

THE PLAZA AT SOUTH MOUNTAIN

SOUTHEAST CORNER OF 16TH STREET & BASELINE ROAD, PHOENIX, AZ



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AVAILABILITY

- (2) 1,400 SF
- 2,800 SF-SUBLEASE AVAILABLE
- 4,200 SF CONTIGUOUS

FEATURES

- Baseline Road visibility
- High Traffic
- Dense infill population

TRAFFIC COUNTS

- 16th Street-20,000 cars per day
- Baseline Road-64,100 cars per day

2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,750	85,440	185,105
Ave Household Income	\$59,839	\$50,148	\$64,513
Daytime Employment	2,270	30,599	145,645

EXCLUSIVELY REPRESENTED BY

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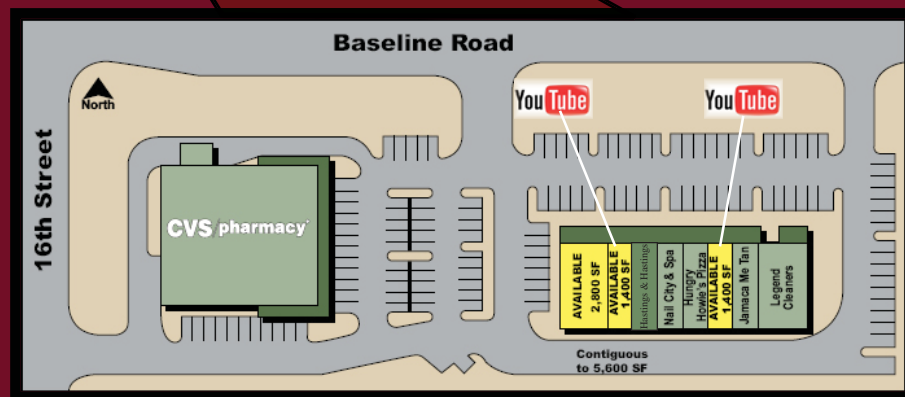
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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Prepared For

Prepared By

Lat/Lon: 33.37782/-112.0473

16th Street & Baseline Rd.

Phoenix, AZ

	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	13,750	85,440	185,105
Census Population (1990)	7,885	50,636	116,121
Census Population (2000)	10,300	64,119	148,149
Projected Population (2015)	14,201	94,535	202,942
Forecasted Population (2020)	16,365	111,412	233,544
Historical Annual Growth (1990 to 2000)	2,415 3.06%	13,483 2.66%	32,028 2.76%
Historical Annual Growth (2000 to 2010)	3,450 3.35%	21,321 3.33%	36,956 2.49%
Projected Annual Growth (2010 to 2015)	451 0.66%	9,095 2.13%	17,837 1.93%
Estimated Population Density	4,380 <i>psm</i>	3,023 <i>psm</i>	2,358 <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	3,659	22,230	53,701
Census Households (1990)	2,228	14,653	36,791
Census Households (2000)	2,823	17,367	45,292
Projected Households (2015)	3,746	24,755	58,928
Forecasted Households (2020)	4,256	28,841	66,532
Households with Children	1,827 49.93%	11,030 49.62%	23,029 42.88%
Average Household Size	3.70	3.80	3.39
Average Household Income (2010)			
Est. Average Household Income	\$59,839	\$50,148	\$64,513
Proj. Average Household Income (2015)	\$65,683	\$56,733	\$69,980
Average Family Income	\$65,854	\$55,581	\$72,832
Median Household Income (2010)			
Est. Median Household Income	\$48,281	\$35,953	\$49,110
Proj. Median Household Income (2015)	\$50,937	\$39,285	\$51,419
Median Family Income	\$54,607	\$40,637	\$55,615
Per Capita Income (2010)			
Est. Per Capita Income	\$16,761	\$13,583	\$19,351
Proj. Per Capita Income (2015)	\$18,171	\$15,359	\$20,922
Per Capita Income Est. 5 year change	\$1,410 8.41%	\$1,776 13.08%	\$1,570 8.12%
Other Income (2010)			
Est. Median Disposable Income	\$41,198	\$31,450	\$41,142
Proj. Median Disposable Income (2015)	\$42,996	\$33,878	\$42,856
Disposable Income Est. 5 year change	\$1,798 4.36%	\$2,429 7.72%	\$1,714 4.17%
Est. Average Household Net Worth	\$430,967	\$341,556	\$433,686
Daytime Demos (2010)			
Total Number of Businesses	170	1,816	7,038
Total Number of Employees	2,270	30,599	145,645
Company Headqtrs: Businesses	- -	8 0.46%	19 0.27%
Company Headqtrs: Employees	1 0.03%	1,131 3.70%	2,580 1.77%
Unemployment Rate	7.09%	7.58%	6.96%
Employee Population per Business	13.4 to 1	16.9 to 1	20.7 to 1
Residential Population per Business	80.9 to 1	47.1 to 1	26.3 to 1

