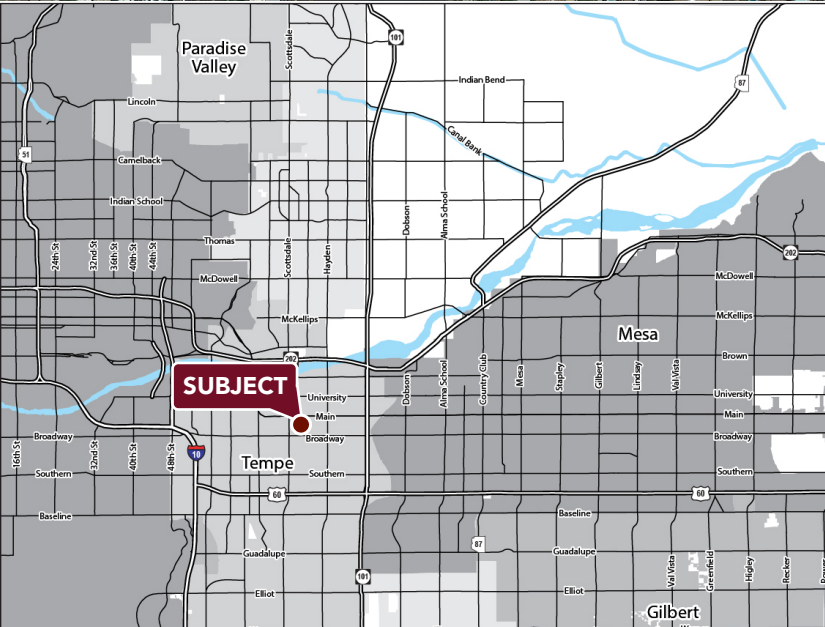


DORSEY CROSSING

W/SWC BROADWAY RD. & DORSEY LANE
TEMPE, AZ



RARE INFILL TEMPE PAD AVAILABLE

AVAILABILITY

- LAND SIZE: .49 ACRES (20,057 SF)
- FOR SALE AT \$700,000 OR FOR GROUND LEASE

FEATURES

- ZONING: PCC-2 CITY OF TEMPE
- PARCEL NUMBER: 133-30-050A
- TRAFFIC COUNT: 32,423 CARS PER DAY ON BROADWAY

NOTABLE TENANTS IN TRADE AREA



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	34,724	163,702	358,663
Avg. Household Income	\$42,600	\$60,576	\$68,456
Daytime Population	6,907	109,087	250,736



