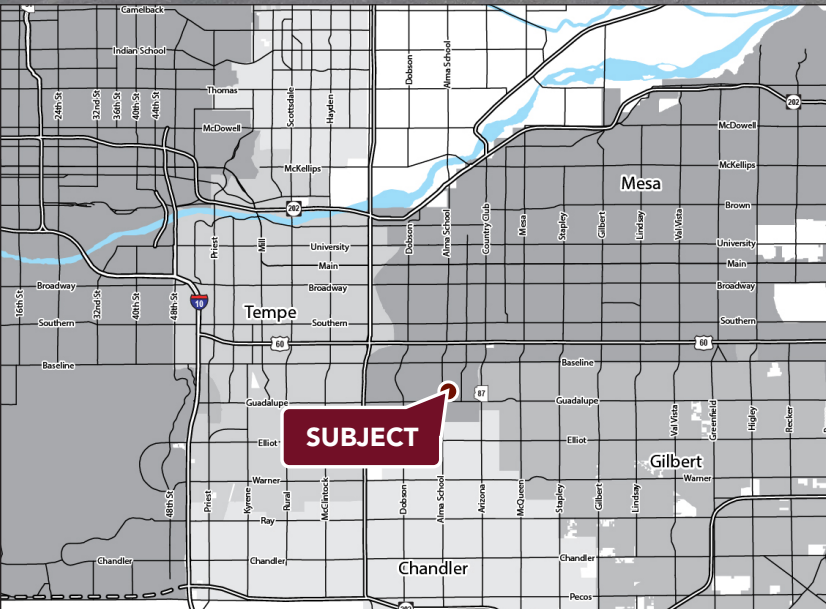


MERIT PARK VILLAGE

NEC ALMA SCHOOL RD. & GUADALUPE RD.
MESA, AZ



SHOP SPACE AVAILABLE

AVAILABILITY

- SUITE A3: 3,639 SF
- SUITE A7: 1,013 SF
- SUITE A8: 2,026 SF
- SUITE A10: 1,013 SF FORMER DENTAL OFFICE
- SUITE A11: 1,013 SF
- SUITE A12: 3,173 SF

FEATURES

- Less than 2 miles from both the US 60 and Loop 101
- Available sign space on both existing monuments
- Preschool anchor open 24 hours

NOTABLE TENANTS AT THE INTERSECTION



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	16,601	142,394	426,839
Ave Household Income	\$87,779	\$75,719	\$76,421
Daytime Employment	3,971	67,739	202,095



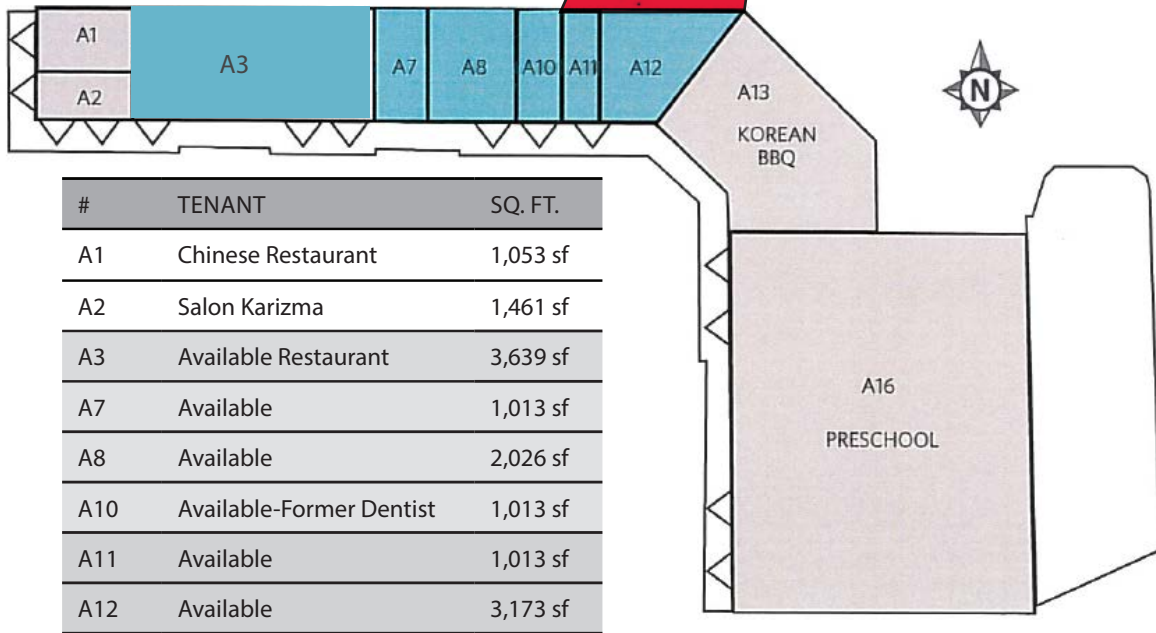
DAVID JARAND
602.778.3834
davidj@srgaz.com