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Phoenix, AZ

	1 Mile		3 Miles		5 Miles	
Race & Ethnicity (2010)						
White	7,897	57.43%	58,097	68.00%	136,588	73.79%
Black or African American	4,713	34.28%	19,687	23.04%	30,974	16.73%
American Indian & Alaska Native	282	2.05%	2,359	2.76%	6,113	3.30%
Asian	255	1.85%	1,478	1.73%	4,577	2.47%
Hawaiian & Pacific Islander	26	0.19%	199	0.23%	547	0.30%
Other Race	529	3.85%	3,253	3.81%	5,490	2.97%
Two or More Races	47	0.34%	367	0.43%	815	0.44%
Not Hispanic or Latino Population	5,551	40.37%	26,433	30.94%	79,403	42.90%
Hispanic or Latino Population	8,199	59.63%	59,008	69.06%	105,702	57.10%
Not of Hispanic Origin Population (1990)	4,158	52.73%	24,025	47.45%	65,910	56.76%
Hispanic Origin Population (1990)	3,728	47.27%	26,611	52.55%	50,211	43.24%
Not Hispanic or Latino Population (2000)	4,473	43.43%	21,902	34.16%	72,361	48.84%
Hispanic or Latino Population (2000)	5,827	56.57%	42,217	65.84%	75,788	51.16%
Not Hispanic or Latino Population (2015)	5,469	38.51%	28,781	30.44%	83,294	41.04%
Hispanic or Latino Population (2015)	8,731	61.49%	65,754	69.56%	119,648	58.96%
Hist. Hispanic Ann Growth (1990 to 2010)	4,471	6.00%	32,396	6.09%	55,491	5.53%
Proj. Hispanic Ann Growth (2015 to 2010)	533	1.30%	6,747	2.29%	13,946	2.64%
Age Distribution (2010)						
0 to 4 yrs	1,170	8.51%	8,091	9.47%	16,069	8.68%
5 to 9 yrs	1,284	9.33%	8,402	9.83%	16,865	9.11%
10 to 14 yrs	1,240	9.02%	7,542	8.83%	15,384	8.31%
15 to 19 yrs	1,183	8.60%	7,049	8.25%	14,584	7.88%
20 to 24 yrs	890	6.48%	6,525	7.64%	13,647	7.37%
25 to 29 yrs	888	6.46%	6,341	7.42%	13,377	7.23%
30 to 34 yrs	976	7.10%	5,954	6.97%	12,913	6.98%
35 to 39 yrs	948	6.89%	5,478	6.41%	12,778	6.90%
40 to 44 yrs	951	6.92%	5,273	6.17%	12,640	6.83%
45 to 49 yrs	903	6.57%	5,119	5.99%	12,163	6.57%
50 to 54 yrs	798	5.80%	4,630	5.42%	10,855	5.86%
55 to 59 yrs	662	4.81%	3,923	4.59%	8,936	4.83%
60 to 64 yrs	606	4.40%	3,407	3.99%	7,519	4.06%
65 to 74 yrs	734	5.33%	4,444	5.20%	9,853	5.32%
75 to 84 yrs	344	2.50%	2,156	2.52%	5,182	2.80%
85 yrs plus	175	1.27%	1,106	1.29%	2,338	1.26%
Median Age	30.15 yrs		28.24 yrs		30.45 yrs	
Gender Age Distribution (2010)						
Female Population	6,944	50.51%	41,989	49.14%	90,137	48.70%
0 to 19 yrs	2,476	35.65%	15,444	36.78%	30,838	34.21%
20 to 64 yrs	3,775	54.36%	22,274	53.05%	49,815	55.27%
65 yrs plus	693	9.99%	4,272	10.17%	9,484	10.52%
Female Median Age	31 yrs		29 yrs		31 yrs	
Male Population	6,805	49.49%	43,451	50.86%	94,968	51.30%
0 to 19 yrs	2,400	35.27%	15,641	36.00%	32,064	33.76%
20 to 64 yrs	3,846	56.52%	24,376	56.10%	55,014	57.93%
65 yrs plus	559	8.21%	3,434	7.90%	7,890	8.31%
Male Median Age	29.68 yrs		27.89 yrs		30.01 yrs	

