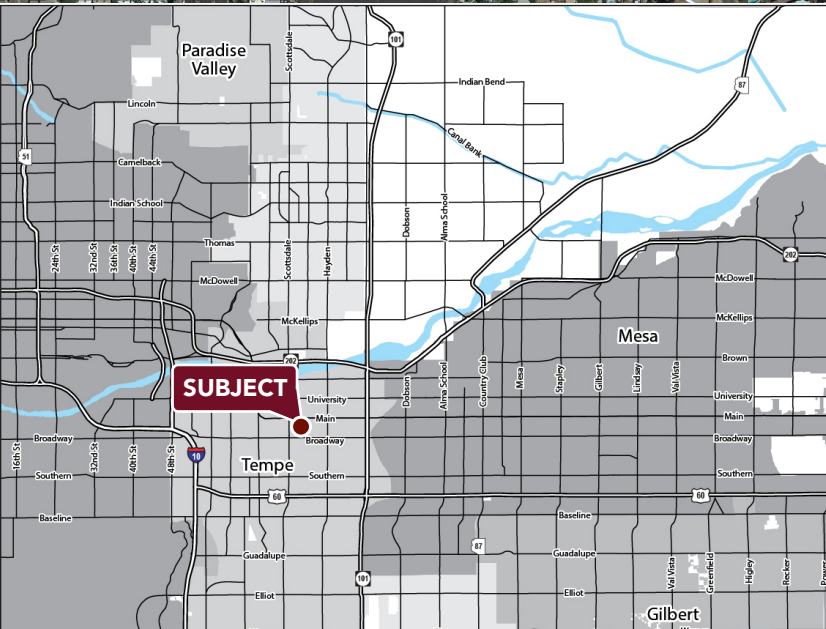


DORSEY CROSSING

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



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	36,140	161,527	357,789
Avg. Household Income	\$43,202	\$56,854	\$63,919
Daytime Population	8,727	102,689	251,475



MATT SCHRAUTH
602.778.3774
mschrauth@srgaz.com

RARE INFILL TEMPE PAD AVAILABLE

DORSEY CROSSING

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



OPTION 1

BUILDING AREA: 600 S.F.
SITE AREA: 20,057 S.F. (.49 AC.)
LOT COVERAGE: 3%
REQUIRED PARKING (1/75 SF) = 8 STALLS
PARKING PROVIDED = 14 STALLS
23.3 STALLS / 1,000 S.F.



STRATEGIC

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mschrauth@srgaz.com

RARE INFILL TEMPE PAD AVAILABLE

DORSEY CROSSING

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



STRATEGIC

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4070/-111.9196

RF5

1225 E Broadway Rd

Tempe, AZ 85282

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2017)	36,140	161,527	357,789
Projected Population (2022)	38,724	175,701	391,527
Census Population (2010)	29,060	137,177	310,983
Census Population (2000)	25,736	134,420	316,484
Projected Annual Growth (2017 to 2022)	2,584 1.4%	14,174 1.8%	33,738 1.9%
Historical Annual Growth (2010 to 2017)	7,080 3.5%	24,350 2.5%	46,806 2.2%
Historical Annual Growth (2000 to 2010)	3,324 1.3%	2,757 0.2%	-5,501 -0.2%
Estimated Population Density (2017)	11,515 <i>psm</i>	5,715 <i>psm</i>	4,557 <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)	12,457	66,068	145,388
Projected Households (2022)	13,185	69,943	154,299
Census Households (2010)	10,398	56,341	125,916
Census Households (2000)	10,553	54,896	125,138
Estimated Households with Children (2017)	1,790 14.4%	12,807 19.4%	35,323 24.3%
Estimated Average Household Size (2017)	2.16	2.22	2.34

Average Household Income

Estimated Average Household Income (2017)	\$43,202	\$56,854	\$63,919
Projected Average Household Income (2022)	\$49,487	\$65,355	\$73,800
Estimated Average Family Income (2017)	\$68,213	\$73,827	\$78,942

Median Household Income

Estimated Median Household Income (2017)	\$41,206	\$49,390	\$53,523
Projected Median Household Income (2022)	\$48,279	\$58,079	\$62,863
Estimated Median Family Income (2017)	\$62,937	\$66,669	\$68,853

