



# TUSCANO TOWNE CENTER

SOUTHWEST CORNER OF 75TH AVE. & LOWER BUCKEYE ROAD, PHOENIX, AZ



### AVAILABILITY

- Pad Available for Sale on Lower Buckeye
- 1,307 SF
- 3,000 SF Coming Available-Early 2012

### FEATURES

- Dominant Grocer in Submarket
- Captive submarket in growing trade area
- Join over thirteen national retailers at this destination shopping center in the southwest valley

### JOIN



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	4,153	41,295	201,147
Avg Household Income	\$50,813	\$53,238	\$53,983
Daytime Employment	3,456	28,939	70,623

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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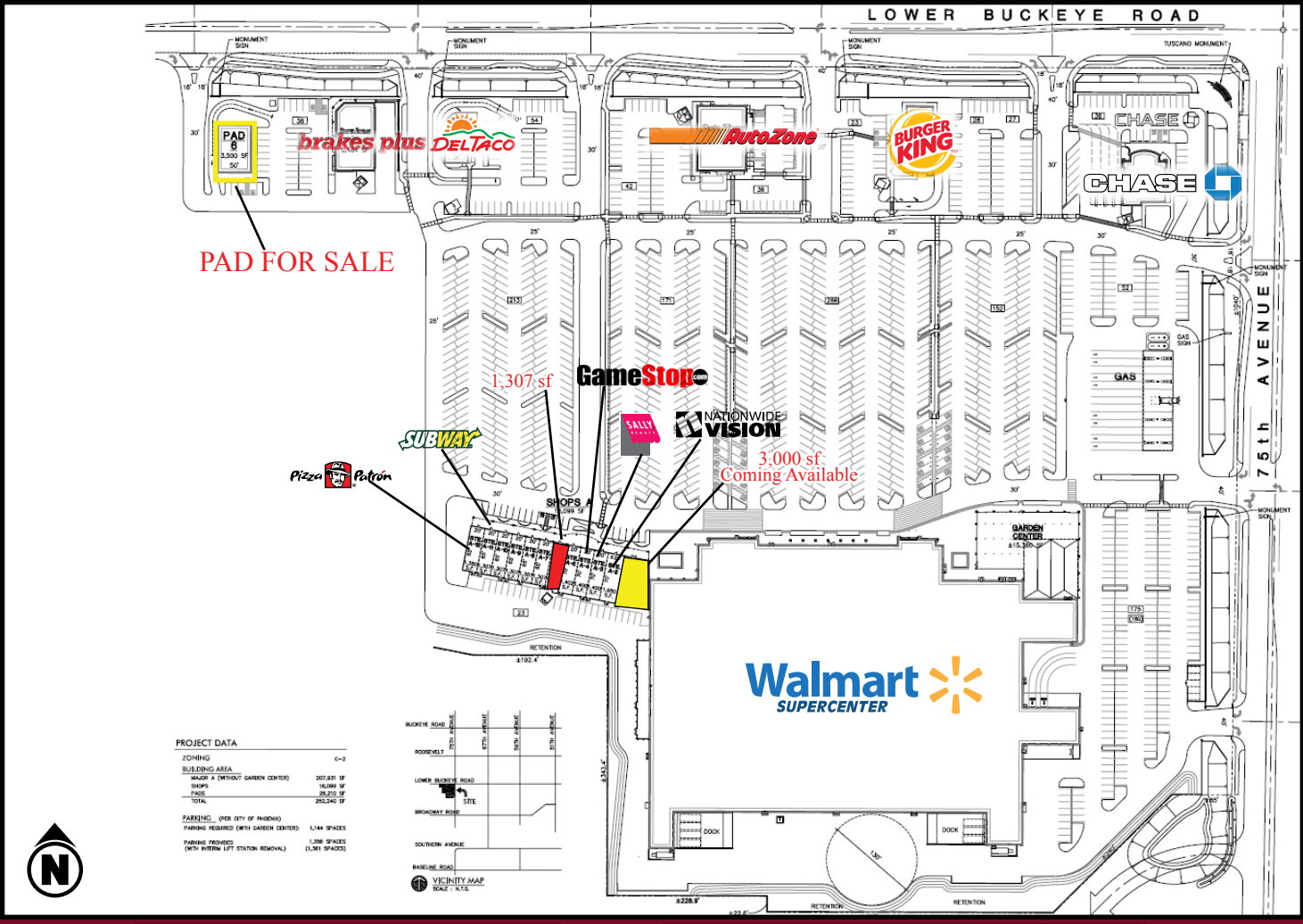