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Phoenix, AZ

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Household Income Distribution (2010)						
\$200,000 or More	46	1.25%	271	1.22%	1,543	2.87%
\$150,000 to \$199,999	98	2.68%	326	1.47%	1,789	3.33%
\$100,000 to \$149,999	392	10.73%	1,478	6.65%	5,275	9.82%
\$75,000 to \$99,999	371	10.15%	2,003	9.01%	6,084	11.33%
\$50,000 to \$74,999	806	22.04%	3,409	15.33%	9,219	17.17%
\$35,000 to \$49,999	692	18.91%	3,520	15.84%	7,838	14.60%
\$25,000 to \$34,999	395	10.81%	2,986	13.43%	6,322	11.77%
\$15,000 to \$24,999	369	10.08%	3,207	14.43%	6,405	11.93%
\$0 to \$14,999	489	13.36%	5,029	22.62%	9,228	17.18%
\$35,000+	2,406	65.75%	11,008	49.52%	31,747	59.12%
\$75,000+	907	24.80%	4,079	18.35%	14,690	27.35%
Housing (2010)						
Total Housing Units	3,906		24,329		59,393	
Housing Units, Occupied	3,659	93.68%	22,230	91.37%	53,701	90.42%
<i>Housing Units, Owner-Occupied</i>	2,833	77.42%	13,230	59.52%	33,395	62.19%
<i>Housing Units, Renter-Occupied</i>	826	22.58%	8,999	40.48%	20,306	37.81%
Housing Units, Vacant	247	6.32%	2,100	8.63%	5,691	9.58%
Median Years in Residence	3 yrs		3 yrs		3 yrs	
Marital Status (2010)						
Never Married	3,174	31.54%	21,305	34.72%	45,597	33.32%
Now Married	4,665	46.35%	25,016	40.76%	59,535	43.50%
Separated	741	7.37%	5,707	9.30%	11,052	8.08%
Widowed	376	3.74%	3,361	5.48%	7,246	5.29%
Divorced	1,108	11.01%	5,980	9.74%	13,428	9.81%
Household Type (2010)						
Population Family	12,138	88.28%	73,667	86.22%	155,124	83.80%
Population Non-Family	1,394	10.14%	10,712	12.54%	27,100	14.64%
Population Group Qtrs	217	1.58%	1,061	1.24%	2,881	1.56%
Family Households	2,737	74.80%	16,022	72.07%	36,291	67.58%
<i>Married Couple With Children</i>	1,033	22.15%	5,661	22.63%	13,003	21.84%
<i>Average Family Household Size</i>	4.4		4.6		4.3	
Non-Family Households	922	25.20%	6,208	27.93%	17,411	32.42%
Household Size (2010)						
1 Person Household	733	20.03%	4,932	22.18%	13,643	25.41%
2 Person Households	631	17.24%	3,385	15.23%	10,117	18.84%
3 Person Households	408	11.14%	2,374	10.68%	5,783	10.77%
4 Person Households	718	19.63%	4,084	18.37%	9,855	18.35%
5 Person Households	530	14.49%	3,129	14.08%	6,513	12.13%
6+ Person Households	639	17.47%	4,327	19.46%	7,792	14.51%
Household Vehicles (2010)						
Total Vehicles Available	6,856		35,999		92,892	
Household: 0 Vehicles Available	243	6.64%	2,428	10.92%	4,933	9.19%
Household: 1 Vehicles Available	1,139	31.12%	8,977	40.38%	20,312	37.82%
Household: 2+ Vehicles Available	2,277	62.23%	10,824	48.69%	28,456	52.99%
Average Vehicles Per Household	1.9		1.6		1.7	

