

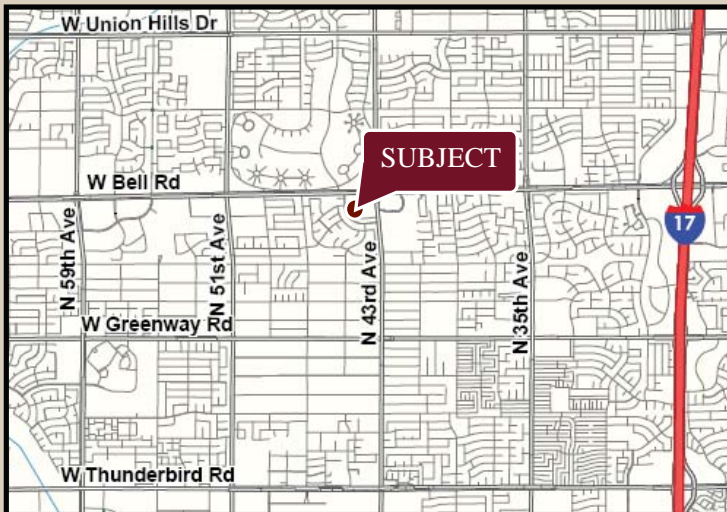
# THE SUNBURST PLAZA

SOUTHWEST CORNER OF 43RD AVE. & BELL ROAD, GLENDALE, AZ



**Bring a signed lease by 2/1/12 and get a 64gb Ipad2**

**4% Fee to  
Procuring  
Broker**



### AVAILABILITY

- 580 SF
- 1,500 SF
- (2) 2,040 SF
- 12,960 SF JR. ANCHOR AVAILABLE
- 3,240 SF

### FEATURES

- Dominant grocer at the intersection
- Infill development with low rents
- Bell Road Frontage

### NOTABLE TENANTS



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,369	138,538	370,176
Avg. Household Income	\$70,836	\$71,565	\$76,727
Daytime Employment	3,359	51,351	131,673

