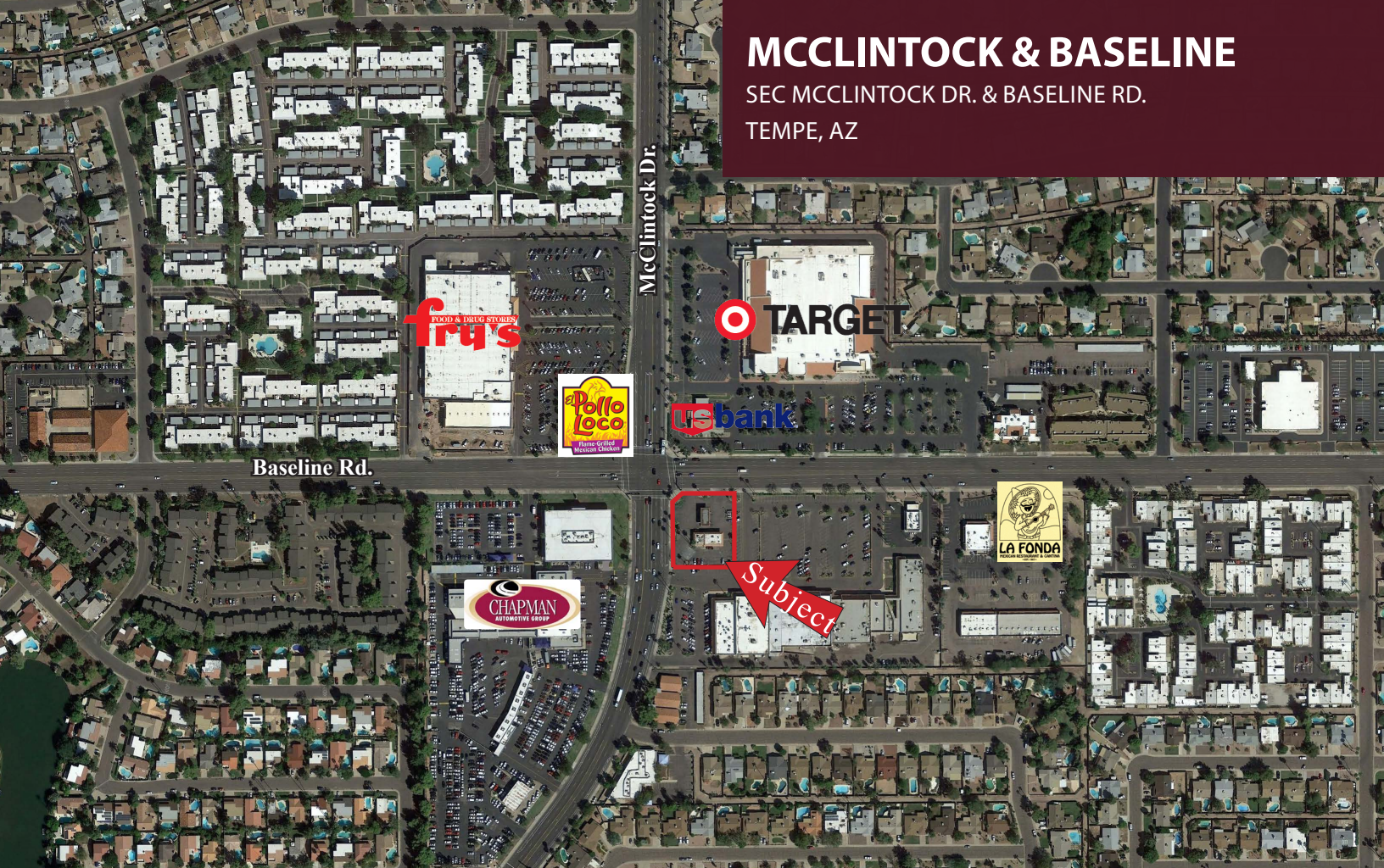


MCCLINTOCK & BASELINE

SEC MCCLINTOCK DR. & BASELINE RD.