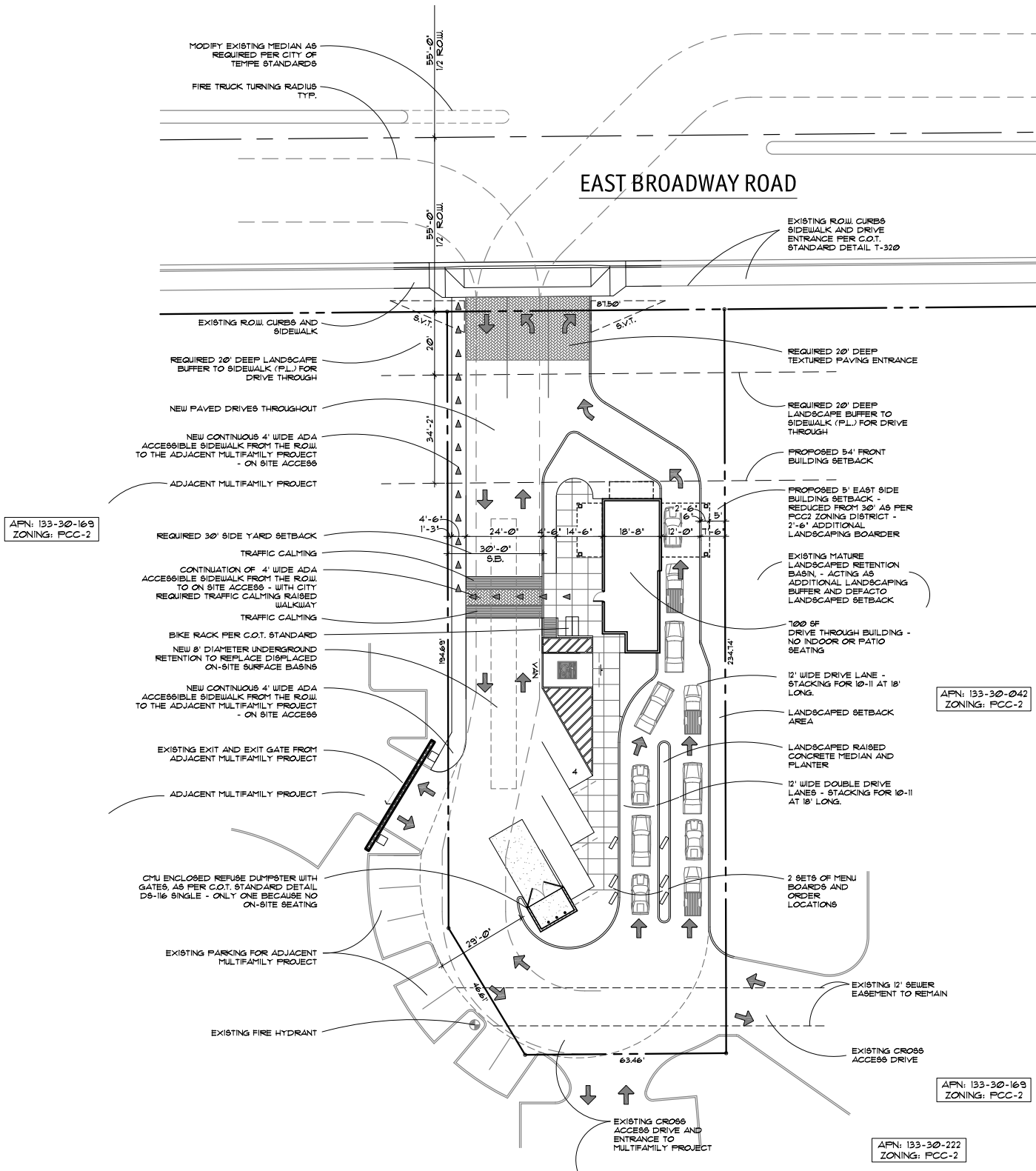
MATT SCHRAUTH
602.778.3774
mschrauth@srgaz.com

RARE INFILL TEMPE PAD AVAILABLE

DORSEY CROSSING

W/SWC BROADWAY RD. & DORSEY LANE

TEMPE, AZ



STRATEGIC

MATT SCHRAUTH

602.778.3774

mschrauth@srgaz.com

RARE INFILL TEMPE PAD AVAILABLE

DORSEY CROSSING

W/SWC BROADWAY RD. & DORSEY LANE
TEMPE, AZ



STRATEGIC

MATT SCHRAUTH
602.778.3774
mschrauth@srgaz.com

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4075/-111.9177

RF5

S Dorsey Ln & E Broadway Rd

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	34,724		163,702		358,663	
Projected Population (2023)	37,164		176,439		388,156	
Census Population (2010)	30,038		140,131		311,273	
Census Population (2000)	26,851		137,663		317,619	
Projected Annual Growth (2018 to 2023)	2,440	1.4%	12,737	1.6%	29,493	1.6%
Historical Annual Growth (2010 to 2018)	4,686	1.9%	23,571	2.1%	47,390	1.9%
Historical Annual Growth (2000 to 2010)	3,187	1.2%	2,468	0.2%	-6,346	-0.2%
Estimated Population Density (2018)	11,064 <i>psm</i>		5,792 <i>psm</i>		4,568 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.51 <i>sq mi</i>	
Households						
Estimated Households (2018)	13,323		69,750		149,271	
Projected Households (2023)	13,999		73,153		156,924	
Census Households (2010)	10,865		57,521		125,923	
Census Households (2000)	11,008		56,242		125,474	
Estimated Households with Children (2018)	1,908	14.3%	13,496	19.3%	35,862	24.0%
Estimated Average Household Size (2018)	2.15		2.20		2.33	
Average Household Income						
Estimated Average Household Income (2018)	\$42,600		\$60,576		\$68,456	
Projected Average Household Income (2023)	\$47,468		\$67,752		\$76,878	
Estimated Average Family Income (2018)	\$65,905		\$79,513		\$85,897	
Median Household Income						
Estimated Median Household Income (2018)	\$40,445		\$52,564		\$56,490	
Projected Median Household Income (2023)	\$45,761		\$59,941		\$64,518	
Estimated Median Family Income (2018)	\$65,182		\$70,796		\$73,113	
Per Capita Income						
Estimated Per Capita Income (2018)	\$17,183		\$26,112		\$28,672	
Projected Per Capita Income (2023)	\$18,663		\$28,371		\$31,248	
Estimated Per Capita Income 5 Year Growth	\$1,479	8.6%	\$2,259	8.6%	\$2,576	9.0%
Estimated Average Household Net Worth (2018)	\$448,472		\$540,217		\$598,056	
Daytime Demos (2018)						
Total Businesses	966		8,109		17,948	
Total Employees	6,907		109,087		250,736	
Company Headquarter Businesses	3	0.4%	55	0.7%	171	1.0%
Company Headquarter Employees	108	1.6%	17,922	16.4%	31,411	12.5%
Employee Population per Business	7.2		13.5		14.0	
Residential Population per Business	36.0		20.2		20.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4075/-111.9177

