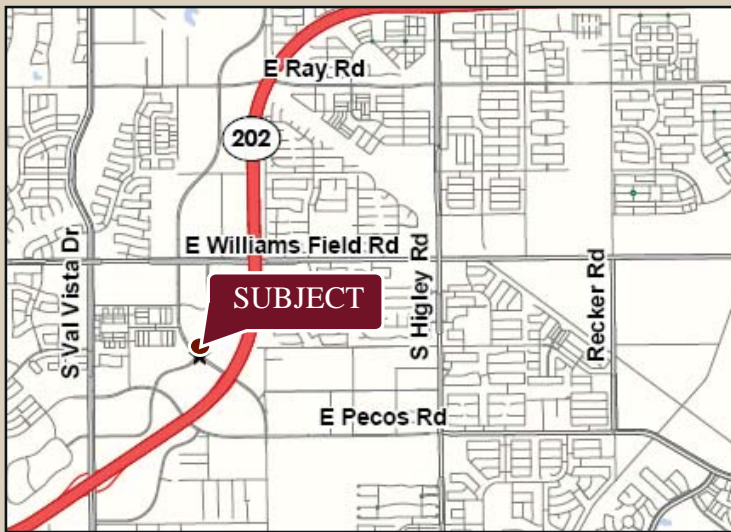




US BANK BUILDING FOR LEASE

NORTHEAST CORNER OF MARKET STREET & SAN TAN VILLAGE PARKWAY, GILBERT, AZ



AVAILABILITY

- 1,204 sf

FEATURES

- Out parcel pad shops available
- Immediate access to Loop 202
- Located in the heart of Westcor's 120-acre regional shopping center
- Regional retail trade area

NOTABLE TENANTS



2008 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	5,950	74,501	221,433
Avg Household Income	\$85,629	\$87,275	\$87,850
Daytime Employment	1,048	10,306	30,481

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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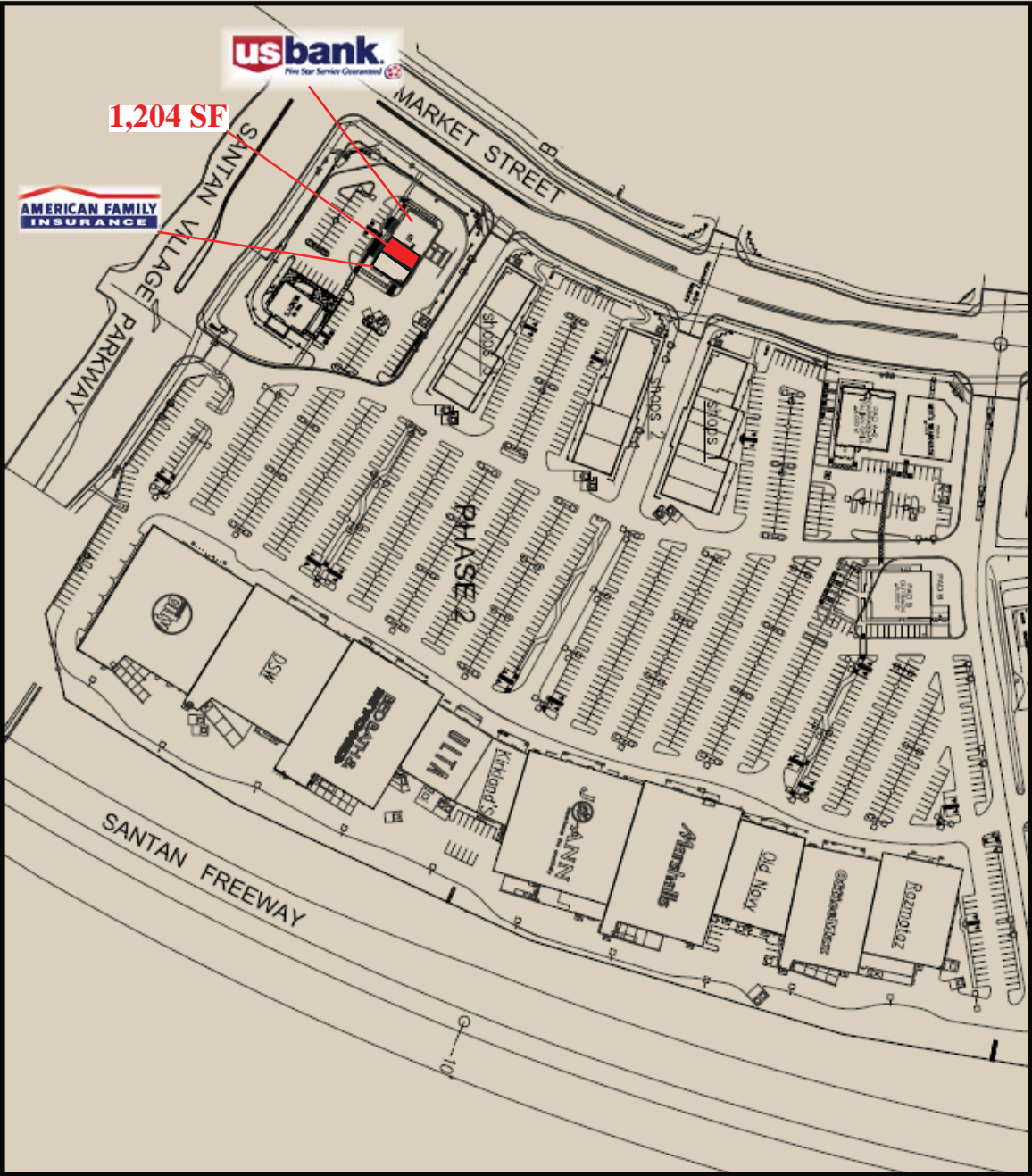
MARKETING IN CONJUNCTION WITH:



