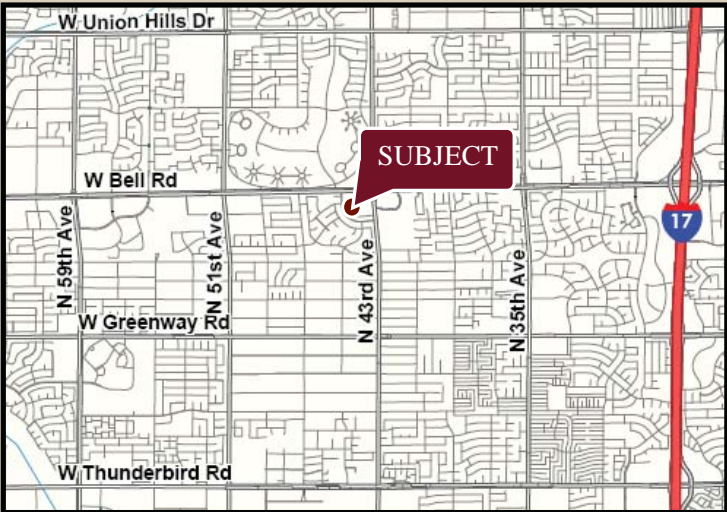




THE SUNBURST PLAZA

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



AVAILABILITY

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

FEATURES

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

NOTABLE TENANTS



2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,266	138,655	370,841
Avg. Household Income	\$67,648	\$67,295	\$72,247
Daytime Employment	3,448	49,117	129,189

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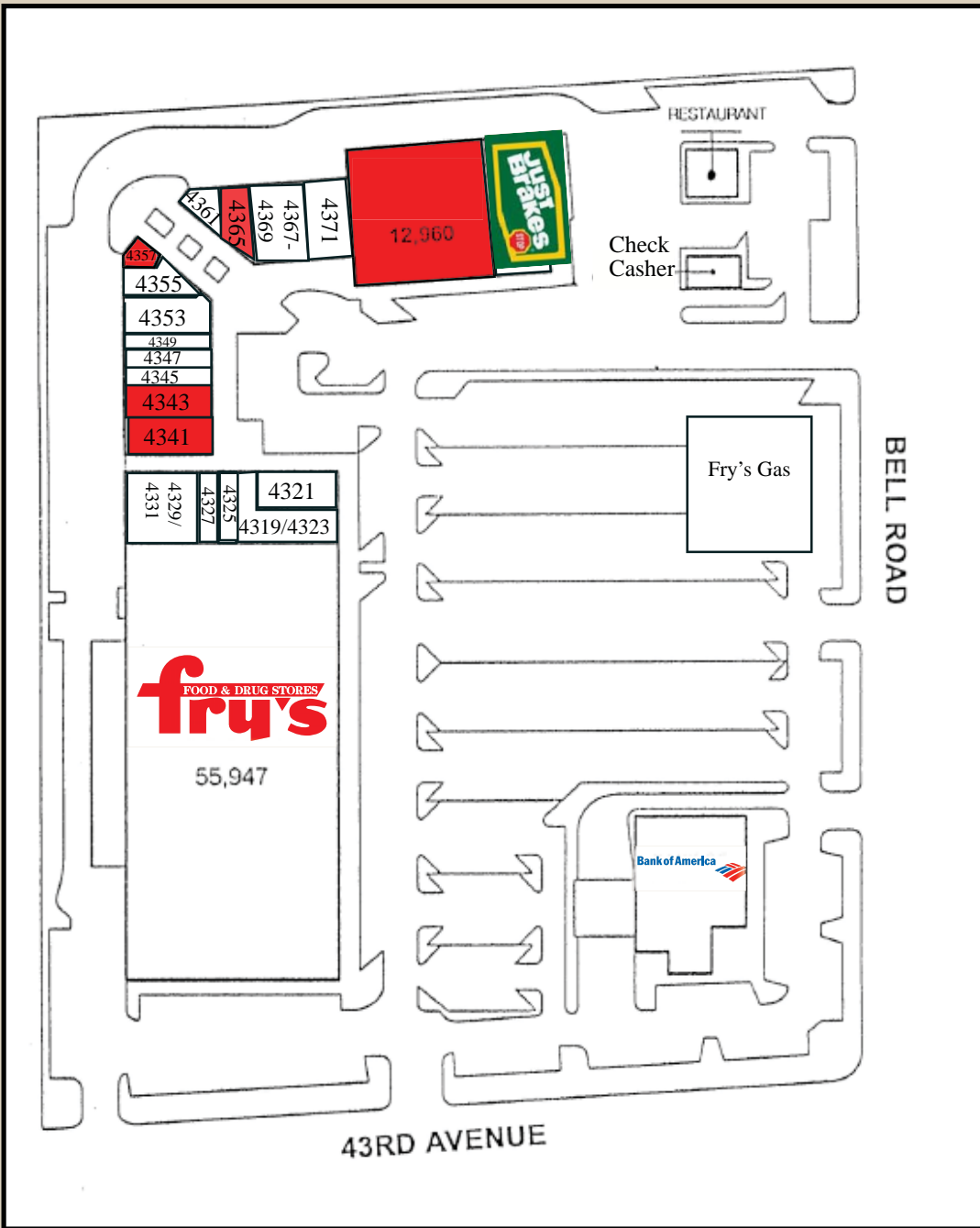


