

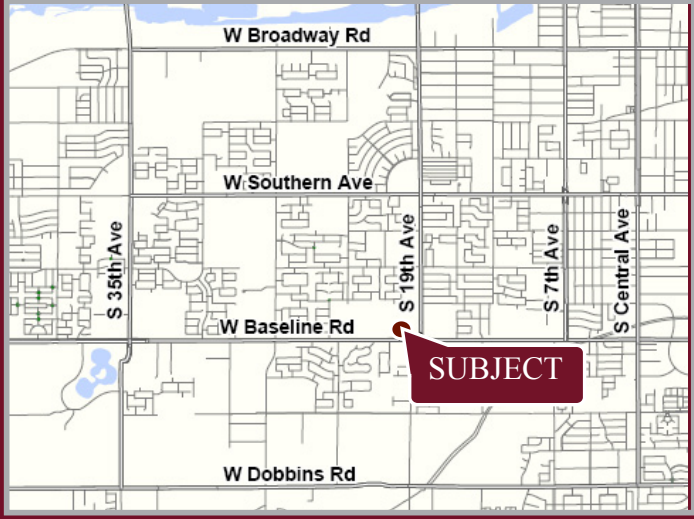


SOUTH MOUNTAIN PAVILION

NORTHWEST CORNER OF 19TH AVE. & BASELINE RD., PHOENIX, AZ



Click on siteplan for video tour



SUBJECT

AVAILABILITY

- RETAIL SHOP SPACE (ENDCAP AVAILABLE-LAST SPACE)
- MAJOR BOX/ANCHOR SPACE
- PAD AVAILABLE

FEATURES

- Centrally located on Baseline corridor
- One of the top Fresh & Easy stores in Arizona
- Captive submarket in growing trade area

NOTABLE TENANTS



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,489	82,779	167,806
Avg. Household Income	\$41,291	\$54,739	\$57,864
Estimated Households	2,914	20,927	42,525

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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Developed By:
KORNWASSER
SHOPPING CENTER PROPERTIES, LLC

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.37782/-112.0991

19th Ave. & Baseline Rd.

Phoenix, AZ

	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	11,489	82,779	167,806
Census Population (1990)	3,487	42,298	90,914
Census Population (2000)	3,781	50,729	112,872
Projected Population (2015)	14,606	93,862	189,383
Forecasted Population (2020)	20,619	117,809	231,852
Historical Annual Growth (1990 to 2000)	293 0.84%	8,431 1.99%	21,959 2.42%
Historical Annual Growth (2000 to 2010)	7,708 20.39%	32,050 6.32%	54,933 4.87%
Projected Annual Growth (2010 to 2015)	3,117 5.43%	11,083 2.68%	21,577 2.57%
Estimated Population Density	3,660 <i>psm</i>	2,929 <i>psm</i>	2,138 <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	2,914	20,927	42,525
Census Households (1990)	867	11,648	25,137
Census Households (2000)	931	12,919	28,418
Projected Households (2015)	3,702	23,651	48,320
Forecasted Households (2020)	5,240	29,599	59,339
Households with Children	1,625 55.78%	10,764 51.44%	20,506 48.22%
Average Household Size	3.94	3.92	3.72
Average Household Income (2010)			
Est. Average Household Income	\$41,291	\$54,739	\$57,864
Proj. Average Household Income (2015)	\$44,793	\$61,074	\$65,901
Average Family Income	\$45,427	\$60,640	\$65,285
Median Household Income (2010)			
Est. Median Household Income	\$31,270	\$38,262	\$40,952
Proj. Median Household Income (2015)	\$38,716	\$41,681	\$45,457
Median Family Income	\$40,975	\$43,104	\$46,894
Per Capita Income (2010)			
Est. Per Capita Income	\$10,511	\$14,320	\$17,202
Proj. Per Capita Income (2015)	\$11,384	\$15,829	\$19,153
Per Capita Income Est. 5 year change	\$873 8.30%	\$1,509 10.54%	\$1,951 11.34%
Other Income (2010)			
Est. Median Disposable Income	\$27,292	\$33,197	\$35,067
Proj. Median Disposable Income (2015)	\$32,497	\$35,727	\$38,309
Disposable Income Est. 5 year change	\$5,205 19.07%	\$2,530 7.62%	\$3,242 9.25%
Est. Average Household Net Worth	\$313,017	\$367,161	\$394,374
Daytime Demos (2010)			
Total Number of Businesses	82	1,194	4,565
Total Number of Employees	778	13,499	98,078
Company Headqtrs: Businesses	- -	- 0.04%	21 0.45%
Company Headqtrs: Employees	- -	218 1.61%	7,566 7.71%
Unemployment Rate	7.45%	7.49%	7.61%
Employee Population per Business	9.4 to 1	11.3 to 1	21.5 to 1
Residential Population per Business	139.4 to 1	69.3 to 1	36.8 to 1