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

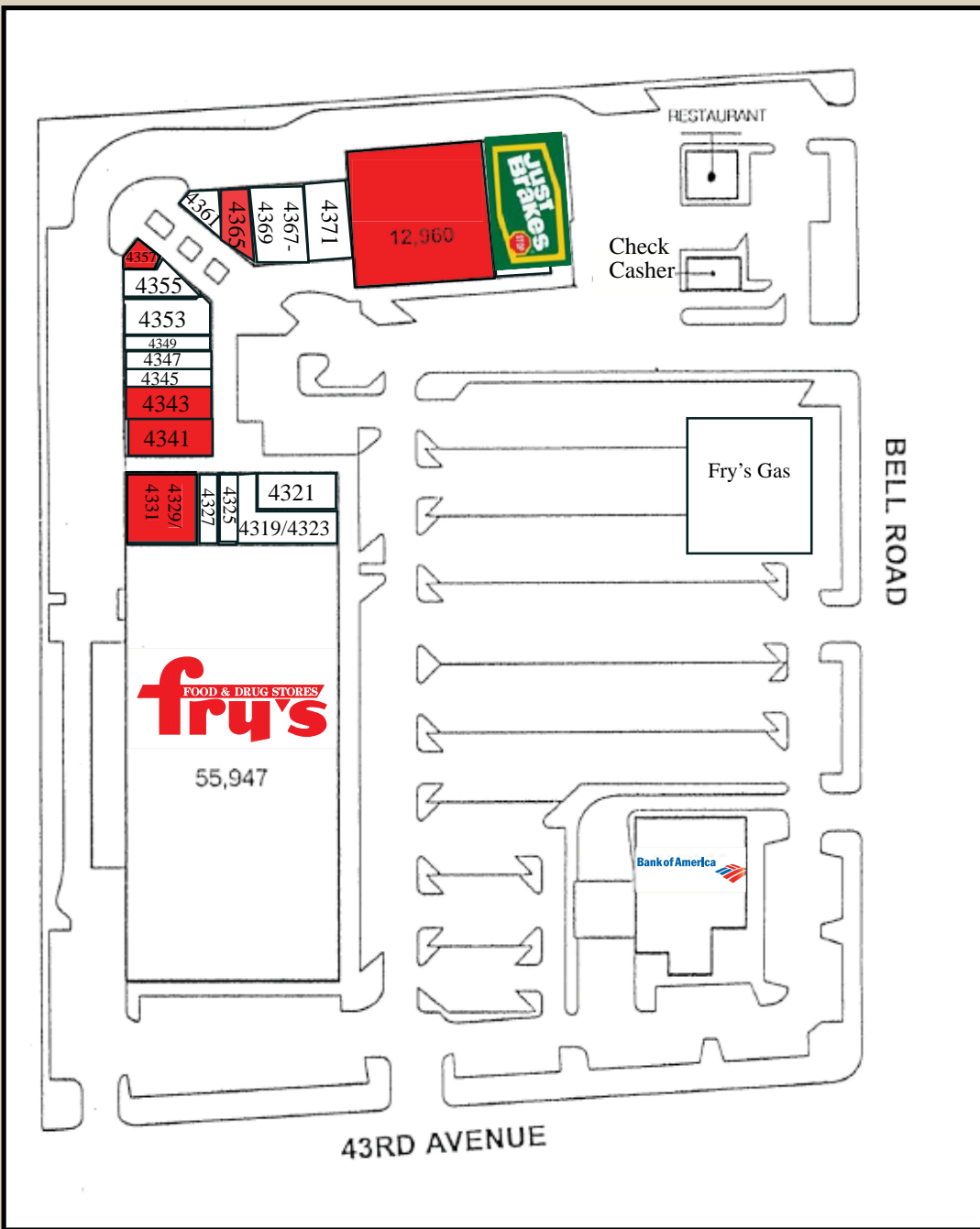


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#	TENANT	SQ. FT.
4315	Fry's Food & Drug	55,947 sf
4321	Nail Salon	1,800 sf
4319-4323	Radio Shack	2,700 sf
4325	Occupied	900 sf
4327	England Logistics	900 sf
4329-4331	Available	3,240 sf
4341	Available	2,040 sf
4343	Available	2,040 sf
4345	Lads N Dads	1,020 sf
4347	CSA Computers	1,020 sf
4349	Vietnamese Rest.	1,020 sf
4353	H & R Block	2,040 sf
4355	Bushwackers	1,130 sf
4357	Available	580 sf
4361	The Hoot Owl	1,650 sf
4365	Available	1,500 sf
4367/4369	The Vac Shop	2,520 sf
4371	Wolz's Flowers	2,040 sf
4377	Available	12,960 sf
4381	Just Brakes	5,040 sf



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# EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.63924/-112.1518

## 43rd Ave. & Bell Rd.

### Glendale, AZ

	1 Mile	3 Miles	5 Miles
<b>Population (2010)</b>			
Estimated Population	17,369	138,538	370,176
Census Population (1990)	15,206	103,904	241,195
Census Population (2000)	15,832	124,673	326,322
Projected Population (2015)	17,401	145,511	393,003
Forecasted Population (2020)	18,267	157,242	430,135
Historical Annual Growth (1990 to 2000)	626 0.41%	20,769 2.00%	85,127 3.53%
Historical Annual Growth (2000 to 2010)	1,537 0.97%	13,864 1.11%	43,854 1.34%
Projected Annual Growth (2010 to 2015)	32 0.04%	6,974 1.01%	22,827 1.23%
Estimated Population Density	5,533 <i>psm</i>	4,902 <i>psm</i>	4,716 <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	5,853	48,233	128,130
Census Households (1990)	5,077	36,511	87,214
Census Households (2000)	5,556	45,748	119,671
Projected Households (2015)	5,835	50,871	136,310
Forecasted Households (2020)	5,985	53,802	145,571
Households with Children	2,279 38.94%	17,920 37.15%	48,446 37.81%
Average Household Size	2.95	2.85	2.87
<b>Average Household Income (2010)</b>			
Est. Average Household Income	\$70,836	\$71,565	\$76,727
Proj. Average Household Income (2015)	\$76,943	\$78,409	\$83,008
Average Family Income	\$79,313	\$82,118	\$88,457
<b>Median Household Income (2010)</b>			
Est. Median Household Income	\$60,993	\$60,342	\$63,297
Proj. Median Household Income (2015)	\$62,776	\$62,496	\$65,667
Median Family Income	\$71,011	\$69,558	\$73,351
<b>Per Capita Income (2010)</b>			
Est. Per Capita Income	\$24,425	\$25,573	\$26,994
Proj. Per Capita Income (2015)	\$26,400	\$28,067	\$29,221
Per Capita Income Est. 5 year change	\$1,975 8.09%	\$2,494 9.75%	\$2,227 8.25%
<b>Other Income (2010)</b>			
Est. Median Disposable Income	\$50,490	\$49,785	\$51,827
Proj. Median Disposable Income (2015)	\$51,824	\$51,398	\$53,528
Disposable Income Est. 5 year change	\$1,333 2.64%	\$1,614 3.24%	\$1,702 3.28%
Est. Average Household Net Worth	\$463,577	\$447,204	\$486,692
<b>Daytime Demos (2010)</b>			
Total Number of Businesses	430	3,596	9,595
Total Number of Employees	3,359	51,351	131,673
Company Headqtrs: Businesses	- -	2 0.07%	7 0.08%
Company Headqtrs: Employees	- -	35 0.07%	402 0.31%
Unemployment Rate	4.34%	5.04%	5.15%
Employee Population per Business	7.8 to 1	14.3 to 1	13.7 to 1
Residential Population per Business	40.4 to 1	38.5 to 1	38.6 to 1