ANDREW CHENEY-602.954.3769

US BANK BUILDING FOR LEASE

NORTHEAST CORNER OF MARKET STREET & SANTAN VILLAGE PARKWAY, GILBERT, AZ



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STRATEGIC
RETAIL GROUP

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For

Lat/Lon: 33.297921/-111.745437

May 2009

RF5

Santan Village Pky & Market St Gilbert, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2008)	5,950		74,501		221,433	
Census Population (1990)	455		4,341		32,613	
Census Population (2000)	1,255		24,309		104,716	
Projected Population (2013)	7,893		96,489		275,014	
Forecasted Population (2018)	11,580		136,584		369,601	
Historical Annual Growth (1990 to 2000)	800	17.6%	19,968	46.0%	72,104	22.1%
Historical Annual Growth (2000 to 2008)	4,696	46.8%	50,193	25.8%	116,717	13.9%
Projected Annual Growth (2008 to 2013)	1,943	6.5%	21,988	5.9%	53,581	4.8%
Est. Population Density (2008)	1,895.01	<i>psm</i>	2,636.66	<i>psm</i>	2,824.91	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.26	<i>sq mi</i>	78.39	<i>sq mi</i>
Households						
Estimated Households (2008)	1,648		21,901		65,350	
Census Households (1990)	130		1,304		9,913	
Census Households (2000)	380		7,666		33,099	
Projected Households (2013)	2,125		27,567		78,829	
Forecasted Households (2018)	3,094		38,617		104,213	
Households with Children (2008)	804	48.8%	10,721	48.9%	31,761	48.6%
Average Household Size (2008)	3.61		3.40		3.39	
Average Household Income						
Est. Average Household Income (2008)	\$85,629		\$87,275		\$87,850	
Proj. Average Household Income (2013)	\$95,777		\$99,447		\$100,728	
Average Family Income (2008)	\$94,711		\$92,834		\$93,898	
Median Household Income						
Est. Median Household Income (2008)	\$72,910		\$83,448		\$83,336	
Proj. Median Household Income (2013)	\$80,813		\$92,885		\$93,003	
Median Family Income (2008)	\$85,773		\$88,773		\$88,460	
Per Capita Income						
Est. Per Capita Income (2008)	\$23,718		\$25,669		\$25,969	
Proj. Per Capita Income (2013)	\$25,785		\$28,421		\$28,907	
Per Capita Income Est. 5 year change	\$2,067	8.7%	\$2,752	10.7%	\$2,937	11.3%
Other Income						
Est. Median Disposable Income (2008)	\$59,235		\$66,219		\$66,079	
Est. Median Disposable Income (2013)	\$64,669		\$72,515		\$72,764	
Disposable Income Est. 5 year change	\$5,434	9.2%	\$6,296	9.5%	\$6,685	10.1%
Est. Average Household Net Worth (2008)	\$517,868		\$603,209		\$633,669	
Daytime Demos						
Total Number of Businesses (2008)	96		1,059		3,048	
Total Number of Employees (2008)	1,048		10,306		30,481	
Company Headqtrs: Businesses (2008)	0	0	2	0.2%	2	0.1%
Company Headqtrs: Employees (2008)	0	0	85	0.8%	154	0.5%
Unemployment Rate (2008)	3.20%		2.20%		1.90%	
Employee Population per Business	11.0 to 1		9.7 to 1		10.0 to 1	
Residential Population per Business	62.3 to 1		70.3 to 1		72.7 to 1	

