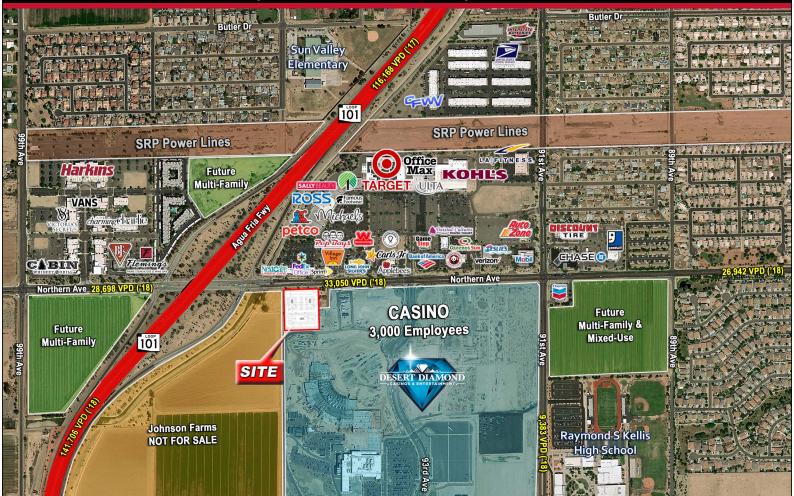


94TH AVE & NORTHERN, GLENDALE, ARIZONA

3.3 ACRE DEVELOPMENT, AVAILABLE FOR LEASE, GROUND LEASE OR BUILD TO SUIT



PROJECT HIGHLIGHTS:

- Pads and Shops Visible from Loop 101 Freeway and Northern Ave
- Adjacent to Desert Diamond Casino, Currently Undergoing a \$400m Expansion to Develop into an Over 1 million SF, First Class Casino/ Hotel Facility (Completion Q4 2019)
- PYLON Signage Available
- Over 30,000 Daytime Employees in a 3 Mile Radius 3k from Casino after Expansion

<u>DEMOGRAPHICS</u>	1 MILE	3 MILES	<u>5 MILES</u>	
2019 Population	7,177	81,206	319,31 <i>7</i>	
Daytime Population	7,994	75,354	264,289	
Average HH Income	\$76,328	\$67,125	\$62,914	

TRAFFIC COUNTS:

Northern Ave: 33,050 VPD (AZDOT 2018) | Route 101: 141,706 VPD (AZDOT 2018)



FOR INFORMATION CONTACT:

Jesse Rozio Investment/Leasing Specialist 480.603.6892 - cell jrozio@gpsaz.com

Greg Saltz - President 480.612.0510 - direct 480.231.3473 - cell gsaltz@gpsaz.com

Marty Olejarczyk - Partner 480.482.1940 - direct 602.762.0754 - cell martyo@gpsaz.com

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be valued by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC



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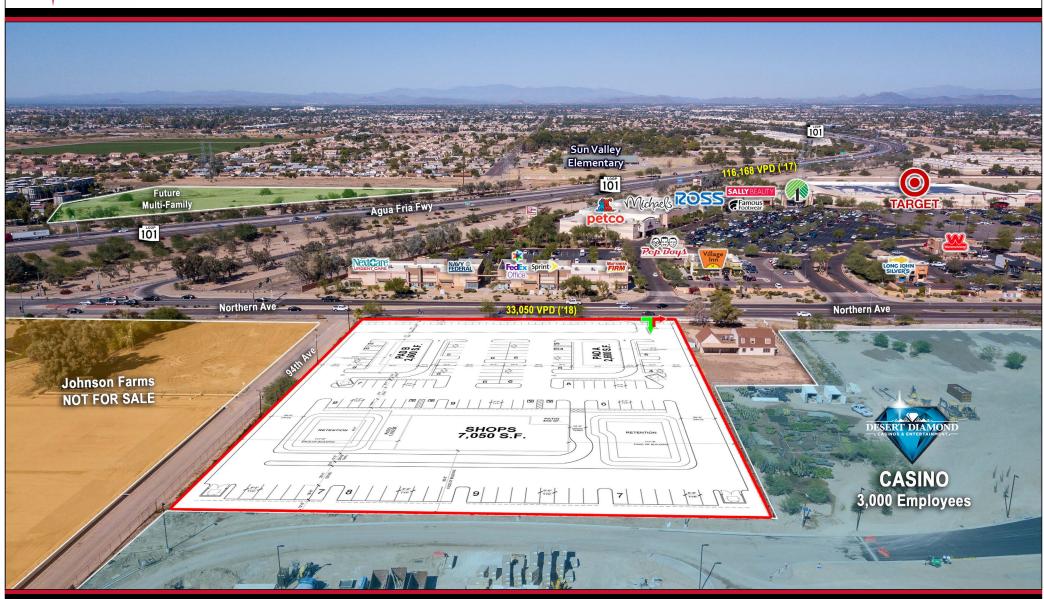


