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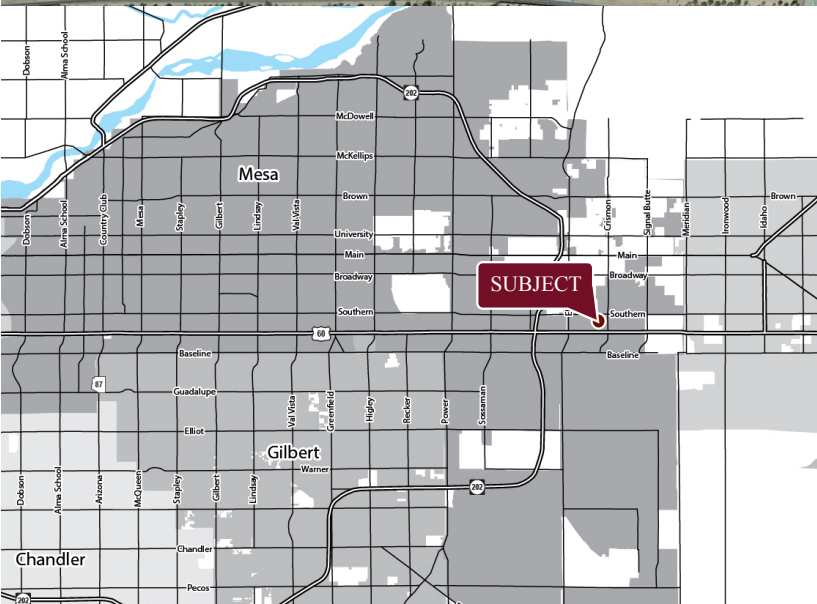


STARBUCKS

SOUTHERN AVE. & CRISMON RD.

SWC SOUTHERN AVE. & CRISMON RD.

MESA, AZ



HARD CORNER RETAIL

AVAILABLE

- 3,500 sf Shops Space-Can Be Demised

FEATURES

- Starbucks anchored retail project
- 0.3 miles from Hwy 60
- Mountain Vista Hospital -general medical & surgical hospital 178 beds & over 600 employees
- Skyline High School (2,700+ students)

NOTABLE TENANTS IN TRADE AREA



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,601	103,419	199,820
Avg Household Income	\$85,679	\$71,614	\$74,110
Daytime Employment	2,541	13,530	46,315



