	57.41%
<i>Total Retail Expenditures</i>	\$55.6 M	42.70%	\$783 M	42.80%	\$2.45 B	42.59%
Apparel	\$6.27 M	4.81%	\$87.8 M	4.80%	\$276 M	4.81%
Contributions	\$4.39 M	3.37%	\$60.6 M	3.31%	\$200 M	3.48%
Education	\$2.92 M	2.24%	\$40.3 M	2.20%	\$133 M	2.31%
Entertainment	\$7.18 M	5.51%	\$100 M	5.49%	\$318 M	5.54%
Food And Beverages	\$20.5 M	15.75%	\$290 M	15.88%	\$899 M	15.62%
Furnishings And Equipment	\$5.52 M	4.23%	\$76.1 M	4.16%	\$246 M	4.28%
Gifts	\$3.21 M	2.46%	\$44.3 M	2.42%	\$145 M	2.52%
Health Care	\$8.27 M	6.35%	\$118 M	6.46%	\$361 M	6.27%
Household Operations	\$4.39 M	3.37%	\$60.4 M	3.30%	\$198 M	3.44%
Miscellaneous Expenses	\$2.23 M	1.71%	\$31.6 M	1.73%	\$97.7 M	1.70%
Personal Care	\$1.91 M	1.47%	\$26.9 M	1.47%	\$84.1 M	1.46%
Personal Insurance	\$1.25 M	0.96%	\$17.2 M	0.94%	\$56.3 M	0.98%
Reading	\$427 K	0.33%	\$5.98 M	0.33%	\$18.8 M	0.33%
Shelter	\$25.0 M	19.16%	\$349 M	19.07%	\$1.10 B	19.16%
Tobacco	\$939 K	0.72%	\$13.7 M	0.75%	\$40.2 M	0.70%
Transportation	\$26.3 M	20.21%	\$369 M	20.17%	\$1.16 B	20.15%
Utilities	\$9.60 M	7.36%	\$137 M	7.50%	\$418 M	7.27%
<b>Educational Attainment (2010)</b>						
Adult Population (25 Years or Older)	4,543		69,538		199,325	
Elementary (0 to 8)	412	9.06%	6,653	9.57%	14,865	7.46%
Some High School (9 to 11)	395	8.69%	6,997	10.06%	16,403	8.23%
High School Graduate (12)	1,226	26.98%	18,928	27.22%	48,893	24.53%
Some College (13 to 16)	1,118	24.62%	16,977	24.41%	47,819	23.99%
Associate Degree Only	347	7.64%	5,233	7.53%	15,362	7.71%
Bachelor Degree Only	657	14.46%	10,072	14.48%	36,387	18.26%
Graduate Degree	389	8.56%	4,678	6.73%	19,596	9.83%

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## Dobson Road & Loop 202

	1 Mile		3 Miles		5 Miles	
<b>Units In Structure (2000)</b>						
1 Detached Unit	1,265	42.17%	13,228	27.20%	54,302	41.02%
1 Attached Unit	365	12.16%	4,439	9.13%	10,336	7.81%
2 to 4 Units	183	6.09%	4,902	10.08%	12,045	9.10%
5 to 9 Units	158	5.26%	4,116	8.47%	10,056	7.60%
10 to 19 Units	255	8.51%	4,621	9.50%	10,089	7.62%
20 to 49 Units	281	9.35%	3,298	6.78%	7,550	5.70%
50 or more Units	445	14.84%	8,832	18.16%	20,661	15.61%
Mobile Home or Trailer	48	1.60%	4,964	10.21%	6,995	5.29%
Other Structure	1	0.02%	224	0.46%	329	0.25%
<b>Homes Built By Year</b>						
1999 to 2000	187	6.23%	1,779	3.66%	2,895	2.19%
1995 to 1998	34	1.12%	2,182	4.49%	4,834	3.65%
1990 to 1994	106	3.52%	2,350	4.83%	6,016	4.55%
1980 to 1989	898	29.93%	16,086	33.08%	35,578	26.88%
1970 to 1979	1,036	34.55%	14,334	29.48%	42,569	32.16%
1960 to 1969	426	14.22%	7,063	14.53%	24,635	18.61%
1950 to 1959	274	9.12%	3,227	6.64%	12,057	9.11%
Built Before 1949	39	1.31%	1,604	3.30%	3,778	2.85%
<b>Home Values (2000)</b>						
\$1,000,000 or More	-	-	11	0.08%	43	0.09%
\$500,000 to \$999,999	-	-	10	0.08%	89	0.18%
\$400,000 to \$499,999	14	1.10%	14	0.11%	107	0.21%
\$300,000 to \$399,999	-	0.03%	48	0.37%	461	0.92%
\$200,000 to \$299,999	18	1.42%	225	1.73%	2,183	4.36%
\$150,000 to \$199,999	60	4.70%	866	6.63%	6,523	13.02%
\$100,000 to \$149,999	463	36.43%	4,654	35.65%	23,357	46.61%
\$70,000 to \$99,999	512	40.27%	5,260	40.30%	13,730	27.40%
\$50,000 to \$69,999	179	14.10%	1,607	12.31%	2,806	5.60%
\$25,000 to \$49,999	22	1.72%	257	1.97%	538	1.07%
\$0 to \$24,999	3	0.23%	101	0.78%	272	0.54%
Owner Occupied Median Home Value	\$99,347		\$100,290		\$119,267	
Renter Occupied Median Rent	\$609		\$558		\$605	
Average Property Value (2010)	\$129,970		\$171,012		\$205,309	
<b>Transportation To Work (2000)</b>						
Drive to Work Alone	2,832	74.82%	39,397	70.49%	118,605	72.08%
Drive to Work in Carpool	622	16.44%	9,732	17.41%	25,086	15.25%
Travel to Work - Public Transportation	111	2.92%	1,761	3.15%	4,034	2.45%
Drive to Work on Motorcycle	26	0.67%	298	0.53%	827	0.50%
Walk or Bicycle to Work	112	2.95%	3,364	6.02%	10,476	6.37%
Other Means	28	0.74%	311	0.56%	1,178	0.72%
Work at Home	55	1.45%	1,024	1.83%	4,337	2.64%
<b>Travel Time (2000)</b>						
Travel to Work in 14 Minutes or Less	1,047	28.06%	14,440	26.32%	46,131	28.79%
Travel to Work in 14 to 29 Minutes	1,707	45.75%	24,323	44.33%	69,251	43.23%
Travel to Work in 30 to 59 Minutes	829	22.21%	13,688	24.95%	38,647	24.12%
Travel to Work in 60 Minutes or More	148	3.98%	2,411	4.40%	6,176	3.86%
Average Travel Time to Work	21.7 mins		21.9 mins		21.0 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.