EXCLUSIVELY REPRESENTED BY

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THE SUNBURST PLAZA

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



#	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	Alexanders Abilities	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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Prepared For



Lat/Lon: 33.639139/-112.152109

February 2010

RF5

W Bell Rd & N 43rd Ave Glendale, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2009)	17,266		138,655		370,841	
Census Population (1990)	15,042		103,763		241,023	
Census Population (2000)	15,676		124,503		326,175	
Projected Population (2014)	17,612		148,240		400,771	
Forecasted Population (2019)	18,682		161,584		442,302	
Historical Annual Growth (1990 to 2000)	634	0.4%	20,741	2.0%	85,151	3.5%
Historical Annual Growth (2000 to 2009)	1,590	1.1%	14,152	1.3%	44,667	1.5%
Projected Annual Growth (2009 to 2014)	346	0.4%	9,585	1.4%	29,929	1.6%
Est. Population Density (2009)	5,500.33 <i>psm</i>		4,916.86 <i>psm</i>		4,766.60 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.20 <i>sq mi</i>		77.80 <i>sq mi</i>	
Households						
Estimated Households (2009)	5,620		46,698		124,232	
Census Households (1990)	5,011		36,448		87,134	
Census Households (2000)	5,490		45,663		119,611	
Projected Households (2014)	5,388		47,335		127,008	
Forecasted Households (2019)	8,378		73,589		197,459	
Households with Children (2009)	2,217	39.4%	17,574	37.6%	47,550	38.3%
Average Household Size (2009)	3.06		2.95		2.97	
Average Household Income						
Est. Average Household Income (2009)	\$67,648		\$67,295		\$72,247	
Proj. Average Household Income (2014)	\$71,074		\$70,868		\$75,691	
Average Family Income (2009)	\$75,786		\$77,335		\$83,457	
Median Household Income						
Est. Median Household Income (2009)	\$66,269		\$66,221		\$68,801	
Proj. Median Household Income (2014)	\$70,361		\$70,787		\$73,515	
Median Family Income (2009)	\$73,030		\$75,376		\$78,864	
Per Capita Income						
Est. Per Capita Income (2009)	\$22,301		\$22,983		\$24,414	
Proj. Per Capita Income (2014)	\$22,015		\$22,924		\$24,181	
Per Capita Income Est. 5 year change	-\$286	-1.3%	-\$59	-0.3%	-\$233	-1.0%
Other Income						
Est. Median Disposable Income (2009)	\$54,227		\$54,074		\$55,717	
Est. Median Disposable Income (2014)	\$57,220		\$57,269		\$59,111	
Disposable Income Est. 5 year change	\$2,993	5.5%	\$3,195	5.9%	\$3,393	6.1%
Est. Average Household Net Worth (2009)	\$533,616		\$498,111		\$536,610	
Daytime Demos						
Total Number of Businesses (2009)	445		3,689		9,822	
Total Number of Employees (2009)	3,448		49,117		129,189	
Company Headqtrs: Businesses (2009)	0	0	8	0.2%	19	0.2%
Company Headqtrs: Employees (2009)	-	-	1,286	2.6%	1,811	1.4%
Unemployment Rate (2009)	4.30%		5.00%		5.10%	
Employee Population per Business	7.7 to 1		13.3 to 1		13.2 to 1	