RF5

S Dorsey Ln & E Broadway Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2018)	22,554	65.0%	109,827	67.1%	235,585	65.7%
Black or African American (2018)	2,507	7.2%	12,304	7.5%	26,999	7.5%
American Indian or Alaska Native (2018)	863	2.5%	4,936	3.0%	12,540	3.5%
Asian (2018)	3,708	10.7%	10,309	6.3%	18,191	5.1%
Hawaiian or Pacific Islander (2018)	166	0.5%	568	0.3%	1,334	0.4%
Other Race (2018)	3,321	9.6%	18,219	11.1%	47,594	13.3%
Two or More Races (2018)	1,605	4.6%	7,538	4.6%	16,420	4.6%
Not Hispanic or Latino Population (2018)	26,656	76.8%	122,536	74.9%	253,664	70.7%
Hispanic or Latino Population (2018)	8,068	23.2%	41,165	25.1%	104,999	29.3%
Not Hispanic or Latino Population (2023)	28,343	76.3%	130,851	74.2%	271,928	70.1%
Hispanic or Latino Population (2023)	8,821	23.7%	45,588	25.8%	116,228	29.9%
Not Hispanic or Latino Population (2010)	23,899	79.6%	106,085	75.7%	222,956	71.6%
Hispanic or Latino Population (2010)	6,139	20.4%	34,046	24.3%	88,317	28.4%
Not Hispanic or Latino Population (2000)	21,437	79.8%	109,105	79.3%	243,691	76.7%
Hispanic or Latino Population (2000)	5,415	20.2%	28,558	20.7%	73,928	23.3%
Projected Hispanic Annual Growth (2018 to 2023)	753	1.9%	4,422	2.1%	11,229	2.1%
Historic Hispanic Annual Growth (2000 to 2018)	2,653	2.7%	12,607	2.5%	31,071	2.3%

Age Distribution (2018)

Age Under 5	1,391	4.0%	8,417	5.1%	21,031	5.9%
Age 5 to 9 Years	1,301	3.7%	7,710	4.7%	19,584	5.5%
Age 10 to 14 Years	1,252	3.6%	7,699	4.7%	19,747	5.5%
Age 15 to 19 Years	5,350	15.4%	14,761	9.0%	27,297	7.6%
Age 20 to 24 Years	8,551	24.6%	25,964	15.9%	42,175	11.8%
Age 25 to 29 Years	3,998	11.5%	18,908	11.6%	37,724	10.5%
Age 30 to 34 Years	2,249	6.5%	12,538	7.7%	27,420	7.6%
Age 35 to 39 Years	1,677	4.8%	9,789	6.0%	22,624	6.3%
Age 40 to 44 Years	1,408	4.1%	8,221	5.0%	19,739	5.5%
Age 45 to 49 Years	1,406	4.0%	8,417	5.1%	20,760	5.8%
Age 50 to 54 Years	1,319	3.8%	8,114	5.0%	20,234	5.6%
Age 55 to 59 Years	1,222	3.5%	7,997	4.9%	20,333	5.7%
Age 60 to 64 Years	994	2.9%	6,817	4.2%	16,935	4.7%
Age 65 to 74 Years	1,508	4.3%	10,160	6.2%	24,373	6.8%
Age 75 to 84 Years	809	2.3%	5,563	3.4%	13,003	3.6%
Age 85 Years or Over	288	0.8%	2,625	1.6%	5,683	1.6%
Median Age	26.2		30.9		32.9	