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## 43rd Ave. & Bell Rd.

### Glendale, AZ

	1 Mile		3 Miles		5 Miles	
<b>Race &amp; Ethnicity (2010)</b>						
White	15,909	91.59%	124,646	89.97%	332,222	89.75%
Black or African American	535	3.08%	4,898	3.54%	13,879	3.75%
American Indian & Alaska Native	210	1.21%	1,836	1.33%	5,193	1.40%
Asian	518	2.98%	5,443	3.93%	14,069	3.80%
Hawaiian & Pacific Islander	50	0.29%	290	0.21%	802	0.22%
Other Race	81	0.46%	839	0.61%	2,497	0.67%
Two or More Races	66	0.38%	585	0.42%	1,514	0.41%
Not Hispanic or Latino Population	14,057	80.93%	110,606	79.84%	291,736	78.81%
Hispanic or Latino Population	3,312	19.07%	27,932	20.16%	78,440	21.19%
Not of Hispanic Origin Population (1990)	14,358	94.42%	97,080	93.43%	224,607	93.12%
Hispanic Origin Population (1990)	849	5.58%	6,825	6.57%	16,588	6.88%
Not Hispanic or Latino Population (2000)	14,340	90.57%	111,177	89.17%	287,085	87.98%
Hispanic or Latino Population (2000)	1,492	9.43%	13,496	10.83%	39,237	12.02%
Not Hispanic or Latino Population (2015)	13,480	77.47%	111,346	76.52%	296,511	75.45%
Hispanic or Latino Population (2015)	3,921	22.53%	34,165	23.48%	96,492	24.55%
Hist. Hispanic Ann Growth (1990 to 2010)	2,463	14.51%	21,107	15.46%	61,852	18.64%
Proj. Hispanic Ann Growth (2015 to 2010)	609	3.68%	6,234	4.46%	18,051	4.60%

### Age Distribution (2010)

0 to 4 yrs	1,110	6.39%	9,892	7.14%	26,883	7.26%
5 to 9 yrs	1,291	7.43%	10,597	7.65%	29,086	7.86%
10 to 14 yrs	1,379	7.94%	10,351	7.47%	28,338	7.66%
15 to 19 yrs	1,454	8.37%	10,368	7.48%	27,635	7.47%
20 to 24 yrs	1,032	5.94%	8,847	6.39%	23,158	6.26%
25 to 29 yrs	1,016	5.85%	9,887	7.14%	25,240	6.82%
30 to 34 yrs	1,161	6.68%	10,489	7.57%	27,656	7.47%
35 to 39 yrs	1,235	7.11%	10,459	7.55%	28,753	7.77%
40 to 44 yrs	1,449	8.34%	10,855	7.84%	29,240	7.90%
45 to 49 yrs	1,431	8.24%	10,649	7.69%	28,842	7.79%
50 to 54 yrs	1,371	7.89%	10,008	7.22%	26,500	7.16%
55 to 59 yrs	1,084	6.24%	7,898	5.70%	21,056	5.69%
60 to 64 yrs	768	4.42%	5,800	4.19%	15,526	4.19%
65 to 74 yrs	888	5.11%	6,762	4.88%	18,037	4.87%
75 to 84 yrs	470	2.71%	3,748	2.71%	9,582	2.59%
85 yrs plus	230	1.32%	1,927	1.39%	4,644	1.25%
Median Age	35.23 yrs		33.92 yrs		34.01 yrs	

