



# SILVERSTONE PLAZA

NORTHWEST CORNER OF VAL VISTA DR. & WARNER RD., GILBERT, AZ



### AVAILABILITY

- Fully Leased

### FEATURES

- Fry's anchored center in Gilbert
- Strong national tenant mix
- Infill site with high population density

### TRAFFIC COUNTS

- Val Vista Dr.-27,000 cars per day
- Warner Rd.-22,000 cars per day

### NOTABLE TENANTS



2008 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,716	113,098	305,279
Avg. Household Income	\$95,513	\$91,149	\$84,138
Daytime Employment	2,043	23,366	81,181

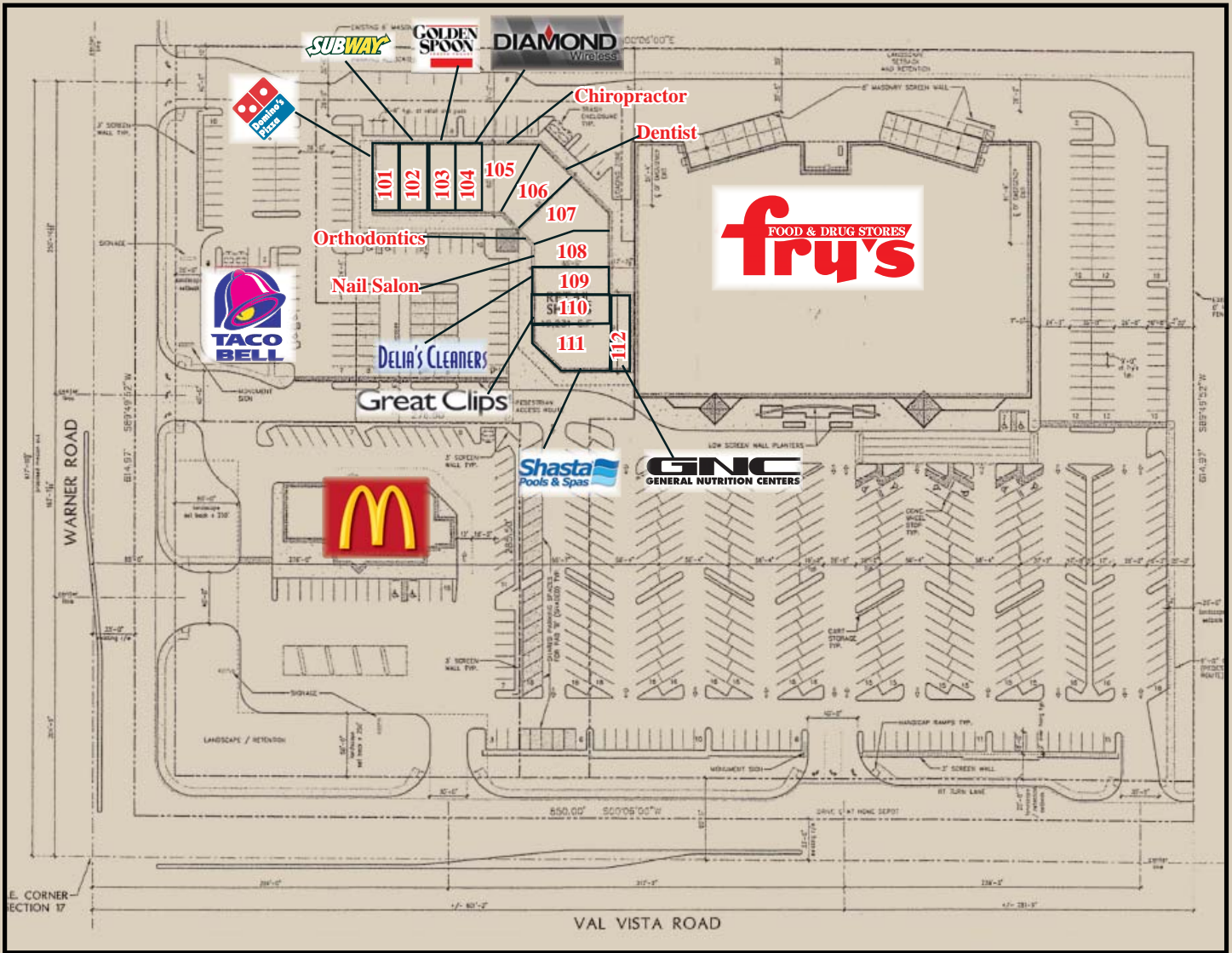


EXCLUSIVELY REPRESENTED BY

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#	TENANT	SQ. FT.
101	Domino's Pizza	1,500 sf
102	Subway	1,200 sf
103	Golden Spoon	1,200 sf
104	Diamond Wireless	1,240 sf
105	Back Fit Chiropractor	2,041 sf
106	Dr. Garza DDS	1,746 sf
107	Orthodontic Ctrs of America	2,043 sf
108	Nail Salon	1,852 sf

#	TENANT	SQ. FT.
109	Delia's Cleaners	1,365 sf
110	Great Clips	1,284 sf
111	Shasta Pool Supple	2,628 sf
112	GNC	1,136 sf



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# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For

Lat/Lon: 33.335649/-111.755592

June 2009

RF5

## E Warner Rd & S Val Vista Dr Gilbert, Arizona

	1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>Population</b>			
Estimated Population (2008)	17,716	113,098	305,279
Census Population (1990)	625	23,242	86,998
Census Population (2000)	11,057	76,531	200,661
Projected Population (2013)	21,890	134,256	363,007
Forecasted Population (2018)	27,907	166,310	453,155
Historical Annual Growth (1990 to 2000)	10,432 166.9%	53,289 22.9%	113,662 13.1%
Historical Annual Growth (2000 to 2008)	6,659 7.5%	36,568 6.0%	104,619 6.5%
Projected Annual Growth (2008 to 2013)	4,174 4.7%	21,158 3.7%	57,727 3.8%