Gender Age Distribution (2018)

Female Population	15,690	45.2%	77,905	47.6%	175,056	48.8%
Age 0 to 19 Years	4,723	30.1%	19,018	24.4%	42,930	24.5%
Age 20 to 64 Years	9,574	61.0%	48,571	62.3%	107,858	61.6%
Age 65 Years or Over	1,393	8.9%	10,317	13.2%	24,268	13.9%
Female Median Age	26.4		32.1		34.2	
Male Population	19,034	54.8%	85,796	52.4%	183,607	51.2%
Age 0 to 19 Years	4,571	24.0%	19,570	22.8%	44,729	24.4%
Age 20 to 64 Years	13,250	69.6%	58,195	67.8%	120,086	65.4%
Age 65 Years or Over	1,213	6.4%	8,032	9.4%	18,791	10.2%
Male Median Age	26.1		29.8		31.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4075/-111.9177

RF5

S Dorsey Ln & E Broadway Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	380	2.9%	2,454	3.5%	6,340	4.2%
HH Income \$150,000 to \$199,999	434	3.3%	2,922	4.2%	7,106	4.8%
HH Income \$100,000 to \$149,999	1,198	9.0%	8,267	11.9%	18,665	12.5%
HH Income \$75,000 to \$99,999	1,251	9.4%	8,530	12.2%	18,155	12.2%
HH Income \$50,000 to \$74,999	1,790	13.4%	12,564	18.0%	28,095	18.8%
HH Income \$35,000 to \$49,999	1,915	14.4%	10,564	15.1%	22,922	15.4%
HH Income \$25,000 to \$34,999	1,483	11.1%	6,713	9.6%	14,800	9.9%
HH Income \$15,000 to \$24,999	1,573	11.8%	7,314	10.5%	14,972	10.0%
HH Income Under \$15,000	3,300	24.8%	10,423	14.9%	18,216	12.2%
HH Income \$35,000 or More	6,967	52.3%	45,300	64.9%	101,284	67.9%
HH Income \$75,000 or More	3,262	24.5%	22,173	31.8%	50,267	33.7%
Housing (2018)						
Total Housing Units	13,652		71,863		154,985	
Housing Units Occupied	13,323	97.6%	69,750	97.1%	149,271	96.3%
Housing Units Owner-Occupied	2,641	19.8%	23,507	33.7%	62,239	41.7%
Housing Units, Renter-Occupied	10,683	80.2%	46,243	66.3%	87,032	58.3%
Housing Units, Vacant	328	2.4%	2,113	2.9%	5,714	3.7%
Marital Status (2018)						
Never Married	22,556	73.3%	82,669	59.1%	150,935	50.6%
Currently Married	4,359	14.2%	32,657	23.3%	88,606	29.7%
Separated	1,324	4.3%	5,385	3.8%	12,717	4.3%
Widowed	474	1.5%	4,384	3.1%	11,298	3.8%
Divorced	2,066	6.7%	14,781	10.6%	34,746	11.6%
Household Type (2018)						
Population Family	13,596	39.2%	91,918	56.1%	237,150	66.1%
Population Non-Family	15,028	43.3%	61,794	37.7%	110,011	30.7%
Population Group Quarters	6,101	17.6%	9,990	6.1%	11,502	3.2%
Family Households	4,328	32.5%	29,438	42.2%	73,057	48.9%
Non-Family Households	8,996	67.5%	40,312	57.8%	76,215	51.1%
Married Couple with Children	927	21.3%	6,760	20.7%	18,636	21.0%
Average Family Household Size	3.1		3.1		3.2	
Household Size (2018)						
1 Person Households	5,067	38.0%	25,377	36.4%	51,923	34.8%
2 Person Households	4,431	33.3%	23,669	33.9%	48,320	32.4%
3 Person Households	1,757	13.2%	9,945	14.3%	21,345	14.3%
4 Person Households	1,329	10.0%	6,178	8.9%	14,502	9.7%
5 Person Households	455	3.4%	2,642	3.8%	7,084	4.7%
6 or More Person Households	285	2.1%	1,939	2.8%	6,098	4.1%
Household Vehicles (2018)						
Households with 0 Vehicles Available	2,086	15.7%	7,009	10.0%	12,241	8.2%
Households with 1 Vehicles Available	5,653	42.4%	29,897	42.9%	63,126	42.3%
Households with 2 or More Vehicles Available	5,584	41.9%	32,844	47.1%	73,904	49.5%
Total Vehicles Available	19,261		110,039		244,170	
Average Vehicles Per Household	1.4		1.6		1.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4075/-111.9177