STRATEGIC

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

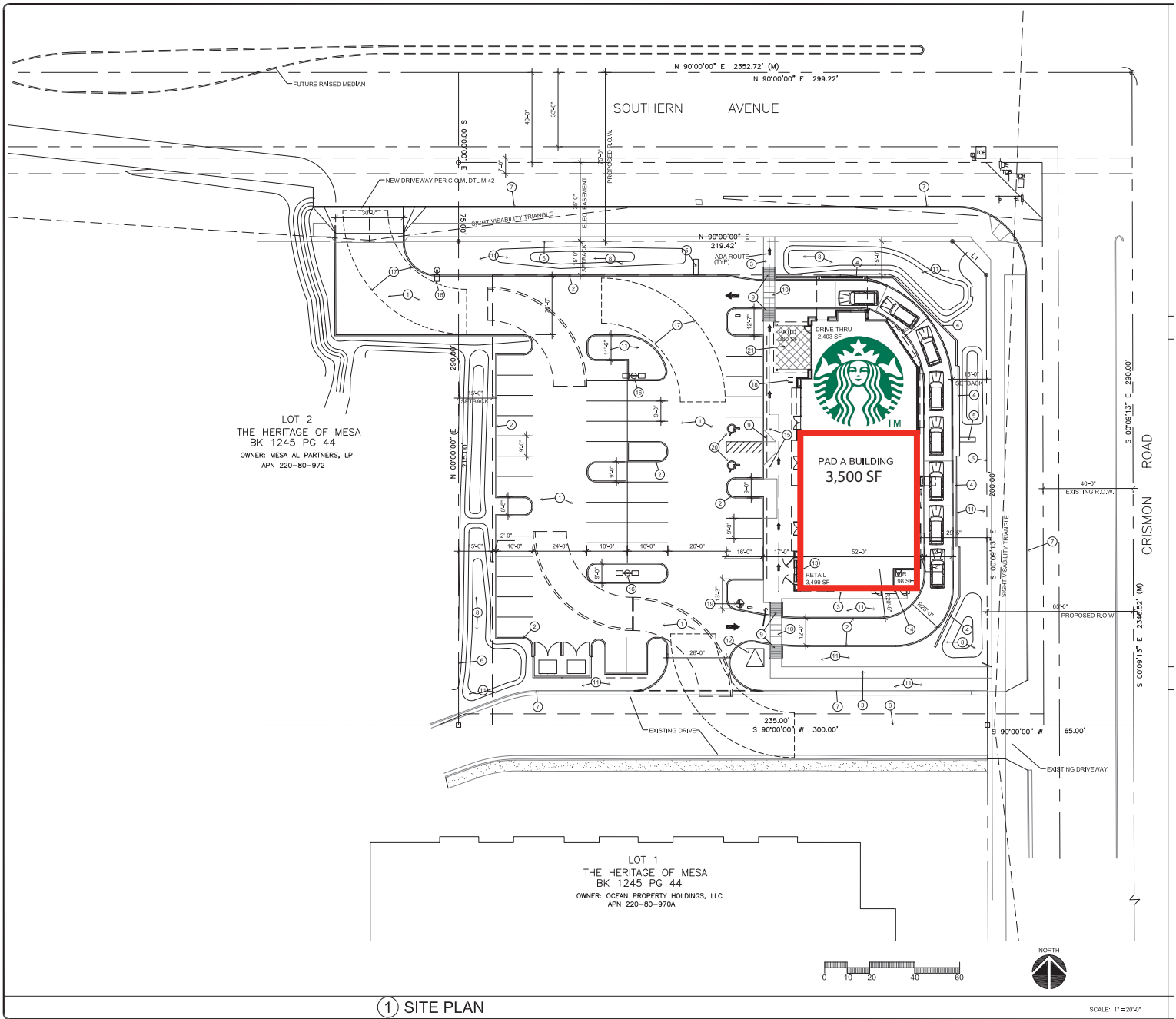
JAMES DECREMER
602.778.3840
jamesd@srgaz.com

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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.



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mattm@srgaz.com

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3934/-111.6155

RF5

E Southern Ave & S Crismon Rd			
	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	14,601	103,419	199,820
Projected Population (2023)	15,967	112,888	218,583
Census Population (2010)	12,128	93,367	173,853
Census Population (2000)	6,542	59,709	121,350
Projected Annual Growth (2018 to 2023)	1,366 1.9%	9,469 1.8%	18,763 1.9%
Historical Annual Growth (2010 to 2018)	2,473 2.5%	10,052 1.3%	25,968 1.9%
Historical Annual Growth (2000 to 2010)	5,586 8.5%	33,658 5.6%	52,503 4.3%
Estimated Population Density (2018)	4,650 <i>psm</i>	3,659 <i>psm</i>	2,545 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	5,431	41,299	79,941
Projected Households (2023)	5,763	43,708	84,594
Census Households (2010)	4,546	37,060	69,427
Census Households (2000)	2,466	24,185	49,309
Estimated Households with Children (2018)	1,973 36.3%	11,569 28.0%	22,239 27.8%
Estimated Average Household Size (2018)	2.69	2.50	2.49
Average Household Income			
Estimated Average Household Income (2018)	\$85,679	\$71,614	\$74,110
Projected Average Household Income (2023)	\$97,056	\$81,340	\$84,454
Estimated Average Family Income (2018)	\$109,485	\$85,502	\$89,954
Median Household Income			
Estimated Median Household Income (2018)	\$69,398	\$57,803	\$59,204
Projected Median Household Income (2023)	\$79,843	\$66,303	\$67,895
Estimated Median Family Income (2018)	\$81,299	\$69,421	\$72,335
Per Capita Income			
Estimated Per Capita Income (2018)	\$31,881	\$28,612	\$29,686
Projected Per Capita Income (2023)	\$35,041	\$31,506	\$32,719
Estimated Per Capita Income 5 Year Growth	\$3,160 9.9%	\$2,894 10.1%	\$3,033 10.2%
Estimated Average Household Net Worth (2018)	\$808,290	\$628,444	\$663,010
Daytime Demos (2018)			
Total Businesses	226	1,601	4,526
Total Employees	2,541	13,530	46,315
Company Headquarter Businesses	-	2 0.1%	7 0.2%
Company Headquarter Employees	-	99 0.7%	2,221 4.8%
Employee Population per Business	11.2	8.5	10.2
Residential Population per Business	64.6	64.6	44.2