Per Capita Income

Estimated Per Capita Income (2017)	\$16,156	\$23,728	\$26,241
Projected Per Capita Income (2022)	\$18,030	\$26,451	\$29,329
Estimated Per Capita Income 5 Year Growth	\$1,874 11.6%	\$2,723 11.5%	\$3,088 11.8%
Estimated Average Household Net Worth (2017)	\$488,805	\$555,494	\$605,563

Daytime Demos (2017)

Total Businesses	952	8,051	17,778
Total Employees	8,727	102,689	251,475
Company Headquarter Businesses	1 0.1%	58 0.7%	171 1.0%
Company Headquarter Employees	32 0.4%	18,168 17.7%	41,544 16.5%
Employee Population per Business	9.2	12.8	14.1
Residential Population per Business	38.0	20.1	20.1

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4070/-111.9196

RF5

1225 E Broadway Rd Tempe, AZ 85282	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2017)	24,256	67.1%	109,733	67.9%	236,649	66.1%
Black or African American (2017)	2,720	7.5%	12,229	7.6%	27,214	7.6%
American Indian or Alaska Native (2017)	816	2.3%	4,612	2.9%	12,256	3.4%
Asian (2017)	3,649	10.1%	9,989	6.2%	17,778	5.0%
Hawaiian or Pacific Islander (2017)	153	0.4%	552	0.3%	1,275	0.4%
Other Race (2017)	2,943	8.1%	17,169	10.6%	46,572	13.0%
Two or More Races (2017)	1,603	4.4%	7,244	4.5%	16,046	4.5%
Not Hispanic or Latino Population (2017)	28,852	79.8%	122,524	75.9%	255,652	71.5%
Hispanic or Latino Population (2017)	7,288	20.2%	39,003	24.1%	102,137	28.5%
Not Hispanic or Latino Population (2022)	30,450	78.6%	130,649	74.4%	273,791	69.9%
Hispanic or Latino Population (2022)	8,274	21.4%	45,052	25.6%	117,736	30.1%
Not Hispanic or Latino Population (2010)	23,394	80.5%	104,237	76.0%	222,611	71.6%
Hispanic or Latino Population (2010)	5,666	19.5%	32,940	24.0%	88,372	28.4%
Not Hispanic or Latino Population (2000)	20,804	80.8%	106,721	79.4%	242,701	76.7%
Hispanic or Latino Population (2000)	4,932	19.2%	27,699	20.6%	73,782	23.3%
Projected Hispanic Annual Growth (2017 to 2022)	985	2.7%	6,050	3.1%	15,599	3.1%
Historic Hispanic Annual Growth (2000 to 2017)	2,356	2.8%	11,303	2.4%	28,355	2.3%
Age Distribution (2017)						
Age Under 5	1,278	3.5%	8,143	5.0%	21,231	5.9%
Age 5 to 9 Years	1,187	3.3%	7,379	4.6%	19,530	5.5%
Age 10 to 14 Years	1,154	3.2%	7,228	4.5%	19,290	5.4%
Age 15 to 19 Years	6,027	16.7%	15,511	9.6%	28,364	7.9%
Age 20 to 24 Years	9,500	26.3%	27,480	17.0%	44,324	12.4%
Age 25 to 29 Years	4,153	11.5%	18,721	11.6%	37,839	10.6%
Age 30 to 34 Years	2,204	6.1%	12,076	7.5%	27,023	7.6%
Age 35 to 39 Years	1,622	4.5%	9,361	5.8%	22,204	6.2%
Age 40 to 44 Years	1,408	3.9%	7,989	4.9%	19,544	5.5%
Age 45 to 49 Years	1,393	3.9%	8,134	5.0%	20,530	5.7%
Age 50 to 54 Years	1,341	3.7%	8,030	5.0%	20,331	5.7%
Age 55 to 59 Years	1,211	3.4%	7,694	4.8%	19,985	5.6%
Age 60 to 64 Years	968	2.7%	6,437	4.0%	16,376	4.6%
Age 65 to 74 Years	1,505	4.2%	9,631	6.0%	23,470	6.6%
Age 75 to 84 Years	829	2.3%	5,146	3.2%	12,173	3.4%
Age 85 Years or Over	361	1.0%	2,567	1.6%	5,575	1.6%
Median Age	25.8		30.4		32.4	
Gender Age Distribution (2017)						
Female Population	16,413	45.4%	76,621	47.4%	174,614	48.8%
Age 0 to 19 Years	5,135	31.3%	19,308	25.2%	43,874	25.1%
Age 20 to 64 Years	9,786	59.6%	47,552	62.1%	107,466	61.5%
Age 65 Years or Over	1,491	9.1%	9,762	12.7%	23,275	13.3%
Female Median Age	26.0		31.6		33.6	
Male Population	19,728	54.6%	84,906	52.6%	183,175	51.2%
Age 0 to 19 Years	4,510	22.9%	18,953	22.3%	44,540	24.3%
Age 20 to 64 Years	14,013	71.0%	58,370	68.7%	120,691	65.9%
Age 65 Years or Over	1,204	6.1%	7,583	8.9%	17,943	9.8%
Male Median Age	25.8		29.5		31.4	