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# TUSCANO TOWNE CENTER

SOUTHWEST CORNER OF 75TH AVE. & LOWER BUCKEYE ROAD, PHOENIX, AZ



**PROJECT DATA**

ZONING	C-2
SUBLEASING AREA	
MAJOR A (WITHOUT GARDEN CENTER)	207,831 SF
SHOPS	16,099 SF
PAGE	28,512 SF
TOTAL	252,442 SF
PARKING (PER CITY OF PHOENIX)	
PARKING REQUIRED (WITH GARDEN CENTER)	1,144 SPACES
PARKING REQUIRED (WITH INTERIM LOT STATION REMOVAL)	1,381 SPACES



#	TENANT
A1	Coming Available-3,000 sf
A2	Nationwide Vision
A3	Sally Beauty
A4	Game Stop
A5	LA Nails
A6	Available-1,307 sf
A7	Dental
A8	Sundance Studios
A9	Fantastic Sam's
A10	Cricket Wireless
A11	Subway
A12	Pizza Patron

#	TENANT
Pad 1	Chase Bank
Pad 2	Burger King
Pad 3	Auto Zone
Pad 4	Del Taco
Pad 5	Brakes Plus
Pad 6	Available For Sale-Buildable up to 3,500 sf

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Vestor

# EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups

Lat/Lon: 33.42294/-112.2212

## 75th Ave. & Lower Buckeye

### Phoenix, AZ

	1 Mile	3 Miles	5 Miles
<b>Population (2010)</b>			
Estimated Population	4,153	41,295	201,147
Census Population (1990)	417	8,877	83,310
Census Population (2000)	602	11,408	113,893
Projected Population (2015)	5,403	48,124	226,434
Forecasted Population (2020)	8,069	68,517	289,206
Historical Annual Growth (1990 to 2000)	186 4.45%	2,531 2.85%	30,583 3.67%
Historical Annual Growth (2000 to 2010)	3,551 58.96%	29,887 26.20%	87,254 7.66%
Projected Annual Growth (2010 to 2015)	1,250 6.02%	6,828 3.31%	25,287 2.51%
Estimated Population Density	1,323 <i>psm</i>	1,461 <i>psm</i>	2,563 <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	1,131	11,788	55,079
Census Households (1990)	125	2,807	26,168
Census Households (2000)	173	3,360	31,337
Projected Households (2015)	1,446	13,613	62,081
Forecasted Households (2020)	2,152	19,305	79,201
Households with Children	490 43.31%	5,351 45.39%	27,552 50.02%
Average Household Size	3.67	3.50	3.65
<b>Average Household Income (2010)</b>			
Est. Average Household Income	\$50,813	\$53,238	\$53,983
Proj. Average Household Income (2015)	\$56,737	\$59,788	\$60,728
Average Family Income	\$56,292	\$58,461	\$58,638
<b>Median Household Income (2010)</b>			
Est. Median Household Income	\$35,352	\$42,180	\$44,974
Proj. Median Household Income (2015)	\$37,534	\$45,750	\$48,559
Median Family Income	\$39,178	\$47,382	\$49,141
<b>Per Capita Income (2010)</b>			
Est. Per Capita Income	\$13,837	\$15,247	\$14,836
Proj. Per Capita Income (2015)	\$15,182	\$16,960	\$16,699
Per Capita Income Est. 5 year change	\$1,345 9.72%	\$1,713 11.24%	\$1,864 12.56%
<b>Other Income (2010)</b>			
Est. Median Disposable Income	\$31,683	\$36,642	\$38,525
Proj. Median Disposable Income (2015)	\$33,244	\$39,060	\$41,026
Disposable Income Est. 5 year change	\$1,561 4.93%	\$2,417 6.60%	\$2,501 6.49%
Est. Average Household Net Worth	\$336,437	\$389,701	\$367,111
<b>Daytime Demos (2010)</b>			
Total Number of Businesses	102	1,012	3,219
Total Number of Employees	3,456	28,939	70,623
Company Headqtrs: Businesses	1 0.71%	4 0.41%	7 0.21%
Company Headqtrs: Employees	458 13.25%	1,371 4.74%	1,523 2.16%
Unemployment Rate	7.91%	5.10%	5.87%
Employee Population per Business	33.8 to 1	28.6 to 1	21.9 to 1
Residential Population per Business	40.6 to 1	40.8 to 1	62.5 to 1