Est. Population Density (2008)	5,643.85 <i>psm</i>	4,012.14 <i>psm</i>	3,901.38 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.19 <i>sq mi</i>	78.25 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2008)	5,185	33,838	93,818
Census Households (1990)	184	7,017	28,249
Census Households (2000)	3,397	24,131	65,785
Projected Households (2013)	6,237	39,075	108,318
Forecasted Households (2018)	7,813	47,360	131,904
Households with Children (2008)	2,765 53.3%	16,709 49.4%	43,674 46.6%
Average Household Size (2008)	3.41	3.34	3.25
<b>Average Household Income</b>			
Est. Average Household Income (2008)	\$95,513	\$91,149	\$84,138
Proj. Average Household Income (2013)	\$109,853	\$104,574	\$96,448
Average Family Income (2008)	\$100,003	\$97,270	\$91,142
<b>Median Household Income</b>			
Est. Median Household Income (2008)	\$90,325	\$85,790	\$78,945
Proj. Median Household Income (2013)	\$100,885	\$96,112	\$88,656
Median Family Income (2008)	\$94,323	\$90,857	\$85,053
<b>Per Capita Income</b>			
Est. Per Capita Income (2008)	\$28,058	\$27,314	\$25,937
Proj. Per Capita Income (2013)	\$31,383	\$30,472	\$28,847
Per Capita Income Est. 5 year change	\$3,326 11.9%	\$3,158 11.6%	\$2,909 11.2%
<b>Other Income</b>			
Est. Median Disposable Income (2008)	\$70,799	\$67,663	\$62,951
Est. Median Disposable Income (2013)	\$77,830	\$74,698	\$69,648
Disposable Income Est. 5 year change	\$7,031 9.9%	\$7,034 10.4%	\$6,697 10.6%
Est. Average Household Net Worth (2008)	\$725,931	\$657,137	\$591,223
<b>Daytime Demos</b>			
Total Number of Businesses (2008)	219	2,402	6,879
Total Number of Employees (2008)	2,043	23,366	81,181
Company Headqtrs: Businesses (2008)	0 0	2 0.1%	20 0.3%
Company Headqtrs: Employees (2008)	0 0	107 0.5%	624 0.8%
Unemployment Rate (2008)	1.70%	1.70%	2.20%
Employee Population per Business	9.3 to 1	9.7 to 1	11.8 to 1
Residential Population per Business	80.9 to 1	47.1 to 1	44.4 to 1