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

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Lat/Lon: 33.4070/-111.9196

RF5

1225 E Broadway Rd Tempe, AZ 85282	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2017)						
HH Income \$200,000 or More	358	2.9%	1,908	2.9%	4,967	3.4%
HH Income \$150,000 to \$199,999	403	3.2%	2,674	4.0%	6,558	4.5%
HH Income \$100,000 to \$149,999	1,097	8.8%	6,932	10.5%	16,638	11.4%
HH Income \$75,000 to \$99,999	1,014	8.1%	7,236	11.0%	16,503	11.4%
HH Income \$50,000 to \$74,999	1,838	14.8%	12,364	18.7%	28,022	19.3%
HH Income \$35,000 to \$49,999	1,494	12.0%	9,779	14.8%	22,423	15.4%
HH Income \$25,000 to \$34,999	1,510	12.1%	6,681	10.1%	14,932	10.3%
HH Income \$15,000 to \$24,999	1,584	12.7%	7,272	11.0%	15,401	10.6%
HH Income Under \$15,000	3,158	25.4%	11,222	17.0%	19,945	13.7%
HH Income \$35,000 or More	6,204	49.8%	40,893	61.9%	95,110	65.4%
HH Income \$75,000 or More	2,872	23.1%	18,750	28.4%	44,665	30.7%
Housing (2017)						
Total Housing Units	12,803		68,478		151,889	
Housing Units Occupied	12,457	97.3%	66,068	96.5%	145,388	95.7%
Housing Units Owner-Occupied	3,061	24.6%	23,048	34.9%	61,211	42.1%
Housing Units, Renter-Occupied	9,396	75.4%	43,020	65.1%	84,177	57.9%
Housing Units, Vacant	346	2.7%	2,409	3.5%	6,501	4.3%
Marital Status (2017)						
Never Married	25,091	77.2%	86,128	62.1%	155,744	52.3%
Currently Married	4,132	12.7%	29,302	21.1%	83,516	28.1%
Separated	1,058	3.3%	4,820	3.5%	12,067	4.1%
Widowed	490	1.5%	4,482	3.2%	11,178	3.8%
Divorced	1,750	5.4%	14,045	10.1%	35,233	11.8%
Household Type (2017)						
Population Family	12,886	35.7%	87,799	54.4%	233,955	65.4%
Population Non-Family	14,041	38.9%	58,764	36.4%	106,787	29.8%
Population Group Quarters	9,213	25.5%	14,964	9.3%	17,047	4.8%
Family Households	4,190	33.6%	28,067	42.5%	71,778	49.4%
Non-Family Households	8,267	66.4%	38,002	57.5%	73,610	50.6%
Married Couple with Children	888	21.5%	6,404	21.9%	18,243	21.8%
Average Family Household Size	3.1		3.1		3.3	
Household Size (2017)						
1 Person Households	4,471	35.9%	23,615	35.7%	49,759	34.2%
2 Person Households	4,358	35.0%	22,589	34.2%	47,162	32.4%
3 Person Households	1,746	14.0%	9,547	14.5%	21,067	14.5%
4 Person Households	1,244	10.0%	5,987	9.1%	14,390	9.9%
5 Person Households	392	3.1%	2,484	3.8%	6,969	4.8%
6 or More Person Households	245	2.0%	1,846	2.8%	6,040	4.2%
Household Vehicles (2017)						
Households with 0 Vehicles Available	1,810	14.5%	7,036	10.7%	12,788	8.8%
Households with 1 Vehicles Available	5,329	42.8%	27,615	41.8%	60,897	41.9%
Households with 2 or More Vehicles Available	5,318	42.7%	31,417	47.6%	71,703	49.3%
Total Vehicles Available	18,530		104,398		236,095	
Average Vehicles Per Household	1.5		1.6		1.6	