### Gender Age Distribution (2010)

Female Population	8,660	49.86%	69,222	49.97%	184,282	49.78%
0 to 19 yrs	2,547	29.41%	20,255	29.26%	54,810	29.74%
20 to 64 yrs	5,219	60.26%	41,877	60.50%	111,275	60.38%
65 yrs plus	894	10.33%	7,090	10.24%	18,197	9.87%
Female Median Age	36 yrs		35 yrs		35 yrs	
Male Population	8,709	50.14%	69,316	50.03%	185,894	50.22%
0 to 19 yrs	2,688	30.86%	20,954	30.23%	57,131	30.73%
20 to 64 yrs	5,328	61.18%	43,015	62.06%	114,696	61.70%
65 yrs plus	693	7.96%	5,347	7.71%	14,066	7.57%
Male Median Age	34.03 yrs		33.03 yrs		33.19 yrs	

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## 43rd Ave. & Bell Rd.

### Glendale, AZ

	1 Mile		3 Miles		5 Miles	
<b>Household Income Distribution (2010)</b>						
\$200,000 or More	38	0.64%	842	1.74%	3,584	2.80%
\$150,000 to \$199,999	219	3.74%	1,333	2.76%	4,555	3.55%
\$100,000 to \$149,999	936	15.99%	6,625	13.74%	18,919	14.77%
\$75,000 to \$99,999	1,024	17.49%	8,092	16.78%	21,512	16.79%
\$50,000 to \$74,999	1,454	24.85%	11,910	24.69%	29,190	22.78%
\$35,000 to \$49,999	938	16.03%	7,705	15.98%	19,647	15.33%
\$25,000 to \$34,999	438	7.48%	4,634	9.61%	12,145	9.48%
\$15,000 to \$24,999	494	8.44%	3,784	7.84%	9,762	7.62%
\$0 to \$14,999	313	5.35%	3,307	6.86%	8,817	6.88%
\$35,000+	4,608	78.73%	36,508	75.69%	97,407	76.02%
\$75,000+	2,216	37.86%	16,892	35.02%	48,570	37.91%
<b>Housing (2010)</b>						
Total Housing Units	6,143		51,426		137,512	
Housing Units, Occupied	5,853	95.28%	48,233	93.79%	128,130	93.18%
<i>Housing Units, Owner-Occupied</i>	4,136	70.67%	32,991	68.40%	88,297	68.91%
<i>Housing Units, Renter-Occupied</i>	1,717	29.33%	15,241	31.60%	39,833	31.09%
Housing Units, Vacant	290	4.72%	3,194	6.21%	9,382	6.82%
Median Years in Residence	3 yrs		3 yrs		3 yrs	
<b>Marital Status (2010)</b>						
Never Married	3,289	24.09%	28,460	26.38%	72,857	25.49%
Now Married	7,461	54.64%	58,215	53.96%	158,740	55.53%
Separated	367	2.68%	3,624	3.36%	9,509	3.33%
Widowed	630	4.61%	4,671	4.33%	11,429	4.00%
Divorced	1,907	13.97%	12,923	11.98%	33,317	11.66%
<b>Household Type (2010)</b>						
Population Family	14,972	86.20%	115,481	83.36%	310,519	83.88%
Population Non-Family	2,304	13.27%	22,075	15.93%	57,171	15.44%
Population Group Qtrs	93	0.54%	981	0.71%	2,485	0.67%
Family Households	4,129	70.55%	32,095	66.54%	85,838	66.99%
<i>Married Couple With Children</i>	1,504	20.16%	11,692	20.08%	32,278	20.33%
<i>Average Family Household Size</i>	3.6		3.6		3.6	
Non-Family Households	1,723	29.45%	16,137	33.46%	42,292	33.01%
<b>Household Size (2010)</b>						
1 Person Household	1,324	22.63%	12,490	25.89%	33,026	25.78%
2 Person Households	1,427	24.39%	11,665	24.19%	30,760	24.01%
3 Person Households	835	14.26%	6,453	13.38%	16,748	13.07%
4 Person Households	1,281	21.89%	10,008	20.75%	27,126	21.17%
5 Person Households	599	10.24%	4,643	9.63%	12,580	9.82%
6+ Person Households	386	6.59%	2,974	6.17%	7,890	6.16%
<b>Household Vehicles (2010)</b>						
Total Vehicles Available	11,501		93,044		244,819	
Household: 0 Vehicles Available	168	2.88%	2,030	4.21%	5,380	4.20%
Household: 1 Vehicles Available	1,898	32.42%	16,336	33.87%	44,133	34.44%
Household: 2+ Vehicles Available	3,787	64.70%	29,867	61.92%	78,617	61.36%
Average Vehicles Per Household	2.0		1.9		1.9	

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 Calculated using Proportional Block Groups

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## 43rd Ave. & Bell Rd.