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

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Lat/Lon: 33.37782/-112.0991

19th Ave. & Baseline Rd.

Phoenix, AZ

	1 Mile		3 Miles		5 Miles	
Race & Ethnicity (2010)						
White	9,212	80.18%	63,941	77.24%	124,511	74.20%
Black or African American	1,204	10.48%	11,334	13.69%	27,954	16.66%
American Indian & Alaska Native	387	3.37%	2,473	2.99%	5,089	3.03%
Asian	191	1.66%	1,438	1.74%	3,110	1.85%
Hawaiian & Pacific Islander	32	0.28%	260	0.31%	431	0.26%
Other Race	409	3.56%	2,963	3.58%	5,998	3.57%
Two or More Races	54	0.47%	368	0.44%	713	0.42%
Not Hispanic or Latino Population	2,817	24.52%	22,734	27.46%	57,643	34.35%
Hispanic or Latino Population	8,673	75.48%	60,045	72.54%	110,163	65.65%
Not of Hispanic Origin Population (1990)	1,154	33.08%	16,909	39.98%	39,233	43.15%
Hispanic Origin Population (1990)	2,334	66.92%	25,389	60.02%	51,681	56.85%
Not Hispanic or Latino Population (2000)	877	23.20%	13,391	26.40%	38,256	33.89%
Hispanic or Latino Population (2000)	2,904	76.80%	37,339	73.60%	74,617	66.11%
Not Hispanic or Latino Population (2015)	3,473	23.77%	25,058	26.70%	64,140	33.87%
Hispanic or Latino Population (2015)	11,134	76.23%	68,804	73.30%	125,243	66.13%
Hist. Hispanic Ann Growth (1990 to 2010)	6,339	13.58%	34,656	6.82%	58,482	5.66%
Proj. Hispanic Ann Growth (2015 to 2010)	2,461	5.68%	8,758	2.92%	15,080	2.74%
Age Distribution (2010)						
0 to 4 yrs	1,229	10.70%	7,625	9.21%	14,669	8.74%
5 to 9 yrs	1,245	10.83%	7,898	9.54%	15,434	9.20%
10 to 14 yrs	1,040	9.05%	7,513	9.08%	14,274	8.51%
15 to 19 yrs	968	8.42%	7,039	8.50%	14,017	8.35%
20 to 24 yrs	857	7.46%	6,045	7.30%	12,550	7.48%
25 to 29 yrs	798	6.95%	5,690	6.87%	11,944	7.12%
30 to 34 yrs	746	6.49%	5,507	6.65%	11,821	7.04%
35 to 39 yrs	725	6.31%	5,428	6.56%	11,390	6.79%
40 to 44 yrs	679	5.91%	5,189	6.27%	10,978	6.54%
45 to 49 yrs	676	5.88%	5,106	6.17%	10,600	6.32%
50 to 54 yrs	620	5.39%	4,782	5.78%	9,889	5.89%
55 to 59 yrs	507	4.41%	4,050	4.89%	8,306	4.95%
60 to 64 yrs	424	3.69%	3,535	4.27%	7,104	4.23%
65 to 74 yrs	595	5.18%	4,280	5.17%	8,564	5.10%
75 to 84 yrs	258	2.24%	2,094	2.53%	4,235	2.52%
85 yrs plus	123	1.07%	998	1.21%	2,032	1.21%
Median Age	26.41 yrs		28.88 yrs		29.69 yrs	
Gender Age Distribution (2010)						
Female Population	5,665	49.30%	40,384	48.79%	79,204	47.20%
0 to 19 yrs	2,188	38.63%	14,769	36.57%	28,165	35.56%
20 to 64 yrs	2,977	52.56%	21,655	53.62%	43,200	54.54%
65 yrs plus	499	8.81%	3,960	9.81%	7,839	9.90%
Female Median Age	26 yrs		29 yrs		30 yrs	
Male Population	5,824	50.70%	42,395	51.21%	88,602	52.80%
0 to 19 yrs	2,293	39.37%	15,306	36.10%	30,230	34.12%
20 to 64 yrs	3,054	52.44%	23,677	55.85%	51,381	57.99%
65 yrs plus	477	8.19%	3,412	8.05%	6,992	7.89%
Male Median Age	26.06 yrs		28.49 yrs		29.42 yrs	