VANESSA RODRIGUEZ
602.792.5203
vanessar@srgaz.com

SHOP SPACE AVAILABLE

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STRATEGIC

DAVID JARAND
602.778.3834
davidj@srgaz.com

VANESSA RODRIGUEZ
602.792.5203
vanessar@srgaz.com

EXPANDED PROFILE

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RF5

S Alma School Rd & W Guadalupe Rd

Mesa, AZ 85210

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2018)	16,601	142,394	426,839
Projected Population (2023)	18,026	155,245	466,440
Census Population (2010)	16,211	132,549	394,372
Census Population (2000)	18,402	137,189	409,943
Projected Annual Growth (2018 to 2023)	1,425 1.7%	12,851 1.8%	39,601 1.9%
Historical Annual Growth (2010 to 2018)	390 0.3%	9,845 0.9%	32,467 1.0%
Historical Annual Growth (2000 to 2010)	-2,191 -1.2%	-4,640 -0.3%	-15,571 -0.4%
Estimated Population Density (2018)	5,287 <i>psm</i>	5,038 <i>psm</i>	5,437 <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)	6,534	56,750	163,859
Projected Households (2023)	6,875	59,996	173,401
Census Households (2010)	6,304	52,446	149,996
Census Households (2000)	6,551	51,766	148,409
Estimated Households with Children (2018)	1,902 29.1%	16,928 29.8%	51,417 31.4%
Estimated Average Household Size (2018)	2.53	2.49	2.59

Average Household Income

Estimated Average Household Income (2018)	\$87,779	\$75,719	\$76,421
Projected Average Household Income (2023)	\$99,392	\$85,425	\$86,816
Estimated Average Family Income (2018)	\$101,345	\$91,003	\$91,483

Median Household Income

Estimated Median Household Income (2018)	\$71,452	\$61,781	\$61,476
Projected Median Household Income (2023)	\$82,083	\$70,729	\$70,581
Estimated Median Family Income (2018)	\$81,800	\$75,970	\$75,571

Per Capita Income

Estimated Per Capita Income (2018)	\$34,604	\$30,268	\$29,400
Projected Per Capita Income (2023)	\$37,957	\$33,097	\$32,332
Estimated Per Capita Income 5 Year Growth	\$3,352 9.7%	\$2,828 9.3%	\$2,932 10.0%
Estimated Average Household Net Worth (2018)	\$738,942	\$704,098	\$735,214

Daytime Demos (2018)

Total Businesses	509	6,839	19,559
Total Employees	3,971	67,739	202,095
Company Headquarter Businesses	- -	35 0.5%	84 0.4%
Company Headquarter Employees	- -	5,002 7.4%	9,531 4.7%
Employee Population per Business	7.8	9.9	10.3
Residential Population per Business	32.6	20.8	21.8