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4070/-111.9196

RF5

1225 E Broadway Rd

Tempe, AZ 85282

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	32,365		137,584		294,251	
Estimated Civilian Employed	18,143	56.1%	89,563	65.1%	195,108	66.3%
Estimated Civilian Unemployed	1,015	3.1%	3,915	2.8%	8,152	2.8%
Estimated in Armed Forces	-	-	45	-	154	0.1%
Estimated Not in Labor Force	13,207	40.8%	44,061	32.0%	90,838	30.9%
Unemployment Rate	3.1%		2.8%		2.8%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	18,268		89,205		195,587	
Management, Business, Financial Operations	1,992	10.9%	10,984	12.3%	25,810	13.2%
Professional, Related	4,642	25.4%	21,159	23.7%	43,337	22.2%
Service	4,514	24.7%	19,159	21.5%	40,895	20.9%
Sales, Office	5,142	28.1%	24,959	28.0%	53,298	27.3%
Farming, Fishing, Forestry	28	0.2%	210	0.2%	711	0.4%
Construct, Extraction, Maintenance	886	4.9%	5,220	5.9%	13,888	7.1%
Production, Transport Material Moving	1,065	5.8%	7,513	8.4%	17,649	9.0%
White Collar Workers	11,775	64.5%	57,103	64.0%	122,445	62.6%
Blue Collar Workers	6,493	35.5%	32,102	36.0%	73,142	37.4%

Consumer Expenditure (2017)

Total Household Expenditure	\$490 M		\$3.13 B		\$7.43 B	
Total Non-Retail Expenditure	\$254 M	51.9%	\$1.62 B	51.8%	\$3.85 B	51.8%
Total Retail Expenditure	\$236 M	48.1%	\$1.51 B	48.2%	\$3.58 B	48.2%
Apparel	\$17.1 M	3.5%	\$109 M	3.5%	\$259 M	3.5%
Contributions	\$19.8 M	4.0%	\$128 M	4.1%	\$312 M	4.2%
Education	\$17.9 M	3.7%	\$112 M	3.6%	\$269 M	3.6%
Entertainment	\$27.0 M	5.5%	\$173 M	5.5%	\$414 M	5.6%
Food and Beverages	\$73.5 M	15.0%	\$466 M	14.9%	\$1.10 B	14.8%
Furnishings and Equipment	\$16.2 M	3.3%	\$105 M	3.4%	\$251 M	3.4%
Gifts	\$11.6 M	2.4%	\$74.6 M	2.4%	\$180 M	2.4%
Health Care	\$40.6 M	8.3%	\$256 M	8.2%	\$603 M	8.1%
Household Operations	\$13.2 M	2.7%	\$85.4 M	2.7%	\$206 M	2.8%
Miscellaneous Expenses	\$7.39 M	1.5%	\$46.9 M	1.5%	\$111 M	1.5%
Personal Care	\$6.41 M	1.3%	\$40.9 M	1.3%	\$96.8 M	1.3%
Personal Insurance	\$3.44 M	0.7%	\$22.2 M	0.7%	\$53.6 M	0.7%
Reading	\$1.09 M	0.2%	\$6.97 M	0.2%	\$16.5 M	0.2%
Shelter	\$101 M	20.6%	\$641 M	20.5%	\$1.53 B	20.5%
Tobacco	\$3.27 M	0.7%	\$20.4 M	0.7%	\$47.4 M	0.6%
Transportation	\$92.4 M	18.8%	\$594 M	19.0%	\$1.41 B	19.0%
Utilities	\$38.6 M	7.9%	\$243 M	7.8%	\$571 M	7.7%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	16,995		95,786		225,051	
Elementary (Grade Level 0 to 8)	659	3.9%	4,083	4.3%	11,741	5.2%
Some High School (Grade Level 9 to 11)	687	4.0%	5,515	5.8%	15,020	6.7%
High School Graduate	2,545	15.0%	17,434	18.2%	45,306	20.1%
Some College	4,045	23.8%	24,850	25.9%	57,407	25.5%
Associate Degree Only	1,244	7.3%	7,547	7.9%	18,667	8.3%
Bachelor Degree Only	4,325	25.5%	22,050	23.0%	48,351	21.5%
Graduate Degree	3,490	20.5%	14,307	14.9%	28,559	12.7%