RF5

S Dorsey Ln & E Broadway Rd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	30,608		138,618		294,780	
Estimated Civilian Employed	17,829	58.2%	93,269	67.3%	199,520	67.7%
Estimated Civilian Unemployed	895	2.9%	3,603	2.6%	8,256	2.8%
Estimated in Armed Forces	-	-	107	0.1%	363	0.1%
Estimated Not in Labor Force	11,884	38.8%	41,639	30.0%	86,641	29.4%
Unemployment Rate	2.9%		2.6%		2.8%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	17,885		92,893		199,928	
Management, Business, Financial Operations	2,206	12.3%	12,012	12.9%	28,024	14.0%
Professional, Related	4,617	25.8%	23,069	24.8%	46,935	23.5%
Service	4,162	23.3%	19,594	21.1%	40,750	20.4%
Sales, Office	4,944	27.6%	25,149	27.1%	51,815	25.9%
Farming, Fishing, Forestry	19	0.1%	112	0.1%	400	0.2%
Construct, Extraction, Maintenance	791	4.4%	5,187	5.6%	14,082	7.0%
Production, Transport Material Moving	1,145	6.4%	7,770	8.4%	17,921	9.0%
White Collar Workers	11,767	65.8%	60,230	64.8%	126,775	63.4%
Blue Collar Workers	6,118	34.2%	32,663	35.2%	73,154	36.6%
Consumer Expenditure (2018)						
Total Household Expenditure	\$521 M		\$3.44 B		\$8.01 B	
Total Non-Retail Expenditure	\$270 M	51.9%	\$1.78 B	51.8%	\$4.16 B	51.9%
Total Retail Expenditure	\$251 M	48.1%	\$1.66 B	48.2%	\$3.85 B	48.1%
Apparel	\$18.2 M	3.5%	\$120 M	3.5%	\$280 M	3.5%
Contributions	\$20.9 M	4.0%	\$143 M	4.2%	\$342 M	4.3%
Education	\$19.0 M	3.7%	\$125 M	3.6%	\$294 M	3.7%
Entertainment	\$28.7 M	5.5%	\$192 M	5.6%	\$447 M	5.6%
Food and Beverages	\$78.1 M	15.0%	\$511 M	14.8%	\$1.18 B	14.8%
Furnishings and Equipment	\$17.3 M	3.3%	\$117 M	3.4%	\$273 M	3.4%
Gifts	\$12.3 M	2.4%	\$83.2 M	2.4%	\$196 M	2.5%
Health Care	\$43.2 M	8.3%	\$281 M	8.1%	\$646 M	8.1%
Household Operations	\$13.9 M	2.7%	\$95.1 M	2.8%	\$225 M	2.8%
Miscellaneous Expenses	\$7.86 M	1.5%	\$51.6 M	1.5%	\$119 M	1.5%
Personal Care	\$6.82 M	1.3%	\$45.0 M	1.3%	\$104 M	1.3%
Personal Insurance	\$3.64 M	0.7%	\$24.7 M	0.7%	\$58.5 M	0.7%
Reading	\$1.16 M	0.2%	\$7.70 M	0.2%	\$17.9 M	0.2%
Shelter	\$107 M	20.5%	\$706 M	20.5%	\$1.64 B	20.5%
Tobacco	\$3.50 M	0.7%	\$22.1 M	0.6%	\$50.1 M	0.6%
Transportation	\$98.1 M	18.8%	\$654 M	19.0%	\$1.52 B	19.0%
Utilities	\$41.2 M	7.9%	\$266 M	7.7%	\$611 M	7.6%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	16,878		99,150		228,829	
Elementary (Grade Level 0 to 8)	583	3.5%	3,745	3.8%	11,668	5.1%
Some High School (Grade Level 9 to 11)	723	4.3%	5,867	5.9%	15,040	6.6%
High School Graduate	2,723	16.1%	18,463	18.6%	47,415	20.7%
Some College	4,083	24.2%	25,261	25.5%	56,258	24.6%
Associate Degree Only	1,324	7.8%	8,282	8.4%	19,721	8.6%
Bachelor Degree Only	4,219	25.0%	23,089	23.3%	50,034	21.9%
Graduate Degree	3,222	19.1%	14,443	14.6%	28,693	12.5%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4075/-111.9177