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Labor Force (2010)						
Est. Labor: Population Age 16+	9,815		59,971		133,857	
Est. Civilian Employed	5,645	57.52%	31,312	52.21%	74,538	55.68%
Est. Civilian Unemployed	696	7.09%	4,544	7.58%	9,320	6.96%
Est. in Armed Forces	4	0.04%	34	0.06%	95	0.07%
Est. not in Labor Force	3,470	35.35%	24,081	40.15%	49,904	37.28%
Occupation (2000)						
Occupation: Population Age 16+	4,001		22,183		58,767	
Mgmt, Business, & Financial Operations	393	9.83%	1,610	7.26%	7,086	12.06%
Professional and Related	567	14.18%	2,121	9.56%	9,391	15.98%
Service	698	17.44%	4,659	21.00%	9,971	16.97%
Sales and Office	1,066	26.64%	5,403	24.36%	15,668	26.66%
Farming, Fishing, and Forestry	22	0.54%	214	0.96%	299	0.51%
Construct, Extraction, & Maintenance	463	11.56%	3,522	15.88%	6,995	11.90%
Production, Transp. & Material Moving	792	19.81%	4,655	20.98%	9,356	15.92%
<i>Percent White Collar Workers</i>	50.65%		41.17%		54.70%	
<i>Percent Blue Collar Workers</i>	49.35%		58.83%		45.30%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$180 M		\$970 M		\$2.75 B	
<i>Total Non-Retail Expenditures</i>	\$104 M	57.56%	\$557 M	57.39%	\$1.59 B	57.59%
<i>Total Retail Expenditures</i>	\$76.6 M	42.44%	\$414 M	42.61%	\$1.17 B	42.41%
Apparel	\$8.75 M	4.85%	\$47.3 M	4.88%	\$134 M	4.85%
Contributions	\$6.24 M	3.46%	\$32.6 M	3.36%	\$101 M	3.65%
Education	\$4.12 M	2.28%	\$22.2 M	2.28%	\$66.9 M	2.43%
Entertainment	\$10.0 M	5.55%	\$53.4 M	5.50%	\$153 M	5.57%
Food And Beverages	\$28.3 M	15.67%	\$154 M	15.90%	\$426 M	15.49%
Furnishings And Equipment	\$7.72 M	4.28%	\$40.5 M	4.17%	\$119 M	4.34%
Gifts	\$4.46 M	2.47%	\$23.3 M	2.40%	\$70.9 M	2.58%
Health Care	\$11.1 M	6.14%	\$61.1 M	6.30%	\$168 M	6.09%
Household Operations	\$6.29 M	3.49%	\$33.1 M	3.41%	\$98.5 M	3.58%
Miscellaneous Expenses	\$3.01 M	1.67%	\$16.3 M	1.68%	\$45.6 M	1.66%
Personal Care	\$2.63 M	1.46%	\$14.2 M	1.47%	\$40.0 M	1.45%
Personal Insurance	\$1.77 M	0.98%	\$9.29 M	0.96%	\$27.9 M	1.02%
Reading	\$578 K	0.32%	\$3.10 M	0.32%	\$8.90 M	0.32%
Shelter	\$34.8 M	19.27%	\$186 M	19.20%	\$531 M	19.29%
Tobacco	\$1.25 M	0.69%	\$7.08 M	0.73%	\$18.3 M	0.67%
Transportation	\$36.5 M	20.24%	\$195 M	20.05%	\$549 M	19.93%
Utilities	\$12.9 M	7.17%	\$71.7 M	7.39%	\$195 M	7.09%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	7,983		47,831		108,556	
Elementary (0 to 8)	1,743	21.83%	13,510	28.24%	22,835	21.04%
Some High School (9 to 11)	906	11.35%	7,941	16.60%	14,809	13.64%
High School Graduate (12)	1,869	23.42%	11,903	24.88%	24,598	22.66%
Some College (13 to 16)	1,646	20.62%	7,144	14.94%	17,938	16.52%
Associate Degree Only	525	6.58%	2,115	4.42%	6,115	5.63%
Bachelor Degree Only	865	10.84%	3,297	6.89%	13,936	12.84%
Graduate Degree	428	5.37%	1,922	4.02%	8,324	7.67%