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2008)	15,299	86.4%	97,537	86.2%	258,261	84.6%
Black or African American (2008)	522	2.9%	3,165	2.8%	9,374	3.1%
American Indian & Alaska Native (2008)	125	0.7%	831	0.7%	2,727	0.9%
Asian (2008)	734	4.1%	4,564	4.0%	11,886	3.9%
Hawaiian & Pacific Islander (2008)	28	0.2%	208	0.2%	770	0.3%
Other Race (2008)	578	3.3%	4,339	3.8%	15,633	5.1%
Two or More Races (2008)	431	2.4%	2,454	2.2%	6,629	2.2%
Not Hispanic or Latino Population (2008)	14,170	80.0%	89,592	79.2%	233,936	76.6%
Hispanic or Latino Population (2008)	3,546	20.0%	23,506	20.8%	71,343	23.4%
Not of Hispanic Origin Population (1990)	563	90.1%	20,371	87.6%	75,744	87.1%
Hispanic Origin Population (1990)	62	9.9%	2,871	12.4%	11,254	12.9%
Not Hispanic or Latino Population (2000)	9,807	88.7%	67,259	87.9%	169,703	84.6%
Hispanic or Latino Population (2000)	1,250	11.3%	9,271	12.1%	30,958	15.4%
Not Hispanic or Latino Population (2013)	16,746	76.5%	101,768	75.8%	266,516	73.4%
Hispanic or Latino Population (2013)	5,143	23.5%	32,488	24.2%	96,491	26.6%
Hist. Hispanic Ann Growth (1990 to 2008)	3,484	313.9%	20,635	39.9%	60,089	29.7%
Proj. Hispanic Ann Growth (2008 to 2013)	1,598	9.0%	8,982	7.6%	25,148	7.0%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2008)	2,007	11.3%	11,058	9.8%	28,991	9.5%
Age 5 to 9 yrs (2008)	1,885	10.6%	10,941	9.7%	28,474	9.3%
Age 10 to 14 yrs (2008)	1,444	8.2%	9,658	8.5%	25,680	8.4%
Age 15 to 19 yrs (2008)	1,022	5.8%	7,911	7.0%	21,510	7.0%
Age 20 to 24 yrs (2008)	821	4.6%	5,894	5.2%	17,566	5.8%
Age 25 to 29 yrs (2008)	1,637	9.2%	8,983	7.9%	24,491	8.0%
Age 30 to 34 yrs (2008)	1,974	11.1%	10,893	9.6%	28,283	9.3%
Age 35 to 39 yrs (2008)	1,745	9.8%	10,331	9.1%	26,633	8.7%
Age 40 to 44 yrs (2008)	1,288	7.3%	9,044	8.0%	23,773	7.8%
Age 45 to 49 yrs (2008)	1,032	5.8%	7,682	6.8%	20,590	6.7%
Age 50 to 54 yrs (2008)	883	5.0%	6,263	5.5%	16,925	5.5%
Age 55 to 59 yrs (2008)	634	3.6%	4,904	4.3%	13,307	4.4%
Age 60 to 64 yrs (2008)	462	2.6%	3,318	2.9%	9,196	3.0%
Age 65 to 74 yrs (2008)	496	2.8%	3,567	3.2%	10,679	3.5%
Age 75 to 84 yrs (2008)	285	1.6%	1,900	1.7%	6,586	2.2%
Age 85 yrs plus (2008)	102	0.6%	751	0.7%	2,595	0.8%
Median Age (2008)	29.1	yrs	30.3	yrs	30.5	yrs
<b>Gender Age Distribution</b>						
Female Population (2008)	8,776	49.5%	56,057	49.6%	151,987	49.8%
Age 0 to 19 yrs (2008)	3,121	35.6%	19,415	34.6%	51,511	33.9%
Age 20 to 64 yrs (2008)	5,180	59.0%	33,273	59.4%	89,454	58.9%
Age 65 yrs plus (2008)	475	5.4%	3,370	6.0%	11,022	7.3%
Female Median Age (2008)	28.9	yrs	30.4	yrs	30.7	yrs
Male Population (2008)	8,940	50.5%	57,041	50.4%	153,292	50.2%
Age 0 to 19 yrs (2008)	3,237	36.2%	20,153	35.3%	53,144	34.7%
Age 20 to 64 yrs (2008)	5,296	59.2%	34,038	59.7%	91,310	59.6%
Age 65 yrs plus (2008)	408	4.6%	2,849	5.0%	8,838	5.8%
Male Median Age (2008)	29.4	yrs	30.2	yrs	30.2	yrs