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RF5

S Alma School Rd & W Guadalupe Rd

Mesa, AZ 85210

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2018)	12,545	75.6%	97,512	68.5%	290,546	68.1%
Black or African American (2018)	859	5.2%	8,870	6.2%	25,271	5.9%
American Indian or Alaska Native (2018)	333	2.0%	3,700	2.6%	9,939	2.3%
Asian (2018)	723	4.4%	6,820	4.8%	21,570	5.1%
Hawaiian or Pacific Islander (2018)	92	0.6%	603	0.4%	1,558	0.4%
Other Race (2018)	1,339	8.1%	18,430	12.9%	59,616	14.0%
Two or More Races (2018)	710	4.3%	6,459	4.5%	18,337	4.3%
Not Hispanic or Latino Population (2018)	13,062	78.7%	100,878	70.8%	291,187	68.2%
Hispanic or Latino Population (2018)	3,539	21.3%	41,516	29.2%	135,652	31.8%
Not Hispanic or Latino Population (2023)	13,872	77.0%	107,588	69.3%	311,216	66.7%
Hispanic or Latino Population (2023)	4,154	23.0%	47,657	30.7%	155,224	33.3%
Not Hispanic or Latino Population (2010)	13,248	81.7%	96,638	72.9%	272,937	69.2%
Hispanic or Latino Population (2010)	2,963	18.3%	35,911	27.1%	121,434	30.8%
Not Hispanic or Latino Population (2000)	15,940	86.6%	109,970	80.2%	310,314	75.7%
Hispanic or Latino Population (2000)	2,462	13.4%	27,219	19.8%	99,629	24.3%
Projected Hispanic Annual Growth (2018 to 2023)	615	3.5%	6,141	3.0%	19,572	2.9%
Historic Hispanic Annual Growth (2000 to 2018)	1,077	2.4%	14,297	2.9%	36,022	2.0%

Age Distribution (2018)

Age Under 5	907	5.5%	9,336	6.6%	28,635	6.7%
Age 5 to 9 Years	953	5.7%	8,678	6.1%	27,420	6.4%
Age 10 to 14 Years	1,082	6.5%	8,950	6.3%	28,001	6.6%
Age 15 to 19 Years	1,092	6.6%	9,357	6.6%	29,109	6.8%
Age 20 to 24 Years	1,062	6.4%	11,232	7.9%	37,060	8.7%
Age 25 to 29 Years	1,310	7.9%	12,825	9.0%	38,737	9.1%
Age 30 to 34 Years	1,184	7.1%	10,958	7.7%	32,075	7.5%
Age 35 to 39 Years	1,127	6.8%	9,572	6.7%	28,435	6.7%
Age 40 to 44 Years	1,063	6.4%	8,837	6.2%	26,070	6.1%
Age 45 to 49 Years	1,219	7.3%	9,468	6.6%	28,041	6.6%
Age 50 to 54 Years	1,199	7.2%	9,333	6.6%	27,170	6.4%
Age 55 to 59 Years	1,370	8.3%	9,300	6.5%	25,906	6.1%
Age 60 to 64 Years	1,093	6.6%	7,695	5.4%	21,220	5.0%
Age 65 to 74 Years	1,264	7.6%	10,008	7.0%	28,780	6.7%
Age 75 to 84 Years	495	3.0%	4,632	3.3%	13,944	3.3%
Age 85 Years or Over	179	1.1%	2,215	1.6%	6,235	1.5%
Median Age	37.4		35.0		33.8	

Gender Age Distribution (2018)

Female Population	8,421	50.7%	71,559	50.3%	213,126	49.9%
Age 0 to 19 Years	1,997	23.7%	17,803	24.9%	55,369	26.0%
Age 20 to 64 Years	5,365	63.7%	44,265	61.9%	130,283	61.1%
Age 65 Years or Over	1,060	12.6%	9,491	13.3%	27,474	12.9%
Female Median Age	38.2		36.2		34.9	
Male Population	8,180	49.3%	70,835	49.7%	213,713	50.1%
Age 0 to 19 Years	2,039	24.9%	18,518	26.1%	57,797	27.0%
Age 20 to 64 Years	5,263	64.3%	44,955	63.5%	134,431	62.9%
Age 65 Years or Over	879	10.7%	7,363	10.4%	21,486	10.1%
Male Median Age	36.7		33.8		32.7	