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Race & Ethnicity						
White (2008)	5,127	86.2%	64,156	86.1%	188,908	85.3%
Black or African American (2008)	121	2.0%	2,024	2.7%	5,949	2.7%
American Indian & Alaska Native (2008)	67	1.1%	610	0.8%	1,915	0.9%
Asian (2008)	113	1.9%	2,093	2.8%	7,525	3.4%
Hawaiian & Pacific Islander (2008)	3	0.1%	139	0.2%	469	0.2%
Other Race (2008)	323	5.4%	3,800	5.1%	12,067	5.4%
Two or More Races (2008)	197	3.3%	1,679	2.3%	4,600	2.1%
Not Hispanic or Latino Population (2008)	4,512	75.8%	56,867	76.3%	166,491	75.2%
Hispanic or Latino Population (2008)	1,438	24.2%	17,635	23.7%	54,942	24.8%
Not of Hispanic Origin Population (1990)	377	82.8%	3,563	82.1%	26,470	81.2%
Hispanic Origin Population (1990)	78	17.2%	778	17.9%	6,143	18.8%
Not Hispanic or Latino Population (2000)	1,043	83.1%	21,042	86.6%	88,219	84.2%
Hispanic or Latino Population (2000)	212	16.9%	3,267	13.4%	16,497	15.8%
Not Hispanic or Latino Population (2013)	5,730	72.6%	70,391	73.0%	197,779	71.9%
Hispanic or Latino Population (2013)	2,163	27.4%	26,099	27.0%	77,235	28.1%
Hist. Hispanic Ann Growth (1990 to 2008)	1,360	96.5%	16,857	120.4%	48,799	44.1%
Proj. Hispanic Ann Growth (2008 to 2013)	725	10.1%	8,464	9.6%	22,293	8.1%
Age Distribution						
Age 0 to 4 yrs (2008)	534	9.0%	7,906	10.6%	21,903	9.9%
Age 5 to 9 yrs (2008)	546	9.2%	7,136	9.6%	20,871	9.4%
Age 10 to 14 yrs (2008)	527	8.9%	6,064	8.1%	18,672	8.4%
Age 15 to 19 yrs (2008)	481	8.1%	4,812	6.5%	15,451	7.0%
Age 20 to 24 yrs (2008)	350	5.9%	4,133	5.5%	11,725	5.3%
Age 25 to 29 yrs (2008)	413	6.9%	6,707	9.0%	17,557	7.9%
Age 30 to 34 yrs (2008)	487	8.2%	7,646	10.3%	20,915	9.4%
Age 35 to 39 yrs (2008)	483	8.1%	6,558	8.8%	19,858	9.0%
Age 40 to 44 yrs (2008)	442	7.4%	5,260	7.1%	17,168	7.8%
Age 45 to 49 yrs (2008)	392	6.6%	4,582	6.2%	14,823	6.7%
Age 50 to 54 yrs (2008)	355	6.0%	3,942	5.3%	12,349	5.6%
Age 55 to 59 yrs (2008)	346	5.8%	3,306	4.4%	10,031	4.5%
Age 60 to 64 yrs (2008)	211	3.5%	2,235	3.0%	6,979	3.2%
Age 65 to 74 yrs (2008)	232	3.9%	2,444	3.3%	7,585	3.4%
Age 75 to 84 yrs (2008)	100	1.7%	1,279	1.7%	3,979	1.8%
Age 85 yrs plus (2008)	51	0.9%	490	0.7%	1,569	0.7%
Median Age (2008)	31.0	yrs	29.7	yrs	30.4	yrs
Gender Age Distribution						
Female Population (2008)	2,896	48.7%	36,435	48.9%	109,062	49.3%
Age 0 to 19 yrs (2008)	1,041	36.0%	12,673	34.8%	37,554	34.4%
Age 20 to 64 yrs (2008)	1,653	57.1%	21,502	59.0%	64,383	59.0%
Age 65 yrs plus (2008)	201	6.9%	2,260	6.2%	7,125	6.5%
Female Median Age (2008)	31.0	yrs	29.6	yrs	30.5	yrs
Male Population (2008)	3,055	51.3%	38,067	51.1%	112,371	50.7%
Age 0 to 19 yrs (2008)	1,046	34.2%	13,246	34.8%	39,342	35.0%
Age 20 to 64 yrs (2008)	1,826	59.8%	22,867	60.1%	67,021	59.6%
Age 65 yrs plus (2008)	183	6.0%	1,953	5.1%	6,008	5.3%
Male Median Age (2008)	31.1	yrs	29.8	yrs	30.4	yrs