TEMPE, AZ



AVAILABLE FOR GROUND LEASE

AVAILABILITY

- +/- 33,367 SF HARD CORNER AVAILABLE

FEATURES

- \$140,000 per year NNN Rental Rate
- PCC-1 City of Tempe Zoning
- APN 301-01-006J
- +/- 63,145 cars per day at intersection
- Property located on going to work side of the street
- Close proximity to the US 60 Freeway
- Owner has removed the UST's and has ADEQ "clean" letter

NOTABLE TENANTS IN TRADE AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,688	171,202	389,957
Ave Household Income	\$89,178	\$68,065	\$72,356
Daytime Employment	5,846	66,373	234,879



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AVAILABLE FOR GROUND LEASE

MCCLINTOCK & BASELINE

SEC MCCLINTOCK DR. & BASELINE RD.
TEMPE, AZ



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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3784/-111.9092

RF5

S McClintock Dr & E Baseline Rd		1 mi radius		3 mi radius		5 mi radius	
Tempe, AZ 85282							
Population							
Estimated Population (2017)		17,688		171,202		389,957	
Projected Population (2022)		19,192		186,436		426,059	
Census Population (2010)		16,946		153,260		348,793	
Census Population (2000)		18,107		156,356		355,342	
Projected Annual Growth (2017 to 2022)		1,504	1.7%	15,234	1.8%	36,102	1.9%
Historical Annual Growth (2010 to 2017)		742	0.6%	17,942	1.7%	41,164	1.7%
Historical Annual Growth (2000 to 2010)		-1,161	-0.6%	-3,096	-0.2%	-6,549	-0.2%
Estimated Population Density (2017)		5,634 <i>psm</i>		6,057 <i>psm</i>		4,967 <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 (2017)		7,286		69,442		155,314	
Projected Households (2022)		7,663		73,474		164,495	
Census Households (2010)		6,915		62,369		138,553	
Census Households (2000)		7,056		63,055		136,945	
Estimated Households with Children (2017)		1,657	22.7%	15,756	22.7%	40,689	26.2%
Estimated Average Household Size (2017)		2.41		2.30		2.40	
Average Household Income							
Estimated Average Household Income (2017)		\$89,178		\$68,065		\$72,356	
Projected Average Household Income (2022)		\$102,203		\$78,844		\$83,812	
Estimated Average Family Income (2017)		\$101,522		\$88,976		\$90,359	
Median Household Income							
Estimated Median Household Income (2017)		\$72,916		\$57,375		\$59,372	
Projected Median Household Income (2022)		\$85,682		\$67,492		\$69,723	
Estimated Median Family Income (2017)		\$87,666		\$75,855		\$76,155	
Per Capita Income							
Estimated Per Capita Income (2017)		\$36,799		\$27,958		\$29,067	
Projected Per Capita Income (2022)		\$40,869		\$31,393		\$32,587	
Estimated Per Capita Income 5 Year Growth		\$4,070	11.1%	\$3,435	12.3%	\$3,519	12.1%
Estimated Average Household Net Worth (2017)		\$900,303		\$667,296		\$691,001	
Daytime Demos (2017)							
Total Businesses		874		7,345		19,048	
Total Employees		5,846		66,373		234,879	
Company Headquarter Businesses		1	0.1%	32	0.4%	166	0.9%
Company Headquarter Employees		1	-	4,470	6.7%	27,323	11.6%
Employee Population per Business		6.7		9.0		12.3	
Residential Population per Business		20.2		23.3		20.5	