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RF5

E Southern Ave & S Crismon Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	11,094	76.0%	83,952	81.2%	163,815	82.0%
Black or African American (2018)	743	5.1%	3,590	3.5%	6,961	3.5%
American Indian or Alaska Native (2018)	209	1.4%	1,170	1.1%	2,134	1.1%
Asian (2018)	619	4.2%	2,990	2.9%	5,523	2.8%
Hawaiian or Pacific Islander (2018)	29	0.2%	244	0.2%	426	0.2%
Other Race (2018)	1,152	7.9%	7,702	7.4%	13,793	6.9%
Two or More Races (2018)	755	5.2%	3,771	3.6%	7,168	3.6%
Not Hispanic or Latino Population (2018)	11,142	76.3%	82,096	79.4%	161,044	80.6%
Hispanic or Latino Population (2018)	3,459	23.7%	21,322	20.6%	38,776	19.4%
Not Hispanic or Latino Population (2023)	11,919	74.7%	87,602	77.6%	172,214	78.8%
Hispanic or Latino Population (2023)	4,048	25.3%	25,286	22.4%	46,369	21.2%
Not Hispanic or Latino Population (2010)	10,030	82.7%	76,988	82.5%	145,355	83.6%
Hispanic or Latino Population (2010)	2,098	17.3%	16,379	17.5%	28,498	16.4%
Not Hispanic or Latino Population (2000)	5,815	88.9%	52,489	87.9%	107,991	89.0%
Hispanic or Latino Population (2000)	726	11.1%	7,220	12.1%	13,358	11.0%
Projected Hispanic Annual Growth (2018 to 2023)	589	3.4%	3,964	3.7%	7,592	3.9%
Historic Hispanic Annual Growth (2000 to 2018)	2,732	20.9%	14,102	10.9%	25,418	10.6%
Age Distribution (2018)						
Age Under 5	1,032	7.1%	5,870	5.7%	11,179	5.6%
Age 5 to 9 Years	991	6.8%	6,224	6.0%	11,886	5.9%
Age 10 to 14 Years	1,038	7.1%	6,603	6.4%	12,813	6.4%
Age 15 to 19 Years	918	6.3%	5,737	5.5%	11,311	5.7%
Age 20 to 24 Years	962	6.6%	4,800	4.6%	9,507	4.8%
Age 25 to 29 Years	1,286	8.8%	5,924	5.7%	11,342	5.7%
Age 30 to 34 Years	1,159	7.9%	6,092	5.9%	11,523	5.8%
Age 35 to 39 Years	1,072	7.3%	6,283	6.1%	12,023	6.0%
Age 40 to 44 Years	883	6.1%	5,708	5.5%	11,298	5.7%
Age 45 to 49 Years	898	6.1%	5,825	5.6%	11,662	5.8%
Age 50 to 54 Years	799	5.5%	5,494	5.3%	11,235	5.6%
Age 55 to 59 Years	789	5.4%	6,039	5.8%	11,913	6.0%
Age 60 to 64 Years	660	4.5%	6,283	6.1%	11,991	6.0%
Age 65 to 74 Years	1,225	8.4%	14,518	14.0%	26,353	13.2%
Age 75 to 84 Years	670	4.6%	9,140	8.8%	17,413	8.7%
Age 85 Years or Over	221	1.5%	2,877	2.8%	6,372	3.2%
Median Age	35.2		43.8		43.7	
Gender Age Distribution (2018)						
Female Population	7,484	51.3%	53,092	51.3%	103,137	51.6%
Age 0 to 19 Years	1,946	26.0%	11,758	22.1%	22,819	22.1%
Age 20 to 64 Years	4,378	58.5%	26,896	50.7%	52,746	51.1%
Age 65 Years or Over	1,161	15.5%	14,438	27.2%	27,572	26.7%
Female Median Age	36.0		45.2		45.2	
Male Population	7,117	48.7%	50,327	48.7%	96,683	48.4%
Age 0 to 19 Years	2,034	28.6%	12,677	25.2%	24,369	25.2%
Age 20 to 64 Years	4,129	58.0%	25,553	50.8%	49,749	51.5%
Age 65 Years or Over	954	13.4%	12,097	24.0%	22,566	23.3%
Male Median Age	34.3		42.3		42.1	