RF5

S Dorsey Ln & E Broadway Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	4,159	38.3%	27,215	47.3%	69,071	54.9%
1 Attached Unit	550	5.1%	4,781	8.3%	10,416	8.3%
2 to 4 Units	1,179	10.9%	5,794	10.1%	11,222	8.9%
5 to 9 Units	1,343	12.4%	6,479	11.3%	12,815	10.2%
10 to 19 Units	2,473	22.8%	10,041	17.5%	18,601	14.8%
20 to 49 Units	1,515	13.9%	4,905	8.5%	8,135	6.5%
50 or More Units	1,856	17.1%	8,067	14.0%	13,783	10.9%
Mobile Home or Trailer	231	2.1%	2,160	3.8%	5,409	4.3%
Other Structure	4	-	36	0.1%	124	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	178	1.6%	1,013	1.8%	2,136	1.7%
Homes Built 2000 to 2009	1,595	14.7%	8,205	14.3%	15,220	12.1%
Homes Built 1990 to 1999	2,404	22.1%	9,077	15.8%	19,996	15.9%
Homes Built 1980 to 1989	2,456	22.6%	14,268	24.8%	35,112	27.9%
Homes Built 1970 to 1979	2,434	22.4%	20,673	35.9%	43,776	34.8%
Homes Built 1960 to 1969	2,614	24.1%	9,342	16.2%	17,960	14.3%
Homes Built 1950 to 1959	746	6.9%	3,453	6.0%	8,822	7.0%
Homes Built Before 1949	340	3.1%	1,212	2.1%	2,828	2.2%
Home Values (2015)						
Home Values \$1,000,000 or More	13	0.5%	133	0.6%	389	0.7%
Home Values \$500,000 to \$999,999	176	7.4%	1,193	5.6%	3,543	6.2%
Home Values \$400,000 to \$499,999	126	5.3%	1,149	5.4%	3,298	5.8%
Home Values \$300,000 to \$399,999	353	14.9%	2,884	13.5%	7,584	13.3%
Home Values \$200,000 to \$299,999	854	36.0%	7,622	35.8%	19,550	34.2%
Home Values \$150,000 to \$199,999	703	29.7%	4,958	23.3%	12,164	21.3%
Home Values \$100,000 to \$149,999	216	9.1%	2,684	12.6%	7,033	12.3%
Home Values \$70,000 to \$99,999	101	4.2%	1,036	4.9%	3,107	5.4%
Home Values \$50,000 to \$69,999	14	0.6%	357	1.7%	1,430	2.5%
Home Values \$25,000 to \$49,999	20	0.8%	314	1.5%	1,309	2.3%
Home Values Under \$25,000	47	2.0%	965	4.5%	2,614	4.6%
Owner-Occupied Median Home Value	\$227,793		\$215,781		\$215,528	
Renter-Occupied Median Rent	\$869		\$892		\$877	
Transportation To Work (2015)						
Drive to Work Alone	12,202	70.3%	60,087	74.2%	134,109	75.8%
Drive to Work in Carpool	1,862	10.7%	8,501	10.5%	19,023	10.8%
Travel to Work by Public Transportation	732	4.2%	3,149	3.9%	5,616	3.2%
Drive to Work on Motorcycle	65	0.4%	367	0.5%	812	0.5%
Walk or Bicycle to Work	1,444	8.3%	4,115	5.1%	7,022	4.0%
Other Means	280	1.6%	1,139	1.4%	2,320	1.3%
Work at Home	774	4.5%	3,610	4.5%	7,956	4.5%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	6,514	39.3%	26,333	34.0%	55,238	32.7%
Travel to Work in 15 to 29 Minutes	6,837	41.2%	40,806	52.7%	86,475	51.2%
Travel to Work in 30 to 59 Minutes	2,914	17.6%	17,718	22.9%	40,284	23.9%
Travel to Work in 60 Minutes or More	846	5.1%	3,812	4.9%	8,771	5.2%
Average Minutes Travel to Work	17.3		19.4		19.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.