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RF5

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Tempe, AZ 85282

Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,089	39.3%	26,107	46.3%	67,628	53.7%
1 Attached Unit	416	4.0%	4,450	7.9%	9,637	7.7%
2 to 4 Units	1,174	11.3%	6,018	10.7%	11,608	9.2%
5 to 9 Units	1,128	10.8%	5,578	9.9%	11,837	9.4%
10 to 19 Units	2,654	25.5%	10,291	18.3%	19,898	15.8%
20 to 49 Units	1,553	14.9%	4,953	8.8%	8,546	6.8%
50 or More Units	1,425	13.7%	6,365	11.3%	11,244	8.9%
Mobile Home or Trailer	145	1.4%	2,016	3.6%	5,237	4.2%
Other Structure	1	-	25	-	140	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	54	0.5%	315	0.6%	719	0.6%
Homes Built 2000 to 2009	1,485	14.3%	8,123	14.4%	15,741	12.5%
Homes Built 1990 to 1999	2,288	22.0%	9,484	16.8%	21,395	17.0%
Homes Built 1980 to 1989	2,473	23.8%	12,953	23.0%	32,975	26.2%
Homes Built 1970 to 1979	2,215	21.3%	19,079	33.9%	41,588	33.0%
Homes Built 1960 to 1969	2,526	24.3%	9,111	16.2%	18,074	14.4%
Homes Built 1950 to 1959	804	7.7%	3,740	6.6%	9,412	7.5%
Homes Built Before 1949	288	2.8%	1,043	1.9%	2,329	1.8%

Home Values (2015)

Home Values \$1,000,000 or More	17	0.7%	141	0.7%	410	0.7%
Home Values \$500,000 to \$999,999	192	7.9%	1,201	5.7%	3,453	6.1%
Home Values \$400,000 to \$499,999	106	4.4%	922	4.4%	2,640	4.6%
Home Values \$300,000 to \$399,999	424	17.4%	2,665	12.7%	7,175	12.6%
Home Values \$200,000 to \$299,999	769	31.6%	6,580	31.4%	17,115	30.1%
Home Values \$150,000 to \$199,999	805	33.1%	5,040	24.1%	12,236	21.5%
Home Values \$100,000 to \$149,999	299	12.3%	3,290	15.7%	8,479	14.9%
Home Values \$70,000 to \$99,999	369	15.2%	1,383	6.6%	3,927	6.9%
Home Values \$50,000 to \$69,999	31	1.3%	397	1.9%	1,596	2.8%
Home Values \$25,000 to \$49,999	26	1.1%	296	1.4%	1,473	2.6%
Home Values Under \$25,000	30	1.2%	955	4.6%	2,622	4.6%
Owner-Occupied Median Home Value	\$219,753		\$204,370		\$203,977	
Renter-Occupied Median Rent	\$842		\$845		\$831	

Transportation To Work (2015)

Drive to Work Alone	11,402	61.9%	55,779	69.3%	128,855	73.1%
Drive to Work in Carpool	1,593	8.6%	7,185	8.9%	17,418	9.9%
Travel to Work by Public Transportation	1,155	6.3%	4,965	6.2%	8,312	4.7%
Drive to Work on Motorcycle	25	0.1%	368	0.5%	759	0.4%
Walk or Bicycle to Work	3,230	17.5%	7,830	9.7%	11,816	6.7%
Other Means	237	1.3%	691	0.9%	1,561	0.9%
Work at Home	780	4.2%	3,700	4.6%	7,520	4.3%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	6,543	37.1%	24,924	32.4%	53,564	31.7%
Travel to Work in 15 to 29 Minutes	7,275	41.2%	39,221	51.1%	85,421	50.6%
Travel to Work in 30 to 59 Minutes	3,021	17.1%	17,611	22.9%	40,661	24.1%
Travel to Work in 60 Minutes or More	711	4.0%	3,364	4.4%	7,566	4.5%
Average Minutes Travel to Work	17.3		19.5		19.8	

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