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RF5

E Southern Ave & S Crismon Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	312	5.8%	1,415	3.4%	3,199	4.0%
HH Income \$150,000 to \$199,999	328	6.0%	1,892	4.6%	3,900	4.9%
HH Income \$100,000 to \$149,999	859	15.8%	5,485	13.3%	10,813	13.5%
HH Income \$75,000 to \$99,999	847	15.6%	5,114	12.4%	9,699	12.1%
HH Income \$50,000 to \$74,999	1,148	21.1%	8,777	21.3%	16,161	20.2%
HH Income \$35,000 to \$49,999	622	11.5%	6,326	15.3%	12,156	15.2%
HH Income \$25,000 to \$34,999	425	7.8%	4,234	10.3%	7,938	9.9%
HH Income \$15,000 to \$24,999	436	8.0%	3,850	9.3%	7,449	9.3%
HH Income Under \$15,000	453	8.3%	4,207	10.2%	8,624	10.8%
HH Income \$35,000 or More	4,117	75.8%	29,008	70.2%	55,929	70.0%
HH Income \$75,000 or More	2,347	43.2%	13,906	33.7%	27,611	34.5%
Housing (2018)						
Total Housing Units	6,254		50,795		96,300	
Housing Units Occupied	5,431	86.8%	41,299	81.3%	79,941	83.0%
Housing Units Owner-Occupied	3,764	69.3%	32,417	78.5%	61,082	76.4%
Housing Units, Renter-Occupied	1,668	30.7%	8,881	21.5%	18,859	23.6%
Housing Units, Vacant	822	13.2%	9,496	18.7%	16,359	17.0%
Marital Status (2018)						
Never Married	3,002	26.0%	20,349	24.0%	40,123	24.5%
Currently Married	6,026	52.2%	43,208	51.0%	83,273	50.8%
Separated	376	3.3%	2,848	3.4%	5,607	3.4%
Widowed	549	4.8%	7,095	8.4%	13,533	8.3%
Divorced	1,586	13.7%	11,220	13.2%	21,407	13.1%
Household Type (2018)						
Population Family	12,372	84.7%	86,422	83.6%	165,447	82.8%
Population Non-Family	2,217	15.2%	16,819	16.3%	33,514	16.8%
Population Group Quarters	13	0.1%	179	0.2%	860	0.4%
Family Households	3,751	69.1%	27,745	67.2%	52,910	66.2%
Non-Family Households	1,680	30.9%	13,554	32.8%	27,031	33.8%
Married Couple with Children	1,248	20.7%	7,589	17.6%	14,506	17.4%
Average Family Household Size	3.3		3.1		3.1	
Household Size (2018)						
1 Person Households	1,239	22.8%	10,919	26.4%	21,839	27.3%
2 Person Households	1,880	34.6%	16,089	39.0%	30,134	37.7%
3 Person Households	891	16.4%	5,120	12.4%	10,319	12.9%
4 Person Households	719	13.2%	4,520	10.9%	8,994	11.3%
5 Person Households	405	7.4%	2,616	6.3%	4,874	6.1%
6 or More Person Households	297	5.5%	2,035	4.9%	3,781	4.7%
Household Vehicles (2018)						
Households with 0 Vehicles Available	107	2.0%	1,683	4.1%	3,963	5.0%
Households with 1 Vehicles Available	1,872	34.5%	18,081	43.8%	33,613	42.0%
Households with 2 or More Vehicles Available	3,452	63.6%	21,534	52.1%	42,365	53.0%
Total Vehicles Available	10,528		70,961		137,121	
Average Vehicles Per Household	1.9		1.7		1.7	