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## 75th Ave. & Lower Buckeye

### Phoenix, AZ

#### Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	3,562	85.77%	35,407	85.74%	164,535	81.80%
Black or African American	170	4.10%	2,023	4.90%	16,199	8.05%
American Indian & Alaska Native	103	2.48%	1,139	2.76%	5,658	2.81%
Asian	99	2.38%	821	1.99%	5,234	2.60%
Hawaiian & Pacific Islander	11	0.27%	141	0.34%	630	0.31%
Other Race	170	4.10%	1,542	3.74%	7,815	3.89%
Two or More Races	38	0.91%	221	0.54%	1,077	0.54%
Not Hispanic or Latino Population	1,277	30.76%	16,512	39.98%	76,054	37.81%
Hispanic or Latino Population	2,875	69.24%	24,784	60.02%	125,094	62.19%
Not of Hispanic Origin Population (1990)	198	47.54%	4,997	56.29%	53,889	64.69%
Hispanic Origin Population (1990)	219	52.46%	3,880	43.71%	29,420	35.31%
Not Hispanic or Latino Population (2000)	208	34.62%	4,068	35.66%	40,192	35.29%
Hispanic or Latino Population (2000)	394	65.38%	7,340	64.34%	73,701	64.71%
Not Hispanic or Latino Population (2015)	1,578	29.21%	18,295	38.02%	83,754	36.99%
Hispanic or Latino Population (2015)	3,825	70.79%	29,828	61.98%	142,680	63.01%
Hist. Hispanic Ann Growth (1990 to 2010)	2,657	60.78%	20,903	26.94%	95,673	16.26%
Proj. Hispanic Ann Growth (2015 to 2010)	949	6.60%	5,045	4.07%	17,587	2.81%

#### Age Distribution (2010)

0 to 4 yrs	333	8.03%	3,911	9.47%	20,086	9.99%
5 to 9 yrs	353	8.49%	3,652	8.84%	19,317	9.60%
10 to 14 yrs	336	8.09%	3,424	8.29%	17,224	8.56%
15 to 19 yrs	309	7.45%	3,096	7.50%	15,672	7.79%
20 to 24 yrs	353	8.49%	3,116	7.55%	15,486	7.70%
25 to 29 yrs	267	6.43%	3,088	7.48%	15,930	7.92%
30 to 34 yrs	333	8.03%	3,238	7.84%	15,690	7.80%
35 to 39 yrs	284	6.83%	2,843	6.88%	14,048	6.98%
40 to 44 yrs	259	6.23%	2,684	6.50%	12,788	6.36%
45 to 49 yrs	241	5.80%	2,361	5.72%	12,050	5.99%
50 to 54 yrs	272	6.56%	2,477	6.00%	11,304	5.62%
55 to 59 yrs	237	5.71%	2,107	5.10%	9,402	4.67%
60 to 64 yrs	221	5.32%	1,876	4.54%	7,812	3.88%
65 to 74 yrs	228	5.49%	2,086	5.05%	8,618	4.28%
75 to 84 yrs	87	2.08%	941	2.28%	4,033	2.01%
85 yrs plus	40	0.96%	397	0.96%	1,689	0.84%
Median Age	31.10 yrs		30.01 yrs		28.51 yrs	