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RFS

S McClintock Dr & E Baseline Rd						
Tempe, AZ 85282						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2017)	13,484	76.2%	118,325	69.1%	261,041	66.9%
Black or African American (2017)	1,095	6.2%	12,982	7.6%	27,846	7.1%
American Indian or Alaska Native (2017)	281	1.6%	4,859	2.8%	11,933	3.1%
Asian (2017)	891	5.0%	10,134	5.9%	23,253	6.0%
Hawaiian or Pacific Islander (2017)	87	0.5%	664	0.4%	1,359	0.3%
Other Race (2017)	1,002	5.7%	16,584	9.7%	47,094	12.1%
Two or More Races (2017)	848	4.8%	7,654	4.5%	17,431	4.5%
Not Hispanic or Latino Population (2017)	14,476	81.8%	131,606	76.9%	283,698	72.8%
Hispanic or Latino Population (2017)	3,212	18.2%	39,597	23.1%	106,259	27.2%
Not Hispanic or Latino Population (2022)	15,366	80.1%	140,427	75.3%	303,456	71.2%
Hispanic or Latino Population (2022)	3,826	19.9%	46,009	24.7%	122,604	28.8%
Not Hispanic or Latino Population (2010)	14,289	84.3%	119,667	78.1%	256,115	73.4%
Hispanic or Latino Population (2010)	2,657	15.7%	33,593	21.9%	92,678	26.6%
Not Hispanic or Latino Population (2000)	16,142	89.1%	128,866	82.4%	278,954	78.5%
Hispanic or Latino Population (2000)	1,965	10.9%	27,489	17.6%	76,388	21.5%
Projected Hispanic Annual Growth (2017 to 2022)	614	3.8%	6,413	3.2%	16,345	3.1%
Historic Hispanic Annual Growth (2000 to 2017)	1,247	3.7%	12,107	2.6%	29,871	2.3%
Age Distribution (2017)						
Age Under 5	865	4.9%	9,206	5.4%	23,102	5.9%
Age 5 to 9 Years	844	4.8%	8,380	4.9%	21,678	5.6%
Age 10 to 14 Years	925	5.2%	8,494	5.0%	22,092	5.7%
Age 15 to 19 Years	1,008	5.7%	14,806	8.6%	31,081	8.0%
Age 20 to 24 Years	1,695	9.6%	23,500	13.7%	45,341	11.6%
Age 25 to 29 Years	1,634	9.2%	17,882	10.4%	39,114	10.0%
Age 30 to 34 Years	1,268	7.2%	12,352	7.2%	29,241	7.5%
Age 35 to 39 Years	1,093	6.2%	10,139	5.9%	24,643	6.3%
Age 40 to 44 Years	944	5.3%	8,931	5.2%	22,070	5.7%
Age 45 to 49 Years	1,050	5.9%	9,578	5.6%	23,795	6.1%
Age 50 to 54 Years	1,109	6.3%	9,680	5.7%	23,620	6.1%
Age 55 to 59 Years	1,251	7.1%	9,853	5.8%	22,944	5.9%
Age 60 to 64 Years	1,126	6.4%	8,273	4.8%	18,581	4.8%
Age 65 to 74 Years	1,760	9.9%	11,625	6.8%	25,222	6.5%
Age 75 to 84 Years	822	4.6%	5,722	3.3%	12,052	3.1%
Age 85 Years or Over	293	1.7%	2,783	1.6%	5,381	1.4%
Median Age	37.4		33.0		32.9	
Gender Age Distribution (2017)						
Female Population	8,760	49.5%	83,528	48.8%	191,521	49.1%
Age 0 to 19 Years	1,842	21.0%	20,539	24.6%	48,525	25.3%
Age 20 to 64 Years	5,383	61.5%	51,717	61.9%	119,142	62.2%
Age 65 Years or Over	1,535	17.5%	11,273	13.5%	23,854	12.5%
Female Median Age	39.5		34.5		34.0	
Male Population	8,928	50.5%	87,674	51.2%	198,436	50.9%
Age 0 to 19 Years	1,800	20.2%	20,347	23.2%	49,429	24.9%
Age 20 to 64 Years	5,788	64.8%	58,470	66.7%	130,207	65.6%
Age 65 Years or Over	1,340	15.0%	8,856	10.1%	18,800	9.5%
Male Median Age	35.5		31.7		31.9	