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2008)	301	5.8%	1,650	4.9%	3,603	3.8%
HH Income \$150,000 to \$199,999 (2008)	456	8.8%	2,359	7.0%	5,184	5.5%
HH Income \$100,000 to \$149,999 (2008)	1,370	26.4%	8,926	26.4%	21,770	23.2%
HH Income \$75,000 to \$99,999 (2008)	1,165	22.5%	7,149	21.1%	18,959	20.2%
HH Income \$50,000 to \$74,999 (2008)	1,015	19.6%	7,143	21.1%	21,377	22.8%
HH Income \$35,000 to \$49,999 (2008)	504	9.7%	3,224	9.5%	10,826	11.5%
HH Income \$25,000 to \$34,999 (2008)	198	3.8%	1,593	4.7%	5,568	5.9%
HH Income \$15,000 to \$24,999 (2008)	98	1.9%	970	2.9%	3,732	4.0%
HH Income \$0 to \$14,999 (2008)	78	1.5%	823	2.4%	2,798	3.0%
HH Income \$35,000+ (2008)	4,811	92.8%	30,452	90.0%	81,720	87.1%
HH Income \$75,000+ (2008)	3,292	63.5%	20,084	59.4%	49,517	52.8%

<b>Housing</b>						
Total Housing Units (2008)	5,428		36,517		103,691	
Housing Units, Occupied (2008)	5,185	95.5%	33,838	92.7%	93,818	90.5%
<i>Housing Units, Owner-Occupied (2008)</i>	4,660	89.9%	28,471	84.1%	74,473	79.4%
<i>Housing Units, Renter-Occupied (2008)</i>	525	10.1%	5,367	15.9%	19,344	20.6%
Housing Units, Vacant (2008)	243	4.5%	2,680	7.3%	9,873	9.5%
Median Years in Residence (2008)	2.2	yrs	2.6	yrs	2.7	yrs

<b>Marital Status</b>						
Never Married (2008)	2,444	19.9%	17,026	21.0%	48,596	21.9%
Now Married (2008)	8,645	70.3%	54,058	66.6%	141,125	63.7%
Separated (2008)	178	1.4%	1,723	2.1%	5,729	2.6%
Widowed (2008)	146	1.2%	1,808	2.2%	6,179	2.8%
Divorced (2008)	891	7.2%	6,573	8.1%	19,929	9.0%

<b>Household Type</b>						
Population Family (2008)	16,577	93.6%	104,783	92.6%	277,101	90.8%
Population Non-Family (2008)	1,121	6.3%	8,258	7.3%	27,820	9.1%
Population Group Qtrs (2008)	18	0.1%	57	0.1%	359	0.1%
Family Households (2008)	4,186	80.7%	26,613	78.6%	70,716	75.4%
Married Couple With Children (2008)	2,236	25.9%	13,231	24.5%	33,244	23.6%
Average Family Household Size (2008)	3.96		3.94		3.92	
Non-Family Households (2008)	999	19.3%	7,225	21.4%	23,102	24.6%

<b>Household Size</b>						
1 Person Household (2008)	703	13.6%	5,438	16.1%	17,708	18.9%
2 Person Households (2008)	1,077	20.8%	7,221	21.3%	20,574	21.9%
3 Person Households (2008)	743	14.3%	4,750	14.0%	12,507	13.3%
4 Person Households (2008)	1,528	29.5%	9,001	26.6%	22,880	24.4%
5 Person Households (2008)	695	13.4%	4,344	12.8%	11,475	12.2%
6+ Person Households (2008)	438	8.5%	3,084	9.1%	8,673	9.2%