### Glendale, AZ

	1 Mile		3 Miles		5 Miles	
<b>Labor Force (2010)</b>						
Est. Labor: Population Age 16+	13,340		105,691		280,373	
Est. Civilian Employed	9,173	68.76%	71,455	67.61%	189,644	67.64%
Est. Civilian Unemployed	579	4.34%	5,326	5.04%	14,441	5.15%
Est. in Armed Forces	33	0.24%	159	0.15%	449	0.16%
Est. not in Labor Force	3,555	26.65%	28,751	27.20%	75,839	27.05%

<b>Occupation (2000)</b>						
Occupation: Population Age 16+	8,665		66,337		173,022	
Mgmt, Business, & Financial Operations	1,290	14.88%	9,012	13.59%	25,450	14.71%
Professional and Related	1,601	18.48%	12,178	18.36%	33,618	19.43%
Service	1,159	13.37%	8,929	13.46%	23,581	13.63%
Sales and Office	2,834	32.71%	22,242	33.53%	55,725	32.21%
Farming, Fishing, and Forestry	-	-	86	0.13%	219	0.13%
Construct, Extraction, & Maintenance	927	10.69%	7,372	11.11%	17,991	10.40%
Production, Transp. & Material Moving	854	9.86%	6,517	9.82%	16,438	9.50%
<i>Percent White Collar Workers</i>		66.07%		65.47%		66.35%
<i>Percent Blue Collar Workers</i>		33.93%		34.53%		33.65%

<b>Consumer Expenditure (2010)</b>						
Total Household Expenditure	\$325 M		\$2.69 B		\$7.46 B	
<i>Total Non-Retail Expenditures</i>	\$188 M	57.77%	\$1.55 B	57.73%	\$4.31 B	57.77%
<i>Total Retail Expenditures</i>	\$137 M	42.23%	\$1.14 B	42.27%	\$3.15 B	42.23%
Apparel	\$15.6 M	4.79%	\$129 M	4.79%	\$358 M	4.80%
Contributions	\$11.4 M	3.51%	\$94.8 M	3.53%	\$272 M	3.65%
Education	\$7.50 M	2.31%	\$62.3 M	2.32%	\$179 M	2.40%
Entertainment	\$18.2 M	5.60%	\$150 M	5.60%	\$419 M	5.61%
Food And Beverages	\$50.0 M	15.38%	\$413 M	15.40%	\$1.14 B	15.29%
Furnishings And Equipment	\$14.4 M	4.44%	\$119 M	4.43%	\$333 M	4.46%
Gifts	\$8.27 M	2.54%	\$68.5 M	2.55%	\$195 M	2.61%
Health Care	\$19.7 M	6.05%	\$163 M	6.08%	\$448 M	6.01%
Household Operations	\$11.6 M	3.56%	\$95.2 M	3.55%	\$270 M	3.62%
Miscellaneous Expenses	\$5.40 M	1.66%	\$44.9 M	1.67%	\$124 M	1.66%
Personal Care	\$4.73 M	1.46%	\$39.0 M	1.45%	\$108 M	1.45%
Personal Insurance	\$3.26 M	1.00%	\$26.9 M	1.00%	\$76.4 M	1.02%
Reading	\$1.06 M	0.33%	\$8.75 M	0.33%	\$24.3 M	0.33%
Shelter	\$62.4 M	19.20%	\$515 M	19.19%	\$1.44 B	19.25%
Tobacco	\$2.12 M	0.65%	\$17.6 M	0.66%	\$47.6 M	0.64%
Transportation	\$66.6 M	20.49%	\$548 M	20.42%	\$1.51 B	20.27%
Utilities	\$22.8 M	7.01%	\$189 M	7.04%	\$519 M	6.95%

<b>Educational Attainment (2010)</b>						
Adult Population (25 Years or Older)	11,103		88,482		235,076	
Elementary (0 to 8)	398	3.58%	2,931	3.31%	7,787	3.31%
Some High School (9 to 11)	741	6.67%	5,983	6.76%	16,033	6.82%
High School Graduate (12)	3,182	28.66%	24,918	28.16%	63,461	27.00%
Some College (13 to 16)	3,078	27.72%	24,280	27.44%	62,453	26.57%
Associate Degree Only	1,046	9.42%	8,105	9.16%	21,279	9.05%
Bachelor Degree Only	1,716	15.46%	14,876	16.81%	42,022	17.88%
Graduate Degree	942	8.48%	7,389	8.35%	22,041	9.38%