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2008)	46	2.8%	797	3.6%	2,859	4.4%
HH Income \$150,000 to \$199,999 (2008)	34	2.1%	1,190	5.4%	4,193	6.4%
HH Income \$100,000 to \$149,999 (2008)	500	30.3%	6,085	27.8%	16,627	25.4%
HH Income \$75,000 to \$99,999 (2008)	220	13.4%	4,602	21.0%	13,848	21.2%
HH Income \$50,000 to \$74,999 (2008)	367	22.3%	4,850	22.1%	14,122	21.6%
HH Income \$35,000 to \$49,999 (2008)	189	11.5%	2,203	10.1%	6,577	10.1%
HH Income \$25,000 to \$34,999 (2008)	191	11.6%	1,061	4.8%	2,865	4.4%
HH Income \$15,000 to \$24,999 (2008)	52	3.1%	596	2.7%	2,178	3.3%
HH Income \$0 to \$14,999 (2008)	49	2.9%	518	2.4%	2,082	3.2%
HH Income \$35,000+ (2008)	1,356	82.3%	19,727	90.1%	58,225	89.1%
HH Income \$75,000+ (2008)	800	48.6%	12,673	57.9%	37,526	57.4%

Housing						
Total Housing Units (2008)	1,841		25,649		73,820	
Housing Units, Occupied (2008)	1,648	89.5%	21,901	85.4%	65,350	88.5%
<i>Housing Units, Owner-Occupied (2008)</i>	1,366	82.9%	18,775	85.7%	55,003	84.2%
<i>Housing Units, Renter-Occupied (2008)</i>	282	17.1%	3,126	14.3%	10,347	15.8%
Housing Units, Vacant (2008)	193	10.5%	3,748	14.6%	8,469	11.5%
Median Years in Residence (2008)	2.7	<i>yrs</i>	2.3	<i>yrs</i>	2.5	<i>yrs</i>

Marital Status						
Never Married (2008)	983	22.6%	9,704	18.2%	32,377	20.3%
Now Married (2008)	2,800	64.5%	37,111	69.8%	107,063	67.1%
Separated (2008)	112	2.6%	1,114	2.1%	3,763	2.4%
Widowed (2008)	146	3.4%	1,216	2.3%	3,928	2.5%
Divorced (2008)	301	6.9%	4,032	7.6%	12,418	7.8%

Household Type						
Population Family (2008)	5,617	94.4%	69,502	93.3%	205,107	92.6%
Population Non-Family (2008)	330	5.5%	4,979	6.7%	16,195	7.3%
Population Group Qtrs (2008)	3	0.1%	20	0.0%	132	0.1%
Family Households (2008)	1,344	81.5%	17,475	79.8%	51,501	78.8%
Married Couple With Children (2008)	668	23.9%	8,753	23.6%	25,272	23.6%
Average Family Household Size (2008)	4.18		3.98		3.98	
Non-Family Households (2008)	304	18.5%	4,426	20.2%	13,849	21.2%

Household Size						
1 Person Household (2008)	243	14.7%	3,326	15.2%	10,512	16.1%
2 Person Households (2008)	324	19.7%	4,817	22.0%	14,127	21.6%
3 Person Households (2008)	212	12.8%	2,993	13.7%	8,730	13.4%
4 Person Households (2008)	410	24.8%	5,681	25.9%	16,765	25.7%
5 Person Households (2008)	225	13.6%	2,813	12.8%	8,518	13.0%
6+ Person Households (2008)	235	14.3%	2,272	10.4%	6,698	10.2%