Residential Population per Business	38.8 to 1		37.6 to 1		37.8 to 1	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2009)	14,894	86.3%	116,106	83.7%	308,728	83.3%
Black or African American (2009)	529	3.1%	4,824	3.5%	13,647	3.7%
American Indian & Alaska Native (2009)	199	1.2%	1,724	1.2%	4,873	1.3%
Asian (2009)	525	3.0%	5,542	4.0%	14,274	3.8%
Hawaiian & Pacific Islander (2009)	49	0.3%	268	0.2%	743	0.2%
Other Race (2009)	574	3.3%	5,963	4.3%	17,710	4.8%
Two or More Races (2009)	495	2.9%	4,229	3.0%	10,868	2.9%
Not Hispanic or Latino Population (2009)	14,059	81.4%	111,357	80.3%	294,027	79.3%
Hispanic or Latino Population (2009)	3,206	18.6%	27,299	19.7%	76,814	20.7%
Not of Hispanic Origin Population (1990)	14,204	94.4%	96,946	93.4%	224,434	93.1%
Hispanic Origin Population (1990)	838	5.6%	6,817	6.6%	16,589	6.9%
Not Hispanic or Latino Population (2000)	14,204	90.6%	111,034	89.2%	286,980	88.0%
Hispanic or Latino Population (2000)	1,472	9.4%	13,469	10.8%	39,194	12.0%
Not Hispanic or Latino Population (2014)	13,887	78.8%	115,464	77.9%	307,839	76.8%
Hispanic or Latino Population (2014)	3,725	21.2%	32,776	22.1%	92,931	23.2%
Hist. Hispanic Ann Growth (1990 to 2009)	2,368	14.9%	20,481	15.8%	60,225	19.1%
Proj. Hispanic Ann Growth (2009 to 2014)	519	3.2%	5,477	4.0%	16,117	4.2%
Age Distribution						
Age 0 to 4 yrs (2009)	1,118	6.5%	10,048	7.2%	27,361	7.4%
Age 5 to 9 yrs (2009)	1,267	7.3%	10,470	7.6%	28,786	7.8%
Age 10 to 14 yrs (2009)	1,380	8.0%	10,400	7.5%	28,538	7.7%
Age 15 to 19 yrs (2009)	1,465	8.5%	10,457	7.5%	27,851	7.5%
Age 20 to 24 yrs (2009)	1,028	6.0%	8,902	6.4%	23,372	6.3%
Age 25 to 29 yrs (2009)	1,026	5.9%	10,131	7.3%	25,902	7.0%
Age 30 to 34 yrs (2009)	1,164	6.7%	10,648	7.7%	28,092	7.6%
Age 35 to 39 yrs (2009)	1,239	7.2%	10,603	7.6%	29,173	7.9%
Age 40 to 44 yrs (2009)	1,455	8.4%	10,959	7.9%	29,570	8.0%
Age 45 to 49 yrs (2009)	1,427	8.3%	10,681	7.7%	28,925	7.8%
Age 50 to 54 yrs (2009)	1,354	7.8%	9,900	7.1%	26,203	7.1%
Age 55 to 59 yrs (2009)	1,059	6.1%	7,753	5.6%	20,650	5.6%
Age 60 to 64 yrs (2009)	753	4.4%	5,697	4.1%	15,242	4.1%
Age 65 to 74 yrs (2009)	841	4.9%	6,419	4.6%	17,164	4.6%
Age 75 to 84 yrs (2009)	478	2.8%	3,836	2.8%	9,795	2.6%
Age 85 yrs plus (2009)	209	1.2%	1,752	1.3%	4,217	1.1%
Median Age (2009)	35.0	yrs	33.7	yrs	33.8	yrs
Gender Age Distribution						
Female Population (2009)	8,613	49.9%	69,338	50.0%	184,807	49.8%
Age 0 to 19 yrs (2009)	2,542	29.5%	20,329	29.3%	55,091	29.8%
Age 20 to 64 yrs (2009)	5,203	60.4%	42,086	60.7%	111,927	60.6%
Age 65 yrs plus (2009)	868	10.1%	6,923	10.0%	17,789	9.6%
Female Median Age (2009)	36.1	yrs	34.7	yrs	34.7	yrs
Male Population (2009)	8,652	50.1%	69,317	50.0%	186,034	50.2%
Age 0 to 19 yrs (2009)	2,688	31.1%	21,046	30.4%	57,444	30.9%
Age 20 to 64 yrs (2009)	5,303	61.3%	43,188	62.3%	115,203	61.9%