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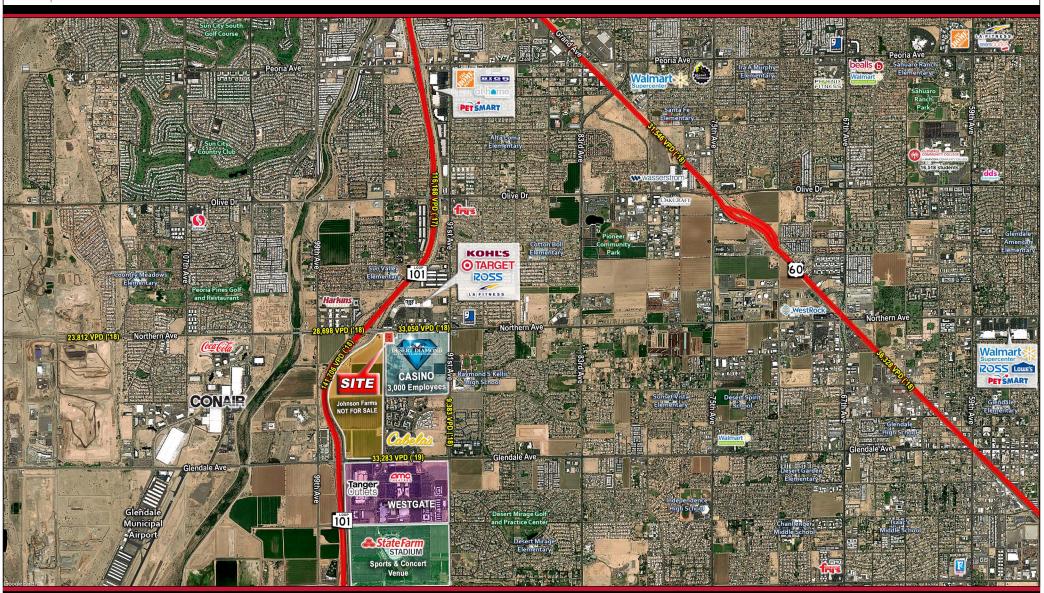
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DEMOGRAPHIC REPORT

Prepared by Esri Latitude: 33.55089

Rings: 1, 3, 5 mile radii	Longitude: -112.26306		
	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	2,278	57,339	250,461
2010 Total Population	5,627	71,184	287,413
2019 Total Population	7,177	81,206	319,317
2024 Total Population	8,306	87,554	342,657
2019-2024 Annual Rate	2.97%	1.52%	1.42%
2019 Total Daytime Population	7,994	75,354	264,289
Workers Residents	4,620	31,252	83,507 180,782
HOUSEHOLD SUMMARY	3,374	44,102	100,762
2000 Households	743	21,555	88,207
2010 Households	2,083	26,745	99,346
2019 Households	2,670	30,194	108,920
2024 Households	3,160	32,504	116,427
2019 HOUSING UNIT SUMMARY	,	·	,
Owner Occupied Housing Units	47.1%	58.4%	54.9%
Renter Occupied Housing Units	42.8%	30.4%	33.2%
2019 HOUSEHOLD INCOME & HOME VAL	UE		
Average Household Income	\$76,328	\$67,125	\$62,914
Average Home Value	\$265,280	\$224,146	\$209,392
2019 POPULATION BY RACE/ETHNICITY	7		
Total	7,177	81,207	319,317
White Alone	64.9%	65.0%	61.3%
Black Alone	6.2%	7.2%	7.1%
American Indian Alone	2.0%	1.8%	1.7%
Asian Alone	5.2%	4.1%	3.1%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	16.2%	17.2%	22.2%
Two or More Races	5.3%	4.6%	4.4%
Hispanic Origin	32.3%	36.5%	46.8%
Diversity Index	75.9	77.0	80.8
2019 POPULATION BY AGE			
Total	7,175	81,206	319,318
0 - 4	6.8%	6.3%	7.5%
5 - 9	6.9%	6.1%	7.2%
10 - 14	6.9%	6.1%	6.9%
15 - 24	12.7%	12.5%	13.8%
25 - 34	20.5%	16.3%	16.0%
35 - 44	14.2%	11.0%	11.4%
45 - 54	11.6%	10.9%	10.6%
55 - 64	10.7%	11.6%	10.4%
65 - 74	6.8%	10.5%	8.6%
75 - 84	2.1%	5.8%	4.8%
85 +	0.7%	2.9%	2.6%
18 +	75.7%	77.8%	74.4%
2019 Median Age	33.2	37.3	34.0
2019 POPULATION AGE 25+ BY EDUCAT	IONAL ATTAINMEN	Т	
Total	4,782	55,997	206,019
Some College, No Degree	32.6%	27.5%	25.1%
Associate Degree	8.6%	8.8%	8.3%
Bachelor's Degree	18.1%	14.0%	11.3%
Graduate/Professional Degree	8.1%	6.3%	5.8%