Household Vehicles						
Total Vehicles Available (2008)	4,050		48,274		139,923	
Household: 0 Vehicles Available (2008)	46	2.8%	433	2.0%	1,366	2.1%
Household: 1 Vehicles Available (2008)	332	20.2%	5,301	24.2%	16,689	25.5%
Household: 2+ Vehicles Available (2008)	1,270	77.0%	16,167	73.8%	47,295	72.4%
Average Vehicles Per Household (2008)	2.5		2.2		2.1	

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Labor Force						
Est. Labor: Population Age 16+ (2008)	4,234		52,013		155,902	
Est. Civilian Employed (2008)	2,960	69.9%	37,754	72.6%	112,439	72.1%
Est. Civilian Unemployed (2008)	134	3.2%	1,157	2.2%	3,032	1.9%
Est. in Armed Forces (2008)	2	0.0%	14	0.0%	45	0.0%
Est. not in Labor Force (2008)	1,138 26.9%		13,088 25.2%		40,386 25.9%	
Occupation						
Occupation: Population Age 16+ (2000)	631		12,437		52,702	
Mgmt, Business, & Financial Operations (2000)	125	19.7%	2,422	19.5%	9,907	18.8%
Professional and Related (2000)	137	21.8%	2,906	23.4%	12,348	23.4%
Service (2000)	72	11.5%	1,308	10.5%	5,628	10.7%
Sales and Office (2000)	159	25.1%	3,612	29.0%	15,483	29.4%
Farming, Fishing, and Forestry (2000)	18	2.9%	87	0.7%	209	0.4%
Construct, Extraction, & Maintenance (2000)	85	13.5%	1,113	8.9%	4,433	8.4%
Production, Transp. & Material Moving (2000)	35	5.6%	989	8.0%	4,694	8.9%
Percent White Collar Workers (2000)	66.6%		71.9%		71.6%	
Percent Blue Collar Workers (2000)	33.4%		28.1%		28.4%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2008)	\$105		\$1,414		\$4,233	
Total Non-Retail Expenditures (2008)	\$61	57.8%	\$820	58.0%	\$2,456	58.0%
Total Retail Expenditures (2008)	\$44	42.2%	\$594	42.0%	\$1,777	42.0%
Apparel (2008)	\$5	4.8%	\$68	4.8%	\$205	4.8%
Contributions (2008)	\$4	3.5%	\$52	3.7%	\$161	3.8%
Education (2008)	\$3	2.4%	\$36	2.5%	\$109	2.6%
Entertainment (2008)	\$6	5.6%	\$80	5.7%	\$239	5.7%
Food And Beverages (2008)	\$16	15.3%	\$214	15.1%	\$638	15.1%
Furnishings And Equipment (2008)	\$5	4.4%	\$64	4.5%	\$193	4.6%
Gifts (2008)	\$3	2.6%	\$38	2.7%	\$115	2.7%
Health Care (2008)	\$6	5.8%	\$81	5.7%	\$242	5.7%
Household Operations (2008)	\$4	3.7%	\$53	3.8%	\$160	3.8%
Miscellaneous Expenses (2008)	\$2	1.6%	\$23	1.6%	\$68	1.6%
Personal Care (2008)	\$2	1.4%	\$20	1.4%	\$61	1.4%
Personal Insurance (2008)	\$1	1.0%	\$15	1.1%	\$45	1.1%
Reading (2008)	\$0		\$5	0.3%	\$14	0.3%
Shelter (2008)	\$20	19.4%	\$275	19.4%	\$822	19.4%
Tobacco (2008)	\$1	0.6%	\$8	0.6%	\$24	0.6%
Transportation (2008)	\$21	20.4%	\$287	20.3%	\$854	20.2%
Utilities (2008)	\$7	6.8%	\$95	6.7%	\$283	6.7%
Educational Attainment						
Adult Population (25 Years or Older) (2008)	3,513		44,449		132,811	
Elementary (0 to 8) (2008)	299	8.5%	1,806	4.1%	5,702	4.3%
Some High School (9 to 11) (2008)	134	3.8%	2,057	4.6%	6,872	5.2%
High School Graduate (12) (2008)	637	18.1%	9,009	20.3%	28,887	21.8%
Some College (13 to 16) (2008)	831	23.7%	11,670	26.3%	33,770	25.4%
Associate Degree Only (2008)	471	13.4%	5,218	11.7%	13,671	10.3%
Bachelor Degree Only (2008)	673	19.2%	9,816	22.1%	29,942	22.5%
Graduate Degree (2008)	469	13.4%	4,873	11.0%	13,967	10.5%