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EXPANDED PROFILE

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Calculated using Proportional Block Groups

Lat/Lon: 33.37782/-112.0991

19th Ave. & Baseline Rd.

Phoenix, AZ

	1 Mile		3 Miles		5 Miles	
Household Income Distribution (2010)						
\$200,000 or More	7	0.24%	350	1.67%	997	2.35%
\$150,000 to \$199,999	35	1.21%	267	1.28%	919	2.16%
\$100,000 to \$149,999	175	6.01%	1,244	5.94%	3,117	7.33%
\$75,000 to \$99,999	386	13.26%	2,248	10.74%	4,377	10.29%
\$50,000 to \$74,999	335	11.49%	3,303	15.78%	6,549	15.40%
\$35,000 to \$49,999	267	9.16%	3,515	16.79%	6,365	14.97%
\$25,000 to \$34,999	512	17.58%	2,919	13.95%	5,419	12.74%
\$15,000 to \$24,999	317	10.86%	2,882	13.77%	5,813	13.67%
\$0 to \$14,999	879	30.18%	4,199	20.07%	8,968	21.09%
\$35,000+	1,205	41.37%	10,926	52.21%	22,325	52.50%
\$75,000+	604	20.72%	4,109	19.64%	9,410	22.13%
Housing (2010)						
Total Housing Units	3,214		22,586		46,396	
Housing Units, Occupied	2,914	90.66%	20,927	92.65%	42,525	91.66%
<i>Housing Units, Owner-Occupied</i>	1,778	61.02%	14,071	67.24%	26,781	62.98%
<i>Housing Units, Renter-Occupied</i>	1,136	38.98%	6,856	32.76%	15,744	37.02%
Housing Units, Vacant	300	9.34%	1,659	7.35%	3,871	8.34%
Median Years in Residence	3 yrs		3 yrs		3 yrs	
Marital Status (2010)						
Never Married	3,183	39.94%	19,961	33.39%	38,285	30.93%
Now Married	2,942	36.91%	25,527	42.70%	50,241	40.59%
Separated	627	7.87%	4,836	8.09%	16,884	13.64%
Widowed	345	4.33%	3,611	6.04%	7,031	5.68%
Divorced	873	10.96%	5,850	9.79%	11,334	9.16%
Household Type (2010)						
Population Family	10,454	90.99%	73,286	88.53%	138,919	82.79%
Population Non-Family	1,028	8.95%	8,728	10.54%	19,134	11.40%
Population Group Qtrs	8	0.07%	764	0.92%	9,753	5.81%
Family Households	2,289	78.56%	15,781	75.41%	30,873	72.60%
<i>Married Couple With Children</i>	747	25.39%	5,963	23.36%	11,269	22.43%
<i>Average Family Household Size</i>	4.6		4.6		4.5	
Non-Family Households	625	21.44%	5,146	24.59%	11,652	27.40%
Household Size (2010)						
1 Person Household	513	17.61%	4,111	19.65%	9,293	21.85%
2 Person Households	446	15.31%	3,086	14.75%	6,886	16.19%
3 Person Households	326	11.19%	2,243	10.72%	4,633	10.89%
4 Person Households	580	19.90%	4,056	19.38%	8,058	18.95%
5 Person Households	472	16.21%	3,156	15.08%	5,874	13.81%
6+ Person Households	577	19.79%	4,274	20.42%	7,781	18.30%
Household Vehicles (2010)						
Total Vehicles Available	5,446		37,482		73,853	
Household: 0 Vehicles Available	363	12.44%	1,921	9.18%	4,697	11.04%
Household: 1 Vehicles Available	897	30.78%	7,379	35.26%	15,305	35.99%
Household: 2+ Vehicles Available	1,654	56.78%	11,626	55.56%	22,524	52.97%
Average Vehicles Per Household	1.9		1.8		1.7	

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19th Ave. & Baseline Rd.