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### Glendale, AZ

#### Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	4,396	77.39%	32,689	68.55%	84,592	67.46%
1 Attached Unit	332	5.84%	2,353	4.93%	4,760	3.80%
2 to 4 Units	106	1.87%	1,349	2.83%	3,794	3.03%
5 to 9 Units	154	2.71%	2,034	4.27%	6,101	4.87%
10 to 19 Units	255	4.48%	2,196	4.60%	6,044	4.82%
20 to 49 Units	33	0.58%	1,119	2.35%	2,961	2.36%
50 or more Units	393	6.91%	4,321	9.06%	11,578	9.23%
Mobile Home or Trailer	12	0.21%	1,574	3.30%	5,113	4.08%
Other Structure	1	0.01%	53	0.11%	449	0.36%

#### Homes Built By Year

	1 Mile		3 Miles		5 Miles	
1999 to 2000	32	0.56%	1,489	3.12%	4,847	3.87%
1995 to 1998	326	5.74%	5,875	12.32%	17,750	14.16%
1990 to 1994	203	3.57%	2,713	5.69%	11,862	9.46%
1980 to 1989	2,549	44.87%	17,176	36.02%	40,907	32.62%
1970 to 1979	2,408	42.39%	16,905	35.45%	40,388	32.21%
1960 to 1969	144	2.53%	2,770	5.81%	7,782	6.21%
1950 to 1959	19	0.34%	639	1.34%	1,356	1.08%
Built Before 1949	-	-	120	0.25%	498	0.40%

#### Home Values (2000)

	1 Mile		3 Miles		5 Miles	
\$1,000,000 or More	-	-	22	0.07%	86	0.11%
\$500,000 to \$999,999	9	0.22%	64	0.21%	239	0.31%
\$400,000 to \$499,999	-	-	29	0.10%	268	0.35%
\$300,000 to \$399,999	39	0.96%	243	0.81%	1,379	1.79%
\$200,000 to \$299,999	157	3.93%	1,330	4.45%	7,581	9.82%
\$150,000 to \$199,999	486	12.12%	3,542	11.86%	11,098	14.38%
\$100,000 to \$149,999	2,350	58.67%	14,593	48.86%	34,112	44.20%
\$70,000 to \$99,999	892	22.26%	8,812	29.50%	19,468	25.22%
\$50,000 to \$69,999	57	1.43%	1,136	3.80%	2,513	3.26%
\$25,000 to \$49,999	-	-	66	0.22%	321	0.42%
\$0 to \$24,999	16	0.41%	33	0.11%	116	0.15%
Owner Occupied Median Home Value	\$123,376		\$118,266		\$130,513	
Renter Occupied Median Rent	\$643		\$675		\$656	
Average Property Value (2010)	\$146,732		\$167,577		\$188,067	

#### Transportation To Work (2000)

	1 Mile		3 Miles		5 Miles	
Drive to Work Alone	6,871	78.97%	52,480	78.82%	135,994	78.31%
Drive to Work in Carpool	1,284	14.76%	8,877	13.33%	24,006	13.82%
Travel to Work - Public Transportation	49	0.57%	782	1.18%	2,411	1.39%
Drive to Work on Motorcycle	67	0.77%	381	0.57%	971	0.56%
Walk or Bicycle to Work	118	1.36%	1,504	2.26%	3,691	2.13%
Other Means	38	0.44%	329	0.49%	956	0.55%
Work at Home	273	3.14%	2,233	3.35%	5,629	3.24%

#### Travel Time (2000)

	1 Mile		3 Miles		5 Miles	
Travel to Work in 14 Minutes or Less	2,086	24.75%	16,292	25.32%	38,613	22.98%
Travel to Work in 14 to 29 Minutes	2,618	31.06%	19,798	30.76%	54,442	32.40%
Travel to Work in 30 to 59 Minutes	3,048	36.17%	23,290	36.19%	62,214	37.03%
Travel to Work in 60 Minutes or More	675	8.01%	4,973	7.73%	12,761	7.59%
Average Travel Time to Work	25.9 mins		26.1 mins		26.7 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.