Age 65 yrs plus (2009)	661	7.6%	5,084	7.3%	13,386	7.2%
Male Median Age (2009)	33.8	yrs	32.8	yrs	33.0	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2009)	123	2.2%	1,190	2.5%	4,670	3.8%
HH Income \$150,000 to \$199,999 (2009)	290	5.2%	1,897	4.1%	5,902	4.8%
HH Income \$100,000 to \$149,999 (2009)	945	16.8%	7,652	16.4%	21,274	17.1%
HH Income \$75,000 to \$99,999 (2009)	987	17.6%	7,930	17.0%	20,555	16.5%
HH Income \$50,000 to \$74,999 (2009)	1,376	24.5%	11,166	23.9%	27,538	22.2%
HH Income \$35,000 to \$49,999 (2009)	777	13.8%	6,829	14.6%	17,712	14.3%
HH Income \$25,000 to \$34,999 (2009)	461	8.2%	3,896	8.3%	10,496	8.4%
HH Income \$15,000 to \$24,999 (2009)	428	7.6%	3,362	7.2%	8,607	6.9%
HH Income \$0 to \$14,999 (2009)	234	4.2%	2,776	5.9%	7,478	6.0%
HH Income \$35,000+ (2009)	4,497	80.0%	36,663	78.5%	97,652	78.6%
HH Income \$75,000+ (2009)	2,345	41.7%	18,668	40.0%	52,401	42.2%
Housing						
Total Housing Units (2009)	5,978		50,441		135,112	
Housing Units, Occupied (2009)	5,620	94.0%	46,698	92.6%	124,232	91.9%
<i>Housing Units, Owner-Occupied (2009)</i>	3,994	71.1%	32,023	68.6%	85,713	69.0%
<i>Housing Units, Renter-Occupied (2009)</i>	1,626	28.9%	14,675	31.4%	38,519	31.0%
Housing Units, Vacant (2009)	358	6.0%	3,743	7.4%	10,880	8.1%
Median Years in Residence (2009)	3.5	yrs	3.3	yrs	3.2	yrs
Marital Status						
Never Married (2009)	3,266	24.1%	28,415	26.3%	72,887	25.5%
Now Married (2009)	7,410	54.7%	58,324	54.0%	158,993	55.6%
Separated (2009)	363	2.7%	3,617	3.4%	9,445	3.3%
Widowed (2009)	631	4.7%	4,664	4.3%	11,435	4.0%
Divorced (2009)	1,884	13.9%	12,905	12.0%	33,350	11.7%
Household Type						
Population Family (2009)	14,901	86.3%	115,729	83.5%	311,441	84.0%
Population Non-Family (2009)	2,280	13.2%	22,053	15.9%	57,223	15.4%
Population Group Qtrs (2009)	85	0.5%	874	0.6%	2,178	0.6%
Family Households (2009)	4,003	71.2%	31,337	67.1%	83,883	67.5%
Married Couple With Children (2009)	1,473	19.9%	11,518	19.7%	31,790	20.0%
Average Family Household Size (2009)	3.72		3.69		3.71	
Non-Family Households (2009)	1,618	28.8%	15,361	32.9%	40,349	32.5%
Household Size						
1 Person Household (2009)	1,231	21.9%	11,757	25.2%	31,149	25.1%
2 Person Households (2009)	1,267	22.5%	10,417	22.3%	27,498	22.1%
3 Person Households (2009)	721	12.8%	5,646	12.1%	14,692	11.8%
4 Person Households (2009)	1,347	24.0%	10,630	22.8%	28,766	23.2%
5 Person Households (2009)	638	11.4%	4,991	10.7%	13,508	10.9%
6+ Person Households (2009)	416	7.4%	3,257	7.0%	8,619	6.9%
Household Vehicles						
Total Vehicles Available (2009)	11,006		89,766		236,495	
Household: 0 Vehicles Available (2009)	184	3.3%	2,210	4.7%	5,847	4.7%
Household: 1 Vehicles Available (2009)	1,777	31.6%	15,360	32.9%	41,563	33.5%
Household: 2+ Vehicles Available (2009)	3,660	65.1%	29,128	62.4%	76,822	61.8%
Average Vehicles Per Household (2009)	2.0		1.9		1.9	