#### Gender Age Distribution (2010)

Female Population	2,002	48.21%	20,012	48.46%	98,136	48.79%
0 to 19 yrs	646	32.28%	6,919	34.57%	35,608	36.28%
20 to 64 yrs	1,168	58.34%	11,296	56.45%	54,991	56.04%
65 yrs plus	188	9.38%	1,797	8.98%	7,536	7.68%
Female Median Age	32 yrs		30 yrs		29 yrs	
Male Population	2,151	51.79%	21,283	51.54%	103,012	51.21%
0 to 19 yrs	685	31.86%	7,164	33.66%	36,690	35.62%
20 to 64 yrs	1,299	60.40%	12,494	58.70%	59,517	57.78%
65 yrs plus	167	7.74%	1,626	7.64%	6,804	6.60%
Male Median Age	30.58 yrs		29.75 yrs		28.40 yrs	

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## 75th Ave. & Lower Buckeye

### Phoenix, AZ

	1 Mile		3 Miles		5 Miles	
<b>Household Income Distribution (2010)</b>						
\$200,000 or More	4	0.31%	109	0.92%	532	0.97%
\$150,000 to \$199,999	11	1.02%	375	3.18%	1,116	2.03%
\$100,000 to \$149,999	133	11.74%	808	6.86%	4,065	7.38%
\$75,000 to \$99,999	70	6.20%	1,134	9.62%	5,853	10.63%
\$50,000 to \$74,999	175	15.50%	2,214	18.78%	11,381	20.66%
\$35,000 to \$49,999	177	15.61%	2,014	17.08%	9,860	17.90%
\$25,000 to \$34,999	231	20.39%	1,943	16.48%	8,115	14.73%
\$15,000 to \$24,999	238	21.01%	1,975	16.76%	7,849	14.25%
\$0 to \$14,999	93	8.22%	1,216	10.32%	6,309	11.45%
\$35,000+	570	50.38%	6,654	56.45%	32,806	59.56%
\$75,000+	218	19.26%	2,426	20.58%	11,565	21.00%
<b>Housing (2010)</b>						
Total Housing Units	1,245		13,144		60,086	
Housing Units, Occupied	1,131	90.82%	11,788	89.69%	55,079	91.67%
<i>Housing Units, Owner-Occupied</i>	704	62.25%	7,187	60.97%	34,554	62.74%
<i>Housing Units, Renter-Occupied</i>	427	37.75%	4,601	39.03%	20,525	37.26%
Housing Units, Vacant	114	9.18%	1,356	10.31%	5,008	8.33%
Median Years in Residence	2 yrs		2 yrs		3 yrs	
<b>Marital Status (2010)</b>						
Never Married	923	29.45%	8,559	28.28%	42,669	29.58%
Now Married	1,302	41.53%	14,365	47.46%	70,323	48.75%
Separated	259	8.27%	2,326	7.69%	11,114	7.70%
Widowed	360	11.48%	1,690	5.58%	5,833	4.04%
Divorced	291	9.27%	3,326	10.99%	14,313	9.92%
<b>Household Type (2010)</b>						
Population Family	3,623	87.26%	35,762	86.60%	177,387	88.19%
Population Non-Family	527	12.70%	5,503	13.33%	23,615	11.74%
Population Group Qtrs	2	0.05%	31	0.08%	144	0.07%
Family Households	826	73.02%	8,343	70.77%	40,820	74.11%
<i>Married Couple With Children</i>	328	25.22%	3,395	23.64%	16,784	23.87%
<i>Average Family Household Size</i>	4.4		4.3		4.3	
Non-Family Households	305	26.98%	3,446	29.23%	14,259	25.89%
<b>Household Size (2010)</b>						
1 Person Household	225	19.91%	2,688	22.80%	10,928	19.84%
2 Person Households	191	16.93%	2,056	17.44%	9,270	16.83%
3 Person Households	133	11.73%	1,264	10.72%	6,385	11.59%
4 Person Households	247	21.82%	2,364	20.05%	11,668	21.18%
5 Person Households	162	14.34%	1,696	14.38%	8,151	14.80%
6+ Person Households	173	15.26%	1,721	14.60%	8,677	15.75%
<b>Household Vehicles (2010)</b>						
Total Vehicles Available	1,899		21,044		100,976	
Household: 0 Vehicles Available	49	4.35%	618	5.24%	3,585	6.51%
Household: 1 Vehicles Available	490	43.31%	4,509	38.25%	20,497	37.21%
Household: 2+ Vehicles Available	592	52.34%	6,662	56.51%	30,997	56.28%
Average Vehicles Per Household	1.7		1.8		1.8	