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RF5

S Alma School Rd & W Guadalupe Rd

Mesa, AZ 85210

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2018)

HH Income \$200,000 or More	214	3.3%	2,296	4.0%	8,296	5.1%
HH Income \$150,000 to \$199,999	401	6.1%	3,213	5.7%	9,176	5.6%
HH Income \$100,000 to \$149,999	1,181	18.1%	7,728	13.6%	22,051	13.5%
HH Income \$75,000 to \$99,999	1,252	19.2%	7,879	13.9%	21,216	12.9%
HH Income \$50,000 to \$74,999	1,370	21.0%	11,554	20.4%	31,414	19.2%
HH Income \$35,000 to \$49,999	880	13.5%	8,769	15.5%	23,126	14.1%
HH Income \$25,000 to \$34,999	523	8.0%	5,672	10.0%	15,861	9.7%
HH Income \$15,000 to \$24,999	298	4.6%	4,481	7.9%	14,450	8.8%
HH Income Under \$15,000	417	6.4%	5,158	9.1%	18,270	11.1%
HH Income \$35,000 or More	5,297	81.1%	41,439	73.0%	115,279	70.4%
HH Income \$75,000 or More	3,047	46.6%	21,115	37.2%	60,739	37.1%

Housing (2018)

Total Housing Units	6,712		58,761		169,633	
Housing Units Occupied	6,534	97.4%	56,750	96.6%	163,859	96.6%
Housing Units Owner-Occupied	4,641	71.0%	30,717	54.1%	83,754	51.1%
Housing Units, Renter-Occupied	1,893	29.0%	26,033	45.9%	80,105	48.9%
Housing Units, Vacant	178	2.6%	2,011	3.4%	5,774	3.4%

Marital Status (2018)

Never Married	4,598	33.7%	45,320	39.3%	140,965	41.1%
Currently Married	6,319	46.3%	45,389	39.3%	131,293	38.3%
Separated	512	3.7%	4,597	4.0%	14,849	4.3%
Widowed	410	3.0%	4,671	4.0%	13,379	3.9%
Divorced	1,820	13.3%	15,455	13.4%	42,297	12.3%

Household Type (2018)

Population Family	13,377	80.6%	110,307	77.5%	332,141	77.8%
Population Non-Family	3,149	19.0%	30,998	21.8%	92,242	21.6%
Population Group Quarters	75	0.5%	1,089	0.8%	2,456	0.6%
Family Households	4,258	65.2%	33,877	59.7%	98,401	60.1%
Non-Family Households	2,276	34.8%	22,873	40.3%	65,458	39.9%
Married Couple with Children	1,152	18.2%	9,472	20.9%	29,664	22.6%
Average Family Household Size	3.1		3.3		3.4	

Household Size (2018)

1 Person Households	1,630	24.9%	16,693	29.4%	46,009	28.1%
2 Person Households	2,299	35.2%	18,218	32.1%	51,131	31.2%
3 Person Households	1,158	17.7%	9,219	16.2%	26,303	16.1%
4 Person Households	823	12.6%	6,682	11.8%	20,438	12.5%
5 Person Households	359	5.5%	3,419	6.0%	10,883	6.6%
6 or More Person Households	266	4.1%	2,520	4.4%	9,095	5.6%

Household Vehicles (2018)

Households with 0 Vehicles Available	176	2.7%	2,845	5.0%	11,437	7.0%
Households with 1 Vehicles Available	2,336	35.8%	21,518	37.9%	61,018	37.2%
Households with 2 or More Vehicles Available	4,022	61.6%	32,387	57.1%	91,405	55.8%
Total Vehicles Available	12,221		100,967		287,170	
Average Vehicles Per Household	1.9		1.8		1.8	