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Labor Force						
Est. Labor: Population Age 16+ (2009)	13,242		105,711		280,600	
Est. Civilian Employed (2009)	9,024	68.1%	70,871	67.0%	188,225	67.1%
Est. Civilian Unemployed (2009)	569	4.3%	5,288	5.0%	14,338	5.1%
Est. in Armed Forces (2009)	34	0.3%	159	0.2%	434	0.2%
Est. not in Labor Force (2009)	3,616	27.3%	29,393	27.8%	77,602	27.7%
Occupation						
Occupation: Population Age 16+ (2000)	8,574		66,241		172,934	
Mgmt, Business, & Financial Operations (2000)	1,275	14.9%	9,008	13.6%	25,444	14.7%
Professional and Related (2000)	1,582	18.5%	12,175	18.4%	33,607	19.4%
Service (2000)	1,145	13.4%	8,909	13.5%	23,559	13.6%
Sales and Office (2000)	2,805	32.7%	22,202	33.5%	55,699	32.2%
Farming, Fishing, and Forestry (2000)	0		86	0.1%	219	0.1%
Construct, Extraction, & Maintenance (2000)	920	10.7%	7,357	11.1%	17,976	10.4%
Production, Transp. & Material Moving (2000)	847	9.9%	6,504	9.8%	16,430	9.5%
Percent White Collar Workers (2000)	66.0%		65.5%		66.4%	
Percent Blue Collar Workers (2000)	34.0%		34.5%		33.6%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2009)	\$302		\$2,493		\$6,942	
Total Non-Retail Expenditures (2009)	\$175	57.8%	\$1,441	57.8%	\$4,014	57.8%
Total Retail Expenditures (2009)	\$127	42.2%	\$1,052	42.2%	\$2,927	42.2%
Apparel (2009)	\$15	4.8%	\$120	4.8%	\$334	4.8%
Contributions (2009)	\$11	3.6%	\$91	3.6%	\$260	3.7%
Education (2009)	\$7	2.4%	\$60	2.4%	\$173	2.5%
Entertainment (2009)	\$17	5.6%	\$140	5.6%	\$391	5.6%
Food And Beverages (2009)	\$46	15.3%	\$381	15.3%	\$1,055	15.2%
Furnishings And Equipment (2009)	\$14	4.5%	\$111	4.5%	\$312	4.5%
Gifts (2009)	\$8	2.6%	\$65	2.6%	\$185	2.7%
Health Care (2009)	\$18	6.0%	\$149	6.0%	\$410	5.9%
Household Operations (2009)	\$11	3.6%	\$90	3.6%	\$256	3.7%
Miscellaneous Expenses (2009)	\$5	1.7%	\$41	1.7%	\$114	1.6%
Personal Care (2009)	\$4	1.4%	\$36	1.5%	\$100	1.4%
Personal Insurance (2009)	\$3	1.0%	\$26	1.0%	\$73	1.0%
Reading (2009)	\$1	0.3%	\$8	0.3%	\$23	0.3%
Shelter (2009)	\$58	19.2%	\$480	19.3%	\$1,341	19.3%
Tobacco (2009)	\$2	0.6%	\$16	0.6%	\$43	0.6%
Transportation (2009)	\$61	20.3%	\$506	20.3%	\$1,397	20.1%
Utilities (2009)	\$21	6.9%	\$173	6.9%	\$476	6.9%
Educational Attainment						
Adult Population (25 Years or Older) (2009)	11,007		88,378		234,934	
Elementary (0 to 8) (2009)	461	4.2%	3,462	3.9%	9,221	3.9%
Some High School (9 to 11) (2009)	732	6.6%	5,948	6.7%	15,963	6.8%
High School Graduate (12) (2009)	3,256	29.6%	25,621	29.0%	65,472	27.9%
Some College (13 to 16) (2009)	2,912	26.5%	23,229	26.3%	59,920	25.5%
Associate Degree Only (2009)	1,061	9.6%	8,274	9.4%	21,755	9.3%
Bachelor Degree Only (2009)	1,654	15.0%	14,471	16.4%	40,753	17.3%
Graduate Degree (2009)	930	8.5%	7,373	8.3%	21,850	9.3%