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RF5

E Southern Ave & S Crismon Rd		1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)				
Estimated Labor Population Age 16 Years or Over		11,356	83,549	161,657
Estimated Civilian Employed		7,535 66.4%	42,414 50.8%	83,645 51.7%
Estimated Civilian Unemployed		259 2.3%	1,848 2.2%	3,369 2.1%
Estimated in Armed Forces		-	22	35
Estimated Not in Labor Force		3,562 31.4%	39,265 47.0%	74,609 46.2%
Unemployment Rate		2.3%	2.2%	2.1%
Occupation (2015)				
Occupation: Population Age 16 Years or Over		7,541	42,241	84,831
Management, Business, Financial Operations		1,073 14.2%	6,171 14.6%	12,646 14.9%
Professional, Related		1,597 21.2%	8,288 19.6%	17,321 20.4%
Service		1,415 18.8%	7,652 18.1%	15,560 18.3%
Sales, Office		2,070 27.5%	11,719 27.7%	22,989 27.1%
Farming, Fishing, Forestry		12 0.2%	102 0.2%	213 0.3%
Construct, Extraction, Maintenance		730 9.7%	4,267 10.1%	7,934 9.4%
Production, Transport Material Moving		643 8.5%	4,042 9.6%	8,168 9.6%
White Collar Workers		4,741 62.9%	26,178 62.0%	52,955 62.4%
Blue Collar Workers		2,799 37.1%	16,064 38.0%	31,875 37.6%
Consumer Expenditure (2018)				
Total Household Expenditure		\$344 M	\$2.30 B	\$4.54 B
Total Non-Retail Expenditure		\$178 M 51.8%	\$1.19 B 51.7%	\$2.35 B 51.8%
Total Retail Expenditure		\$166 M 48.2%	\$1.11 B 48.3%	\$2.19 B 48.2%
Apparel		\$12.1 M 3.5%	\$80.0 M 3.5%	\$158 M 3.5%
Contributions		\$15.0 M 4.4%	\$97.0 M 4.2%	\$195 M 4.3%
Education		\$12.8 M 3.7%	\$80.7 M 3.5%	\$163 M 3.6%
Entertainment		\$19.4 M 5.6%	\$128 M 5.6%	\$254 M 5.6%
Food and Beverages		\$50.4 M 14.6%	\$340 M 14.8%	\$669 M 14.7%
Furnishings and Equipment		\$12.0 M 3.5%	\$78.3 M 3.4%	\$155 M 3.4%
Gifts		\$8.56 M 2.5%	\$55.5 M 2.4%	\$111 M 2.4%
Health Care		\$27.2 M 7.9%	\$187 M 8.1%	\$367 M 8.1%
Household Operations		\$9.92 M 2.9%	\$64.0 M 2.8%	\$128 M 2.8%
Miscellaneous Expenses		\$5.06 M 1.5%	\$34.2 M 1.5%	\$67.3 M 1.5%
Personal Care		\$4.47 M 1.3%	\$29.8 M 1.3%	\$58.9 M 1.3%
Personal Insurance		\$2.57 M 0.7%	\$16.6 M 0.7%	\$33.2 M 0.7%
Reading		\$763 K 0.2%	\$5.09 M 0.2%	\$10.1 M 0.2%
Shelter		\$70.7 M 20.5%	\$473 M 20.6%	\$936 M 20.6%
Tobacco		\$2.06 M 0.6%	\$14.5 M 0.6%	\$28.3 M 0.6%
Transportation		\$65.6 M 19.1%	\$440 M 19.1%	\$865 M 19.0%
Utilities		\$25.7 M 7.5%	\$174 M 7.6%	\$342 M 7.5%
Educational Attainment (2018)				
Adult Population Age 25 Years or Over		9,660	74,184	143,125
Elementary (Grade Level 0 to 8)		247 2.6%	2,796 3.8%	5,139 3.6%
Some High School (Grade Level 9 to 11)		473 4.9%	5,252 7.1%	9,840 6.9%
High School Graduate		2,719 28.1%	22,341 30.1%	40,875 28.6%
Some College		2,532 26.2%	19,977 26.9%	39,736 27.8%
Associate Degree Only		970 10.0%	6,803 9.2%	12,608 8.8%
Bachelor Degree Only		1,821 18.8%	11,220 15.1%	23,098 16.1%
Graduate Degree		899 9.3%	5,794 7.8%	11,829 8.3%