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Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	2,467	84.32%	12,093	65.63%	30,614	63.16%
1 Attached Unit	96	3.29%	692	3.76%	3,105	6.41%
2 to 4 Units	99	3.38%	1,349	7.32%	3,372	6.96%
5 to 9 Units	52	1.79%	656	3.56%	2,081	4.29%
10 to 19 Units	26	0.89%	276	1.50%	1,386	2.86%
20 to 49 Units	30	1.02%	360	1.95%	706	1.46%
50 or more Units	86	2.93%	1,468	7.97%	3,793	7.83%
Mobile Home or Trailer	69	2.37%	1,533	8.32%	3,410	7.03%
Other Structure	-	-	-	-	-	-

Homes Built By Year

1999 to 2000	215	7.33%	1,251	6.79%	2,274	4.69%
1995 to 1998	215	7.34%	1,012	5.49%	3,974	8.20%
1990 to 1994	144	4.92%	725	3.93%	5,062	10.44%
1980 to 1989	823	28.14%	2,870	15.58%	11,163	23.03%
1970 to 1979	534	18.25%	4,300	23.34%	11,671	24.08%
1960 to 1969	441	15.07%	3,568	19.36%	5,570	11.49%
1950 to 1959	367	12.53%	2,919	15.84%	4,931	10.17%
Built Before 1949	188	6.41%	1,781	9.67%	3,822	7.88%

Home Values (2000)

\$1,000,000 or More	19	0.87%	57	0.60%	111	0.44%
\$500,000 to \$999,999	5	0.25%	23	0.25%	416	1.64%
\$400,000 to \$499,999	-	0.01%	23	0.24%	354	1.40%
\$300,000 to \$399,999	8	0.38%	62	0.66%	1,057	4.17%
\$200,000 to \$299,999	52	2.46%	209	2.21%	2,089	8.24%
\$150,000 to \$199,999	178	8.33%	634	6.71%	2,874	11.33%
\$100,000 to \$149,999	524	24.60%	1,156	12.24%	5,016	19.78%
\$70,000 to \$99,999	860	40.35%	3,257	34.48%	6,810	26.86%
\$50,000 to \$69,999	327	15.36%	2,528	26.76%	3,874	15.28%
\$25,000 to \$49,999	145	6.80%	1,379	14.60%	2,379	9.38%
\$0 to \$24,999	13	0.60%	119	1.26%	375	1.48%
Owner Occupied Median Home Value	\$93,940		\$82,413		\$125,990	
Renter Occupied Median Rent	\$397		\$362		\$458	
Average Property Value (2010)	\$138,366		\$131,827		\$190,259	

Transportation To Work (2000)

Drive to Work Alone	2,883	72.06%	13,632	61.43%	40,375	68.62%
Drive to Work in Carpool	775	19.36%	5,748	25.90%	11,574	19.67%
Travel to Work - Public Transportation	123	3.07%	1,104	4.97%	2,143	3.64%
Drive to Work on Motorcycle	3	0.09%	27	0.12%	139	0.24%
Walk or Bicycle to Work	67	1.67%	686	3.09%	1,791	3.04%
Other Means	70	1.74%	572	2.58%	1,084	1.84%
Work at Home	80	2.01%	422	1.90%	1,735	2.95%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	873	22.28%	5,104	23.45%	13,875	24.30%
Travel to Work in 14 to 29 Minutes	1,882	48.02%	9,496	43.62%	24,327	42.60%
Travel to Work in 30 to 59 Minutes	944	24.07%	5,651	25.96%	15,580	27.28%
Travel to Work in 60 Minutes or More	221	5.64%	1,518	6.97%	3,325	5.82%
Average Travel Time to Work	22.5 mins		23.5 mins		23.2 mins	

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