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Units In Structure

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
1 Detached Unit (2000)	4,371	77.9%	32,690	68.7%	84,599	67.5%
1 Attached Unit (2000)	332	5.9%	2,330	4.9%	4,756	3.8%
2 to 4 Units (2000)	103	1.8%	1,332	2.8%	3,782	3.0%
5 to 9 Units (2000)	143	2.6%	2,012	4.2%	6,086	4.9%
10 to 19 Units (2000)	249	4.4%	2,183	4.6%	6,035	4.8%
20 to 49 Units (2000)	31	0.6%	1,113	2.3%	2,956	2.4%
50 or more Units (2000)	370	6.6%	4,303	9.0%	11,559	9.2%
Mobile Home or Trailer (2000)	12	0.2%	1,576	3.3%	5,108	4.1%
Other Structure (2000)	0		53	0.1%	445	0.4%

Homes Built By Year

Homes Built 1999 to 2000	33	0.6%	1,481	3.1%	4,857	3.9%
Homes Built 1995 to 1998	327	5.8%	5,854	12.3%	17,754	14.2%
Homes Built 1990 to 1994	192	3.4%	2,715	5.7%	11,876	9.5%
Homes Built 1980 to 1989	2,493	44.4%	17,164	36.1%	40,903	32.6%
Homes Built 1970 to 1979	2,405	42.8%	16,864	35.4%	40,328	32.2%
Homes Built 1960 to 1969	144	2.6%	2,759	5.8%	7,763	6.2%
Homes Built 1950 to 1959	19	0.3%	635	1.3%	1,350	1.1%
Homes Built Before 1949	0		120	0.3%	496	0.4%

Home Values

Home Values \$1,000,000 or More (2000)	0		22	0.1%	86	0.1%
Home Values \$500,000 to \$999,999 (2000)	9	0.2%	64	0.2%	239	0.3%
Home Values \$400,000 to \$499,999 (2000)	0		29	0.1%	268	0.3%
Home Values \$300,000 to \$399,999 (2000)	39	1.0%	243	0.8%	1,376	1.8%
Home Values \$200,000 to \$299,999 (2000)	159	4.0%	1,346	4.5%	7,579	9.8%
Home Values \$150,000 to \$199,999 (2000)	486	12.2%	3,567	11.9%	11,106	14.4%
Home Values \$100,000 to \$149,999 (2000)	2,328	58.4%	14,574	48.8%	34,115	44.2%
Home Values \$70,000 to \$99,999 (2000)	891	22.3%	8,782	29.4%	19,474	25.2%
Home Values \$50,000 to \$69,999 (2000)	58	1.5%	1,130	3.8%	2,509	3.2%
Home Values \$25,000 to \$49,999 (2000)	0		67	0.2%	320	0.4%
Home Values \$0 to \$24,999 (2000)	16	0.4%	33	0.1%	116	0.2%
Owner Occupied Median Home Value (2000)	\$123,387		\$118,445		\$130,506	
Renter Occupied Median Rent (2000)	\$643		\$675		\$656	

Transportation To Work

Drive to Work Alone (2000)	6,807	79.1%	52,408	78.8%	135,942	78.3%
Drive to Work in Carpool (2000)	1,264	14.7%	8,864	13.3%	23,993	13.8%
Travel to Work - Public Transportation (2000)	48	0.6%	780	1.2%	2,404	1.4%
Drive to Work on Motorcycle (2000)	66	0.8%	380	0.6%	971	0.6%
Walk or Bicycle to Work (2000)	116	1.3%	1,497	2.3%	3,685	2.1%
Other Means (2000)	38	0.4%	329	0.5%	957	0.6%
Work at Home (2000)	271	3.1%	2,232	3.4%	5,620	3.2%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	2,058	24.7%	16,259	25.3%	38,599	23.0%
Travel to Work in 14 to 29 Minutes (2000)	2,595	31.1%	19,783	30.8%	54,417	32.4%
Travel to Work in 30 to 59 Minutes (2000)	3,015	36.2%	23,248	36.2%	62,181	37.0%
Travel to Work in 60 Minutes or More (2000)	671	8.0%	4,966	7.7%	12,755	7.6%
Average Travel Time to Work (2000)	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.