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## 75th Ave. & Lower Buckeye

### Phoenix, AZ

	1 Mile		3 Miles		5 Miles	
<b>Labor Force (2010)</b>						
Est. Labor: Population Age 16+	3,052		29,633		141,111	
Est. Civilian Employed	1,671	54.74%	17,901	60.41%	84,675	60.01%
Est. Civilian Unemployed	241	7.91%	1,511	5.10%	8,277	5.87%
Est. in Armed Forces	1	0.04%	25	0.08%	193	0.14%
Est. not in Labor Force	1,139	37.31%	10,196	34.41%	47,965	33.99%
<b>Occupation (2000)</b>						
Occupation: Population Age 16+	234		4,543		43,326	
Mgmt, Business, & Financial Operations	14	6.15%	290	6.38%	2,628	6.07%
Professional and Related	17	7.47%	308	6.79%	3,531	8.15%
Service	22	9.47%	514	11.31%	7,192	16.60%
Sales and Office	78	33.17%	1,322	29.09%	12,050	27.81%
Farming, Fishing, and Forestry	1	0.36%	94	2.07%	413	0.95%
Construct, Extraction, & Maintenance	56	24.03%	865	19.04%	8,034	18.54%
Production, Transp. & Material Moving	45	19.36%	1,150	25.32%	9,477	21.87%
<i>Percent White Collar Workers</i>	46.78%		42.26%		42.03%	
<i>Percent Blue Collar Workers</i>	53.22%		57.74%		57.97%	
<b>Consumer Expenditure (2010)</b>						
Total Household Expenditure	\$50.0 M		\$537 M		\$2.53 B	
<i>Total Non-Retail Expenditures</i>	\$28.7 M	57.42%	\$308 M	57.48%	\$1.45 B	57.53%
<i>Total Retail Expenditures</i>	\$21.3 M	42.58%	\$228 M	42.52%	\$1.07 B	42.47%
Apparel	\$2.42 M	4.84%	\$26.0 M	4.84%	\$122 M	4.84%
Contributions	\$1.65 M	3.30%	\$18.6 M	3.46%	\$85.7 M	3.39%
Education	\$1.09 M	2.17%	\$12.0 M	2.23%	\$56.0 M	2.22%
Entertainment	\$2.78 M	5.56%	\$29.8 M	5.56%	\$140 M	5.56%
Food And Beverages	\$7.94 M	15.87%	\$84.5 M	15.74%	\$399 M	15.77%
Furnishings And Equipment	\$2.08 M	4.17%	\$22.6 M	4.22%	\$107 M	4.23%
Gifts	\$1.19 M	2.38%	\$13.1 M	2.45%	\$61.3 M	2.42%
Health Care	\$3.16 M	6.31%	\$33.6 M	6.26%	\$158 M	6.25%
Household Operations	\$1.70 M	3.41%	\$18.5 M	3.45%	\$86.8 M	3.43%
Miscellaneous Expenses	\$834 K	1.67%	\$9.00 M	1.68%	\$42.5 M	1.68%
Personal Care	\$731 K	1.46%	\$7.82 M	1.46%	\$36.9 M	1.46%
Personal Insurance	\$474 K	0.95%	\$5.24 M	0.98%	\$24.5 M	0.97%
Reading	\$161 K	0.32%	\$1.72 M	0.32%	\$8.09 M	0.32%
Shelter	\$9.59 M	19.17%	\$103 M	19.16%	\$484 M	19.13%
Tobacco	\$363 K	0.73%	\$3.84 M	0.71%	\$18.1 M	0.72%
Transportation	\$10.2 M	20.32%	\$108 M	20.18%	\$513 M	20.30%
Utilities	\$3.69 M	7.37%	\$39.2 M	7.30%	\$185 M	7.31%
<b>Educational Attainment (2010)</b>						
Adult Population (25 Years or Older)	2,469		24,096		113,363	
Elementary (0 to 8)	824	33.39%	5,902	24.49%	22,256	19.63%
Some High School (9 to 11)	322	13.03%	3,540	14.69%	17,209	15.18%
High School Graduate (12)	534	21.65%	6,866	28.49%	34,134	30.11%
Some College (13 to 16)	393	15.91%	4,211	17.48%	21,344	18.83%
Associate Degree Only	220	8.92%	1,431	5.94%	6,578	5.80%
Bachelor Degree Only	142	5.75%	1,563	6.49%	7,998	7.05%
Graduate Degree	33	1.35%	584	2.42%	3,844	3.39%