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Units In Structure						
1 Detached Unit (2000)	383	94.1%	7,858	95.0%	31,458	89.9%
1 Attached Unit (2000)	0		59	0.7%	1,087	3.1%
2 to 4 Units (2000)	2	0.5%	35	0.4%	460	1.3%
5 to 9 Units (2000)	0		0		361	1.0%
10 to 19 Units (2000)	0		16	0.2%	203	0.6%
20 to 49 Units (2000)	0		0		176	0.5%
50 or more Units (2000)	1	0.2%	36	0.4%	388	1.1%
Mobile Home or Trailer (2000)	20	5.0%	260	3.1%	798	2.3%
Other Structure (2000)	0		7	0.1%	59	0.2%
Homes Built By Year						
Homes Built 1999 to 2000	173	42.4%	2,542	30.7%	4,976	14.2%
Homes Built 1995 to 1998	95	23.4%	4,329	52.3%	14,139	40.4%
Homes Built 1990 to 1994	15	3.7%	207	2.5%	6,118	17.5%
Homes Built 1980 to 1989	41	10.0%	448	5.4%	5,675	16.2%
Homes Built 1970 to 1979	51	12.6%	527	6.4%	2,517	7.2%
Homes Built 1960 to 1969	18	4.5%	121	1.5%	759	2.2%
Homes Built 1950 to 1959	6	1.5%	54	0.6%	482	1.4%
Homes Built Before 1949	7	1.8%	45	0.5%	325	0.9%
Home Values						
Home Values \$1,000,000 or More (2000)	0		0		9	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		22	0.3%	79	0.3%
Home Values \$400,000 to \$499,999 (2000)	6	2.1%	46	0.7%	183	0.7%
Home Values \$300,000 to \$399,999 (2000)	19	6.4%	260	3.8%	905	3.2%
Home Values \$200,000 to \$299,999 (2000)	50	16.5%	1,535	22.5%	5,432	19.4%
Home Values \$150,000 to \$199,999 (2000)	84	27.9%	2,109	30.9%	7,775	27.7%
Home Values \$100,000 to \$149,999 (2000)	135	44.6%	2,697	39.5%	11,953	42.6%
Home Values \$70,000 to \$99,999 (2000)	4	1.4%	115	1.7%	1,328	4.7%
Home Values \$50,000 to \$69,999 (2000)	0		16	0.2%	215	0.8%
Home Values \$25,000 to \$49,999 (2000)	0		9	0.1%	115	0.4%
Home Values \$0 to \$24,999 (2000)	3	1.0%	13	0.2%	51	0.2%
Owner Occupied Median Home Value (2000)	\$170,410		\$167,239		\$158,879	
Renter Occupied Median Rent (2000)	\$527		\$690		\$715	
Transportation To Work						
Drive to Work Alone (2000)	491	77.5%	10,335	83.0%	42,901	81.3%
Drive to Work in Carpool (2000)	70	11.0%	1,280	10.3%	6,369	12.1%
Travel to Work - Public Transportation (2000)	2	0.3%	25	0.2%	263	0.5%
Drive to Work on Motorcycle (2000)	4	0.7%	53	0.4%	252	0.5%
Walk or Bicycle to Work (2000)	20	3.1%	133	1.1%	492	0.9%
Other Means (2000)	8	1.2%	65	0.5%	288	0.5%
Work at Home (2000)	39	6.2%	560	4.5%	2,190	4.2%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	74	12.5%	1,582	13.3%	8,098	16.0%
Travel to Work in 14 to 29 Minutes (2000)	197	33.2%	4,125	34.7%	18,126	35.8%
Travel to Work in 30 to 59 Minutes (2000)	257	43.2%	5,086	42.8%	20,554	40.6%
Travel to Work in 60 Minutes or More (2000)	66	11.1%	1,099	9.2%	3,787	7.5%
Average Travel Time to Work (2000)	29.8	mins	29.1	mins	27.5	mins

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