Phoenix, AZ

	1 Mile		3 Miles		5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	7,785		58,336		120,839	
Est. Civilian Employed	3,792	48.71%	30,096	51.59%	60,671	50.21%
Est. Civilian Unemployed	580	7.45%	4,372	7.49%	9,198	7.61%
Est. in Armed Forces	2	0.03%	33	0.06%	63	0.05%
Est. not in Labor Force	3,410	43.81%	23,835	40.86%	50,907	42.13%
Occupation (2000)						
Occupation: Population Age 16+	1,052		16,949		34,976	
Mgmt, Business, & Financial Operations	84	8.03%	983	5.80%	2,497	7.14%
Professional and Related	84	8.00%	1,208	7.13%	3,102	8.87%
Service	191	18.12%	3,675	21.68%	7,317	20.92%
Sales and Office	321	30.51%	3,972	23.43%	8,107	23.18%
Farming, Fishing, and Forestry	5	0.48%	168	0.99%	314	0.90%
Construct, Extraction, & Maintenance	146	13.85%	3,058	18.04%	6,013	17.19%
Production, Transp. & Material Moving	221	21.01%	3,884	22.92%	7,625	21.80%
<i>Percent White Collar Workers</i>		46.54%		36.36%		39.19%
<i>Percent Blue Collar Workers</i>		53.46%		63.64%		60.81%
Consumer Expenditure (2010)						
Total Household Expenditure	\$112 M		\$965 M		\$2.03 B	
<i>Total Non-Retail Expenditures</i>	\$64.4 M	57.43%	\$555 M	57.46%	\$1.17 B	57.49%
<i>Total Retail Expenditures</i>	\$47.8 M	42.57%	\$411 M	42.54%	\$863 M	42.51%
Apparel	\$5.46 M	4.86%	\$46.9 M	4.86%	\$98.8 M	4.86%
Contributions	\$3.69 M	3.29%	\$32.9 M	3.41%	\$71.3 M	3.51%
Education	\$2.57 M	2.29%	\$21.8 M	2.26%	\$47.8 M	2.35%
Entertainment	\$6.20 M	5.52%	\$53.4 M	5.53%	\$112 M	5.54%
Food And Beverages	\$17.9 M	15.97%	\$153 M	15.85%	\$319 M	15.71%
Furnishings And Equipment	\$4.70 M	4.19%	\$40.6 M	4.20%	\$86.3 M	4.25%
Gifts	\$2.64 M	2.36%	\$23.3 M	2.41%	\$50.4 M	2.48%
Health Care	\$7.08 M	6.31%	\$60.6 M	6.28%	\$126 M	6.20%
Household Operations	\$3.78 M	3.37%	\$33.1 M	3.42%	\$70.9 M	3.49%
Miscellaneous Expenses	\$1.88 M	1.67%	\$16.2 M	1.67%	\$33.9 M	1.67%
Personal Care	\$1.64 M	1.47%	\$14.1 M	1.46%	\$29.6 M	1.46%
Personal Insurance	\$1.06 M	0.94%	\$9.31 M	0.96%	\$20.0 M	0.99%
Reading	\$355 K	0.32%	\$3.07 M	0.32%	\$6.50 M	0.32%
Shelter	\$21.5 M	19.18%	\$185 M	19.19%	\$391 M	19.25%
Tobacco	\$827 K	0.74%	\$7.00 M	0.72%	\$14.2 M	0.70%
Transportation	\$22.5 M	20.09%	\$194 M	20.10%	\$405 M	19.97%
Utilities	\$8.32 M	7.42%	\$70.9 M	7.34%	\$147 M	7.24%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	6,150		46,659		96,862	
Elementary (0 to 8)	1,870	30.40%	13,317	28.54%	24,937	25.74%
Some High School (9 to 11)	1,039	16.90%	8,705	18.66%	16,602	17.14%
High School Graduate (12)	1,370	22.28%	11,517	24.68%	23,703	24.47%
Some College (13 to 16)	945	15.36%	6,809	14.59%	15,312	15.81%
Associate Degree Only	229	3.72%	2,050	4.39%	4,588	4.74%
Bachelor Degree Only	443	7.21%	2,816	6.04%	7,714	7.96%
Graduate Degree	254	4.14%	1,444	3.10%	4,006	4.14%

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19th Ave. & Baseline Rd.