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Units In Structure (2015)						
1 Detached Unit	3,329	73.2%	26,357	71.1%	52,288	75.3%
1 Attached Unit	327	7.2%	1,737	4.7%	3,193	4.6%
2 to 4 Units	232	5.1%	716	1.9%	2,195	3.2%
5 to 9 Units	164	3.6%	538	1.5%	1,799	2.6%
10 to 19 Units	191	4.2%	737	2.0%	2,109	3.0%
20 to 49 Units	112	2.5%	272	0.7%	800	1.2%
50 or More Units	95	2.1%	547	1.5%	1,730	2.5%
Mobile Home or Trailer	978	21.5%	9,933	26.8%	15,885	22.9%
Other Structure	9	0.2%	343	0.9%	632	0.9%
Homes Built By Year (2015)						
Homes Built 2010 or later	76	1.7%	675	1.8%	1,889	2.7%
Homes Built 2000 to 2009	2,328	51.2%	13,281	35.8%	23,462	33.8%
Homes Built 1990 to 1999	1,440	31.7%	10,150	27.4%	21,376	30.8%
Homes Built 1980 to 1989	570	12.5%	6,626	17.9%	13,059	18.8%
Homes Built 1970 to 1979	535	11.8%	6,186	16.7%	11,967	17.2%
Homes Built 1960 to 1969	198	4.3%	1,887	5.1%	3,406	4.9%
Homes Built 1950 to 1959	87	1.9%	957	2.6%	1,701	2.5%
Homes Built Before 1949	30	0.7%	410	1.1%	714	1.0%
Home Values (2015)						
Home Values \$1,000,000 or More	20	0.6%	247	0.8%	378	0.7%
Home Values \$500,000 to \$999,999	165	4.7%	1,386	4.7%	2,673	5.0%
Home Values \$400,000 to \$499,999	146	4.1%	1,573	5.3%	3,195	6.0%
Home Values \$300,000 to \$399,999	351	9.9%	3,193	10.8%	6,894	13.0%
Home Values \$200,000 to \$299,999	1,042	29.5%	8,104	27.4%	15,844	29.8%
Home Values \$150,000 to \$199,999	878	24.8%	5,602	18.9%	11,033	20.8%
Home Values \$100,000 to \$149,999	432	12.2%	3,945	13.3%	7,132	13.4%
Home Values \$70,000 to \$99,999	203	5.7%	1,769	6.0%	3,206	6.0%
Home Values \$50,000 to \$69,999	99	2.8%	1,350	4.6%	2,295	4.3%
Home Values \$25,000 to \$49,999	185	5.2%	1,620	5.5%	2,792	5.3%
Home Values Under \$25,000	230	6.5%	3,367	11.4%	5,776	10.9%
Owner-Occupied Median Home Value	\$176,519		\$173,249		\$178,951	
Renter-Occupied Median Rent	\$982		\$918		\$909	
Transportation To Work (2015)						
Drive to Work Alone	5,566	80.1%	37,361	78.1%	71,983	77.9%
Drive to Work in Carpool	675	9.7%	5,400	11.3%	10,328	11.2%
Travel to Work by Public Transportation	45	0.7%	381	0.8%	796	0.9%
Drive to Work on Motorcycle	65	0.9%	309	0.6%	547	0.6%
Walk or Bicycle to Work	100	1.4%	644	1.3%	1,608	1.7%
Other Means	142	2.0%	602	1.3%	1,301	1.4%
Work at Home	359	5.2%	3,136	6.6%	5,843	6.3%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,580	24.0%	8,200	18.3%	17,404	20.1%
Travel to Work in 15 to 29 Minutes	2,353	35.7%	13,578	30.4%	27,101	31.3%
Travel to Work in 30 to 59 Minutes	2,687	40.8%	14,399	32.2%	28,652	33.1%
Travel to Work in 60 Minutes or More	530	8.0%	3,428	7.7%	6,366	7.4%
Average Minutes Travel to Work	26.1		25.5		24.8	

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