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RF5

S Alma School Rd & W Guadalupe Rd Mesa, AZ 85210	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	13,442	113,682	337,582
Estimated Civilian Employed	9,477 70.5%	78,057 68.7%	229,676 68.0%
Estimated Civilian Unemployed	429 3.2%	3,483 3.1%	9,243 2.7%
Estimated in Armed Forces	3 -	93 0.1%	220 0.1%
Estimated Not in Labor Force	3,533 26.3%	32,048 28.2%	98,443 29.2%
Unemployment Rate	3.2%	3.1%	2.7%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	9,774	78,028	230,016
Management, Business, Financial Operations	1,563 16.0%	11,307 14.5%	33,475 14.6%
Professional, Related	2,553 26.1%	17,813 22.8%	53,054 23.1%
Service	1,515 15.5%	14,376 18.4%	44,491 19.3%
Sales, Office	2,673 27.3%	21,070 27.0%	59,952 26.1%
Farming, Fishing, Forestry	18 0.2%	148 0.2%	444 0.2%
Construct, Extraction, Maintenance	684 7.0%	6,232 8.0%	17,663 7.7%
Production, Transport Material Moving	767 7.9%	7,082 9.1%	20,937 9.1%
White Collar Workers	6,790 69.5%	50,191 64.3%	146,481 63.7%
Blue Collar Workers	2,984 30.5%	27,837 35.7%	83,534 36.3%
Consumer Expenditure (2018)			
Total Household Expenditure	\$422 M	\$3.28 B	\$9.48 B
Total Non-Retail Expenditure	\$218 M 51.6%	\$1.70 B 51.8%	\$4.93 B 51.9%
Total Retail Expenditure	\$204 M 48.4%	\$1.58 B 48.2%	\$4.56 B 48.1%
Apparel	\$14.7 M 3.5%	\$115 M 3.5%	\$333 M 3.5%
Contributions	\$18.0 M 4.3%	\$140 M 4.3%	\$413 M 4.4%
Education	\$15.4 M 3.6%	\$119 M 3.6%	\$354 M 3.7%
Entertainment	\$23.8 M 5.6%	\$184 M 5.6%	\$532 M 5.6%
Food and Beverages	\$61.9 M 14.7%	\$483 M 14.7%	\$1.39 B 14.7%
Furnishings and Equipment	\$14.8 M 3.5%	\$113 M 3.4%	\$326 M 3.4%
Gifts	\$10.4 M 2.5%	\$80.4 M 2.5%	\$235 M 2.5%
Health Care	\$33.5 M 7.9%	\$263 M 8.0%	\$754 M 8.0%
Household Operations	\$12.1 M 2.9%	\$92.8 M 2.8%	\$272 M 2.9%
Miscellaneous Expenses	\$6.22 M 1.5%	\$48.5 M 1.5%	\$140 M 1.5%
Personal Care	\$5.50 M 1.3%	\$42.6 M 1.3%	\$123 M 1.3%
Personal Insurance	\$3.12 M 0.7%	\$24.1 M 0.7%	\$70.6 M 0.7%
Reading	\$940 K 0.2%	\$7.28 M 0.2%	\$21.0 M 0.2%
Shelter	\$86.4 M 20.5%	\$672 M 20.5%	\$1.95 B 20.5%
Tobacco	\$2.54 M 0.6%	\$20.3 M 0.6%	\$57.8 M 0.6%
Transportation	\$81.2 M 19.2%	\$626 M 19.1%	\$1.80 B 18.9%
Utilities	\$31.5 M 7.5%	\$248 M 7.6%	\$714 M 7.5%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	11,503	94,842	276,614
Elementary (Grade Level 0 to 8)	358 3.1%	5,036 5.3%	16,227 5.9%
Some High School (Grade Level 9 to 11)	627 5.4%	6,126 6.5%	18,761 6.8%
High School Graduate	2,241 19.5%	20,380 21.5%	57,577 20.8%
Some College	3,120 27.1%	24,939 26.3%	69,697 25.2%
Associate Degree Only	1,194 10.4%	8,674 9.1%	24,635 8.9%
Bachelor Degree Only	2,705 23.5%	19,522 20.6%	57,248 20.7%
Graduate Degree	1,259 10.9%	10,166 10.7%	32,468 11.7%