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RF5

S McClintock Dr & E Baseline Rd		1 mi radius		3 mi radius		5 mi radius	
Tempe, AZ 85282							
Household Income Distribution (2017)							
HH Income \$200,000 or More	392	5.4%	2,771	4.0%	6,691	4.3%	
HH Income \$150,000 to \$199,999	605	8.3%	3,668	5.3%	8,397	5.4%	
HH Income \$100,000 to \$149,999	1,220	16.7%	8,473	12.2%	20,116	13.0%	
HH Income \$75,000 to \$99,999	1,169	16.0%	8,350	12.0%	18,960	12.2%	
HH Income \$50,000 to \$74,999	1,720	23.6%	13,420	19.3%	29,602	19.1%	
HH Income \$35,000 to \$49,999	892	12.2%	10,166	14.6%	23,049	14.8%	
HH Income \$25,000 to \$34,999	521	7.2%	6,511	9.4%	14,840	9.6%	
HH Income \$15,000 to \$24,999	411	5.6%	6,763	9.7%	14,339	9.2%	
HH Income Under \$15,000	357	4.9%	9,321	13.4%	19,320	12.4%	
HH Income \$35,000 or More	5,997	82.3%	46,847	67.5%	106,815	68.8%	
HH Income \$75,000 or More	3,385	46.5%	23,262	33.5%	54,164	34.9%	
Housing (2017)							
Total Housing Units	7,518		71,752		161,060		
Housing Units Occupied	7,286	96.9%	69,442	96.8%	155,314	96.4%	
Housing Units Owner-Occupied	4,754	65.2%	30,857	44.4%	71,322	45.9%	
Housing Units, Renter-Occupied	2,533	34.8%	38,585	55.6%	83,992	54.1%	
Housing Units, Vacant	232	3.1%	2,309	3.2%	5,745	3.6%	
Marital Status (2017)							
Never Married	6,335	42.1%	77,071	53.1%	160,656	49.7%	
Currently Married	5,838	38.8%	41,170	28.4%	100,259	31.0%	
Separated	535	3.6%	5,113	3.5%	12,529	3.9%	
Widowed	647	4.3%	5,172	3.6%	11,199	3.5%	
Divorced	1,699	11.3%	16,596	11.4%	38,442	11.9%	
Household Type (2017)							
Population Family	12,813	72.4%	107,652	62.9%	267,540	68.6%	
Population Non-Family	4,767	26.9%	52,199	30.5%	105,443	27.0%	
Population Group Quarters	108	0.6%	11,351	6.6%	16,974	4.4%	
Family Households	4,306	59.1%	34,706	50.0%	82,525	53.1%	
Non-Family Households	2,980	40.9%	34,737	50.0%	72,789	46.9%	
Married Couple with Children	1,017	17.4%	8,386	20.4%	22,370	22.3%	
Average Family Household Size	3.0		3.1		3.2		
Household Size (2017)							
1 Person Households	1,856	25.5%	22,608	32.6%	49,095	31.6%	
2 Person Households	2,797	38.4%	24,019	34.6%	51,092	32.9%	
3 Person Households	1,258	17.3%	10,658	15.3%	23,817	15.3%	
4 Person Households	828	11.4%	7,109	10.2%	17,010	11.0%	
5 Person Households	334	4.6%	2,992	4.3%	8,000	5.2%	
6 or More Person Households	211	2.9%	2,056	3.0%	6,301	4.1%	
Household Vehicles (2017)							
Households with 0 Vehicles Available	274	3.8%	6,125	8.8%	11,755	7.6%	
Households with 1 Vehicles Available	2,549	35.0%	27,703	39.9%	61,699	39.7%	
Households with 2 or More Vehicles Available	4,463	61.3%	35,615	51.3%	81,860	52.7%	
Total Vehicles Available	13,639		115,106		262,782		
Average Vehicles Per Household	1.9		1.7		1.7		