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## 75th Ave. & Lower Buckeye

### Phoenix, AZ

#### Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	140	75.59%	1,894	52.13%	21,577	65.59%
1 Attached Unit	1	0.30%	123	3.40%	1,171	3.56%
2 to 4 Units	1	0.75%	102	2.82%	1,117	3.40%
5 to 9 Units	10	5.38%	182	5.02%	1,220	3.71%
10 to 19 Units	7	4.03%	105	2.88%	1,405	4.27%
20 to 49 Units	3	1.81%	108	2.97%	578	1.76%
50 or more Units	10	5.19%	224	6.16%	3,579	10.88%
Mobile Home or Trailer	13	6.79%	882	24.29%	2,209	6.71%
Other Structure	-	0.15%	12	0.34%	38	0.12%

#### Homes Built By Year

	1 Mile		3 Miles		5 Miles	
1999 to 2000	42	22.86%	356	9.79%	1,392	4.23%
1995 to 1998	17	9.14%	286	7.86%	2,836	8.62%
1990 to 1994	6	3.27%	175	4.82%	1,531	4.65%
1980 to 1989	59	31.97%	1,173	32.29%	8,060	24.50%
1970 to 1979	38	20.41%	1,057	29.10%	11,297	34.34%
1960 to 1969	1	0.56%	229	6.31%	5,477	16.65%
1950 to 1959	9	4.89%	142	3.92%	1,448	4.40%
Built Before 1949	13	6.88%	215	5.91%	854	2.60%

#### Home Values (2000)

	1 Mile		3 Miles		5 Miles	
\$1,000,000 or More	-	-	1	0.07%	13	0.07%
\$500,000 to \$999,999	-	-	-	-	-	-
\$400,000 to \$499,999	-	-	-	-	-	-
\$300,000 to \$399,999	-	-	7	0.44%	57	0.32%
\$200,000 to \$299,999	15	14.05%	60	3.80%	167	0.93%
\$150,000 to \$199,999	28	26.33%	130	8.26%	486	2.70%
\$100,000 to \$149,999	8	7.73%	221	14.03%	2,221	12.33%
\$70,000 to \$99,999	31	29.55%	610	38.78%	9,341	51.87%
\$50,000 to \$69,999	8	7.71%	412	26.22%	4,272	23.72%
\$25,000 to \$49,999	16	14.63%	95	6.01%	1,221	6.78%
\$0 to \$24,999	-	-	38	2.39%	231	1.28%
Owner Occupied Median Home Value	\$140,715		\$93,048		\$82,552	
Renter Occupied Median Rent	\$315		\$454		\$496	
Average Property Value (2010)	\$151,097		\$156,808		\$189,898	

#### Transportation To Work (2000)

	1 Mile		3 Miles		5 Miles	
Drive to Work Alone	155	66.21%	3,085	67.66%	28,382	65.28%
Drive to Work in Carpool	56	23.96%	1,121	24.58%	11,253	25.88%
Travel to Work - Public Transportation	-	-	57	1.25%	1,422	3.27%
Drive to Work on Motorcycle	-	-	7	0.15%	69	0.16%
Walk or Bicycle to Work	2	0.78%	119	2.62%	1,082	2.49%
Other Means	-	-	35	0.76%	538	1.24%
Work at Home	21	9.06%	135	2.97%	730	1.68%

#### Travel Time (2000)

	1 Mile		3 Miles		5 Miles	
Travel to Work in 14 Minutes or Less	57	26.58%	1,245	28.15%	8,862	20.73%
Travel to Work in 14 to 29 Minutes	63	29.71%	1,358	30.69%	16,011	37.46%
Travel to Work in 30 to 59 Minutes	91	42.88%	1,589	35.91%	14,903	34.86%
Travel to Work in 60 Minutes or More	2	0.82%	232	5.24%	2,970	6.95%
Average Travel Time to Work	21.4 mins		23.8 mins		26.0 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.