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1 mi radius

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Units In Structure (2015)

1 Detached Unit	5,020	79.6%	33,158	63.2%	94,435	63.0%
1 Attached Unit	268	4.2%	3,333	6.4%	9,681	6.5%
2 to 4 Units	278	4.4%	3,541	6.8%	11,463	7.6%
5 to 9 Units	278	4.4%	4,282	8.2%	12,582	8.4%
10 to 19 Units	480	7.6%	5,457	10.4%	15,396	10.3%
20 to 49 Units	81	1.3%	1,810	3.5%	5,703	3.8%
50 or More Units	253	4.0%	3,573	6.8%	10,789	7.2%
Mobile Home or Trailer	73	1.2%	1,532	2.9%	3,976	2.7%
Other Structure	2	-	57	0.1%	111	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	79	1.3%	736	1.4%	2,234	1.5%
Homes Built 2000 to 2009	327	5.2%	4,969	9.5%	15,781	10.5%
Homes Built 1990 to 1999	749	11.9%	9,267	17.7%	33,286	22.2%
Homes Built 1980 to 1989	2,570	40.8%	17,936	34.2%	43,379	28.9%
Homes Built 1970 to 1979	2,728	43.3%	18,484	35.2%	42,179	28.1%
Homes Built 1960 to 1969	133	2.1%	3,019	5.8%	14,469	9.6%
Homes Built 1950 to 1959	53	0.8%	981	1.9%	6,697	4.5%
Homes Built Before 1949	34	0.5%	595	1.1%	3,092	2.1%

Home Values (2015)

Home Values \$1,000,000 or More	27	0.6%	170	0.6%	538	0.7%
Home Values \$500,000 to \$999,999	188	4.1%	1,439	4.8%	4,902	6.1%
Home Values \$400,000 to \$499,999	195	4.2%	1,511	5.1%	4,914	6.1%
Home Values \$300,000 to \$399,999	479	10.4%	3,663	12.3%	11,640	14.4%
Home Values \$200,000 to \$299,999	1,791	38.9%	10,533	35.4%	27,340	33.9%
Home Values \$150,000 to \$199,999	1,128	24.5%	6,418	21.5%	16,917	21.0%
Home Values \$100,000 to \$149,999	544	11.8%	3,656	12.3%	9,319	11.6%
Home Values \$70,000 to \$99,999	162	3.5%	1,243	4.2%	3,240	4.0%
Home Values \$50,000 to \$69,999	75	1.6%	465	1.6%	1,275	1.6%
Home Values \$25,000 to \$49,999	48	1.0%	371	1.2%	853	1.1%
Home Values Under \$25,000	77	1.7%	1,064	3.6%	2,449	3.0%
Owner-Occupied Median Home Value	\$215,887		\$215,798		\$229,133	
Renter-Occupied Median Rent	\$973		\$862		\$866	

Transportation To Work (2015)

Drive to Work Alone	6,548	79.9%	52,790	77.3%	157,186	76.4%
Drive to Work in Carpool	826	10.1%	7,537	11.0%	22,826	11.1%
Travel to Work by Public Transportation	80	1.0%	1,650	2.4%	5,827	2.8%
Drive to Work on Motorcycle	93	1.1%	397	0.6%	1,185	0.6%
Walk or Bicycle to Work	210	2.6%	1,723	2.5%	6,598	3.2%
Other Means	67	0.8%	848	1.2%	2,347	1.1%
Work at Home	368	4.5%	3,366	4.9%	9,662	4.7%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	2,116	27.0%	18,168	28.0%	55,740	28.4%
Travel to Work in 15 to 29 Minutes	4,565	58.3%	34,419	53.0%	98,587	50.3%
Travel to Work in 30 to 59 Minutes	2,202	28.1%	17,564	27.0%	53,498	27.3%
Travel to Work in 60 Minutes or More	440	5.6%	3,944	6.1%	11,098	5.7%
Average Minutes Travel to Work	20.6		20.4		20.8	

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