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RF5

S McClintock Dr & E Baseline Rd

Tempe, AZ 85282

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	14,876		143,575		318,974
Estimated Civilian Employed	10,663	71.7%	94,761	66.0%	214,380
Estimated Civilian Unemployed	414	2.8%	3,898	2.7%	8,738
Estimated in Armed Forces	-	-	69	-	132
Estimated Not in Labor Force	3,800	25.5%	44,847	31.2%	95,724
Unemployment Rate	2.8%		2.7%		2.7%

Occupation (2015)

Occupation: Population Age 16 Years or Over	10,678		94,652		214,326
Management, Business, Financial Operations	1,742	16.3%	12,715	13.4%	30,264
Professional, Related	2,942	27.6%	22,580	23.9%	49,374
Service	1,713	16.0%	19,126	20.2%	42,306
Sales, Office	3,011	28.2%	26,685	28.2%	58,521
Farming, Fishing, Forestry	35	0.3%	190	0.2%	690
Construct, Extraction, Maintenance	479	4.5%	5,819	6.1%	14,372
Production, Transport Material Moving	756	7.1%	7,538	8.0%	18,798
White Collar Workers	7,694	72.1%	61,980	65.5%	138,160
Blue Collar Workers	2,983	27.9%	32,672	34.5%	76,166

Consumer Expenditure (2017)

Total Household Expenditure	\$476 M		\$3.70 B		\$8.62 B
Total Non-Retail Expenditure	\$247 M	52.0%	\$1.92 B	51.9%	\$4.48 B
Total Retail Expenditure	\$229 M	48.0%	\$1.78 B	48.1%	\$4.14 B
Apparel	\$16.7 M	3.5%	\$129 M	3.5%	\$302 M
Contributions	\$21.3 M	4.5%	\$159 M	4.3%	\$372 M
Education	\$17.9 M	3.8%	\$137 M	3.7%	\$320 M
Entertainment	\$26.9 M	5.6%	\$207 M	5.6%	\$482 M
Food and Beverages	\$69.2 M	14.5%	\$545 M	14.7%	\$1.27 B
Furnishings and Equipment	\$16.7 M	3.5%	\$127 M	3.4%	\$296 M
Gifts	\$12.1 M	2.5%	\$91.2 M	2.5%	\$213 M
Health Care	\$37.4 M	7.9%	\$297 M	8.0%	\$690 M
Household Operations	\$13.9 M	2.9%	\$104 M	2.8%	\$245 M
Miscellaneous Expenses	\$6.97 M	1.5%	\$54.9 M	1.5%	\$128 M
Personal Care	\$6.19 M	1.3%	\$48.2 M	1.3%	\$112 M
Personal Insurance	\$3.62 M	0.8%	\$27.2 M	0.7%	\$63.6 M
Reading	\$1.07 M	0.2%	\$8.25 M	0.2%	\$19.2 M
Shelter	\$97.7 M	20.5%	\$760 M	20.5%	\$1.77 B
Tobacco	\$2.78 M	0.6%	\$23.0 M	0.6%	\$53.2 M
Transportation	\$90.5 M	19.0%	\$701 M	18.9%	\$1.63 B
Utilities	\$35.1 M	7.4%	\$281 M	7.6%	\$653 M

Educational Attainment (2017)

Adult Population Age 25 Years or Over	12,350		106,817		246,662
Elementary (Grade Level 0 to 8)	177	1.4%	3,810	3.6%	12,050
Some High School (Grade Level 9 to 11)	344	2.8%	5,426	5.1%	15,116
High School Graduate	2,023	16.4%	19,094	17.9%	47,967
Some College	3,227	26.1%	27,765	26.0%	62,236
Associate Degree Only	872	7.1%	9,228	8.6%	20,693
Bachelor Degree Only	3,536	28.6%	24,898	23.3%	55,220
Graduate Degree	2,172	17.6%	16,595	15.5%	33,382

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S McClintock Dr & E Baseline Rd

Tempe, AZ 85282

1 mi radius 3 mi radius 5 mi radius

Units In Structure (2015)