Phoenix, AZ

Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	688	70.70%	9,382	69.48%	20,108	66.50%
1 Attached Unit	32	3.33%	468	3.46%	1,140	3.77%
2 to 4 Units	49	4.99%	768	5.69%	2,504	8.28%
5 to 9 Units	51	5.27%	257	1.90%	785	2.59%
10 to 19 Units	4	0.45%	92	0.68%	516	1.71%
20 to 49 Units	1	0.06%	205	1.52%	444	1.47%
50 or more Units	52	5.33%	826	6.12%	2,019	6.68%
Mobile Home or Trailer	96	9.87%	1,499	11.10%	2,710	8.96%
Other Structure	-	-	6	0.04%	14	0.04%

Homes Built By Year

	1 Mile		3 Miles		5 Miles	
1999 to 2000	28	2.86%	427	3.16%	1,387	4.59%
1995 to 1998	20	2.07%	635	4.70%	1,475	4.88%
1990 to 1994	32	3.32%	519	3.85%	1,324	4.38%
1980 to 1989	108	11.11%	2,009	14.88%	4,011	13.26%
1970 to 1979	572	58.76%	3,372	24.97%	6,269	20.73%
1960 to 1969	97	10.00%	2,897	21.45%	5,806	19.20%
1950 to 1959	79	8.08%	2,295	17.00%	5,301	17.53%
Built Before 1949	37	3.79%	1,349	9.99%	4,665	15.43%

Home Values (2000)

	1 Mile		3 Miles		5 Miles	
\$1,000,000 or More	-	0.02%	18	0.25%	61	0.41%
\$500,000 to \$999,999	-	0.02%	6	0.08%	43	0.29%
\$400,000 to \$499,999	-	-	14	0.19%	87	0.60%
\$300,000 to \$399,999	20	3.76%	62	0.86%	283	1.94%
\$200,000 to \$299,999	32	6.00%	182	2.50%	582	3.98%
\$150,000 to \$199,999	17	3.09%	181	2.50%	921	6.29%
\$100,000 to \$149,999	48	8.95%	592	8.15%	1,485	10.15%
\$70,000 to \$99,999	192	35.52%	2,588	35.61%	4,283	29.27%
\$50,000 to \$69,999	151	27.83%	2,336	32.14%	3,909	26.72%
\$25,000 to \$49,999	69	12.82%	1,184	16.29%	2,632	17.99%
\$0 to \$24,999	11	2.00%	105	1.45%	346	2.37%
Owner Occupied Median Home Value	\$86,466		\$74,967		\$86,389	
Renter Occupied Median Rent	\$201		\$307		\$303	
Average Property Value (2010)	\$127,464		\$131,261		\$161,633	

Transportation To Work (2000)

	1 Mile		3 Miles		5 Miles	
Drive to Work Alone	718	68.31%	10,025	59.10%	20,919	59.78%
Drive to Work in Carpool	211	20.08%	4,877	28.75%	9,198	26.29%
Travel to Work - Public Transportation	65	6.20%	901	5.31%	1,982	5.67%
Drive to Work on Motorcycle	-	-	25	0.15%	32	0.09%
Walk or Bicycle to Work	11	1.08%	387	2.28%	1,257	3.59%
Other Means	11	1.02%	464	2.73%	899	2.57%
Work at Home	35	3.30%	284	1.68%	704	2.01%

Travel Time (2000)

	1 Mile		3 Miles		5 Miles	
Travel to Work in 14 Minutes or Less	136	13.35%	3,336	20.00%	7,730	22.54%
Travel to Work in 14 to 29 Minutes	508	49.92%	7,270	43.59%	14,165	41.31%
Travel to Work in 30 to 59 Minutes	301	29.57%	4,814	28.86%	9,695	28.27%
Travel to Work in 60 Minutes or More	73	7.15%	1,257	7.54%	2,698	7.87%
Average Travel Time to Work	24.7 mins		25.0 mins		24.7 mins	

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