<b>Household Vehicles</b>						
Total Vehicles Available (2008)	11,003		71,999		191,745	
Household: 0 Vehicles Available (2008)	67	1.3%	645	1.9%	2,372	2.5%
Household: 1 Vehicles Available (2008)	1,105	21.3%	8,460	25.0%	26,890	28.7%
Household: 2+ Vehicles Available (2008)	4,013	77.4%	24,732	73.1%	64,555	68.8%
Average Vehicles Per Household (2008)	2.1		2.1		2.0	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2008)	12,053		79,348		216,688	
Est. Civilian Employed (2008)	9,137	75.8%	60,051	75.7%	158,591	73.2%
Est. Civilian Unemployed (2008)	205	1.7%	1,388	1.7%	4,857	2.2%
Est. in Armed Forces (2008)	6	0.0%	27	0.0%	112	0.1%
Est. not in Labor Force (2008)	2,706	22.4%	17,882	22.5%	53,128	24.5%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	5,471		39,058		100,763	
Mgmt, Business, & Financial Operations (2000)	1,176	21.5%	7,450	19.1%	17,091	17.0%
Professional and Related (2000)	1,242	22.7%	9,251	23.7%	22,713	22.5%
Service (2000)	545	10.0%	4,235	10.8%	11,180	11.1%
Sales and Office (2000)	1,602	29.3%	11,697	29.9%	31,065	30.8%
Farming, Fishing, and Forestry (2000)	0		84	0.2%	236	0.2%
Construct, Extraction, & Maintenance (2000)	466	8.5%	3,025	7.7%	8,954	8.9%
Production, Transp. & Material Moving (2000)	439	8.0%	3,317	8.5%	9,525	9.5%
Percent White Collar Workers (2000)	73.5%		72.7%		70.3%	
Percent Blue Collar Workers (2000)	26.5%		27.3%		29.7%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2008)	\$358		\$2,251		\$5,883	
Total Non-Retail Expenditures (2008)	\$208	58.1%	\$1,306	58.0%	\$3,410	58.0%
Total Retail Expenditures (2008)	\$150	41.9%	\$944	42.0%	\$2,473	42.0%
Apparel (2008)	\$17	4.8%	\$109	4.8%	\$284	4.8%
Contributions (2008)	\$14	3.9%	\$86	3.8%	\$220	3.7%
Education (2008)	\$9	2.6%	\$59	2.6%	\$148	2.5%
Entertainment (2008)	\$20	5.7%	\$127	5.7%	\$332	5.6%
Food And Beverages (2008)	\$53	14.9%	\$338	15.0%	\$890	15.1%
Furnishings And Equipment (2008)	\$16	4.6%	\$103	4.6%	\$266	4.5%
Gifts (2008)	\$10	2.8%	\$62	2.7%	\$158	2.7%
Health Care (2008)	\$20	5.6%	\$128	5.7%	\$340	5.8%
Household Operations (2008)	\$14	3.9%	\$86	3.8%	\$220	3.7%
Miscellaneous Expenses (2008)	\$6	1.6%	\$36	1.6%	\$96	1.6%
Personal Care (2008)	\$5	1.4%	\$32	1.4%	\$85	1.4%
Personal Insurance (2008)	\$4	1.1%	\$24	1.1%	\$62	1.1%
Reading (2008)	\$1	0.3%	\$7	0.3%	\$19	0.3%
Shelter (2008)	\$70	19.5%	\$437	19.4%	\$1,140	19.4%
Tobacco (2008)	\$2	0.6%	\$13	0.6%	\$35	0.6%
Transportation (2008)	\$72	20.1%	\$453	20.1%	\$1,191	20.2%
Utilities (2008)	\$24	6.6%	\$150	6.7%	\$397	6.8%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2008)	10,537		67,636		183,058	
Elementary (0 to 8) (2008)	158	1.5%	1,720	2.5%	6,691	3.7%
Some High School (9 to 11) (2008)	312	3.0%	2,516	3.7%	9,045	4.9%
High School Graduate (12) (2008)	2,338	22.2%	14,269	21.1%	40,847	22.3%
Some College (13 to 16) (2008)	2,882	27.3%	17,468	25.8%	47,439	25.9%
Associate Degree Only (2008)	1,186	11.3%	7,411	11.0%	18,754	10.2%
Bachelor Degree Only (2008)	2,592	24.6%	16,318	24.1%	40,350	22.0%
Graduate Degree (2008)	1,070	10.2%	7,935	11.7%	19,932	10.9%