1 Detached Unit	4,999	72.3%	33,751	54.1%	79,025	57.0%
1 Attached Unit	767	11.1%	4,759	7.6%	9,704	7.0%
2 to 4 Units	276	4.0%	5,117	8.2%	11,456	8.3%
5 to 9 Units	355	5.1%	5,285	8.5%	13,013	9.4%
10 to 19 Units	267	3.9%	9,593	15.4%	19,456	14.0%
20 to 49 Units	216	3.1%	4,013	6.4%	7,512	5.4%
50 or More Units	330	4.8%	5,191	8.3%	10,596	7.6%
Mobile Home or Trailer	83	1.2%	1,616	2.6%	4,392	3.2%
Other Structure	3	-	31	0.1%	125	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	39	0.6%	339	0.5%	768	0.6%
Homes Built 2000 to 2009	389	5.6%	6,110	9.8%	16,495	11.9%
Homes Built 1990 to 1999	622	9.0%	10,383	16.6%	28,518	20.6%
Homes Built 1980 to 1989	724	10.5%	16,777	26.9%	41,643	30.1%
Homes Built 1970 to 1979	4,471	64.6%	23,154	37.1%	41,287	29.8%
Homes Built 1960 to 1969	735	10.6%	7,387	11.8%	13,988	10.1%
Homes Built 1950 to 1959	149	2.2%	2,652	4.3%	6,752	4.9%
Homes Built Before 1949	70	1.0%	1,055	1.7%	2,195	1.6%

Home Values (2015)

Home Values \$1,000,000 or More	24	0.5%	198	0.7%	498	0.7%
Home Values \$500,000 to \$999,999	248	5.5%	1,838	6.4%	4,288	6.3%
Home Values \$400,000 to \$499,999	243	5.3%	1,473	5.1%	3,515	5.2%
Home Values \$300,000 to \$399,999	597	13.1%	4,126	14.3%	9,797	14.5%
Home Values \$200,000 to \$299,999	1,798	39.6%	9,317	32.3%	19,771	29.2%
Home Values \$150,000 to \$199,999	1,006	22.2%	6,624	23.0%	14,188	21.0%
Home Values \$100,000 to \$149,999	541	11.9%	4,199	14.6%	9,825	14.5%
Home Values \$70,000 to \$99,999	138	3.0%	1,403	4.9%	3,929	5.8%
Home Values \$50,000 to \$69,999	26	0.6%	417	1.4%	1,551	2.3%
Home Values \$25,000 to \$49,999	16	0.3%	294	1.0%	1,173	1.7%
Home Values Under \$25,000	98	2.2%	878	3.0%	2,460	3.6%
Owner-Occupied Median Home Value	\$229,893		\$223,653		\$216,561	
Renter-Occupied Median Rent	\$966		\$846		\$844	

Transportation To Work (2015)

Drive to Work Alone	6,467	74.2%	60,811	72.0%	140,699	73.7%
Drive to Work in Carpool	887	10.2%	7,835	9.3%	19,136	10.0%
Travel to Work by Public Transportation	296	3.4%	4,445	5.3%	8,165	4.3%
Drive to Work on Motorcycle	77	0.9%	446	0.5%	978	0.5%
Walk or Bicycle to Work	381	4.4%	6,199	7.3%	11,789	6.2%
Other Means	22	0.2%	710	0.8%	1,558	0.8%
Work at Home	582	6.7%	4,062	4.8%	8,640	4.5%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	2,511	30.9%	26,204	32.6%	58,408	32.0%
Travel to Work in 15 to 29 Minutes	4,782	58.8%	41,376	51.4%	92,027	50.5%
Travel to Work in 30 to 59 Minutes	2,325	28.6%	19,016	23.6%	45,744	25.1%
Travel to Work in 60 Minutes or More	345	4.2%	3,537	4.4%	8,346	4.6%
Average Minutes Travel to Work	20.4		19.6		19.9	

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