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<b>Units In Structure</b>						
1 Detached Unit (2000)	3,452	99.3%	22,611	90.2%	55,649	79.7%
1 Attached Unit (2000)	11	0.3%	745	3.0%	3,594	5.2%
2 to 4 Units (2000)	0		234	0.9%	1,413	2.0%
5 to 9 Units (2000)	0		375	1.5%	2,138	3.1%
10 to 19 Units (2000)	0		266	1.1%	2,034	2.9%
20 to 49 Units (2000)	0		159	0.6%	871	1.2%
50 or more Units (2000)	1	0.0%	564	2.2%	2,626	3.8%
Mobile Home or Trailer (2000)	12	0.3%	110	0.4%	1,380	2.0%
Other Structure (2000)	0		1	0.0%	82	0.1%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	333	9.6%	3,008	12.0%	6,587	9.4%
Homes Built 1995 to 1998	2,839	81.7%	10,703	42.7%	22,884	32.8%
Homes Built 1990 to 1994	75	2.2%	4,471	17.8%	11,844	17.0%
Homes Built 1980 to 1989	101	2.9%	4,734	18.9%	18,663	26.7%
Homes Built 1970 to 1979	110	3.2%	1,592	6.4%	7,471	10.7%
Homes Built 1960 to 1969	17	0.5%	223	0.9%	1,274	1.8%
Homes Built 1950 to 1959	0		167	0.7%	590	0.8%
Homes Built Before 1949	0		168	0.7%	473	0.7%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		9	0.0%	24	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		123	0.6%	164	0.3%
Home Values \$400,000 to \$499,999 (2000)	6	0.2%	147	0.7%	302	0.6%
Home Values \$300,000 to \$399,999 (2000)	175	5.6%	866	4.2%	1,569	3.1%
Home Values \$200,000 to \$299,999 (2000)	598	19.1%	3,909	19.0%	7,797	15.3%
Home Values \$150,000 to \$199,999 (2000)	886	28.2%	6,055	29.5%	11,776	23.1%
Home Values \$100,000 to \$149,999 (2000)	1,408	44.9%	8,310	40.5%	23,224	45.6%
Home Values \$70,000 to \$99,999 (2000)	29	0.9%	826	4.0%	5,232	10.3%
Home Values \$50,000 to \$69,999 (2000)	7	0.2%	136	0.7%	518	1.0%
Home Values \$25,000 to \$49,999 (2000)	11	0.4%	99	0.5%	153	0.3%
Home Values \$0 to \$24,999 (2000)	17	0.5%	41	0.2%	122	0.2%
Owner Occupied Median Home Value (2000)	\$159,486		\$162,377		\$148,588	
Renter Occupied Median Rent (2000)	\$995		\$785		\$735	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	4,532	82.7%	32,052	82.0%	81,393	80.6%
Drive to Work in Carpool (2000)	602	11.0%	4,469	11.4%	12,647	12.5%
Travel to Work - Public Transportation (2000)	7	0.1%	146	0.4%	643	0.6%
Drive to Work on Motorcycle (2000)	27	0.5%	179	0.5%	475	0.5%
Walk or Bicycle to Work (2000)	23	0.4%	339	0.9%	1,329	1.3%
Other Means (2000)	29	0.5%	181	0.5%	556	0.6%
Work at Home (2000)	258	4.7%	1,722	4.4%	3,881	3.8%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	826	15.8%	6,218	16.6%	18,336	18.9%
Travel to Work in 14 to 29 Minutes (2000)	1,772	34.0%	13,233	35.4%	34,814	35.9%
Travel to Work in 30 to 59 Minutes (2000)	2,197	42.1%	15,259	40.8%	37,237	38.4%
Travel to Work in 60 Minutes or More (2000)	425	8.1%	2,658	7.1%	6,656	6.9%
Average Travel Time to Work (2000)	27.4	mins	27.2	mins	26.5	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.