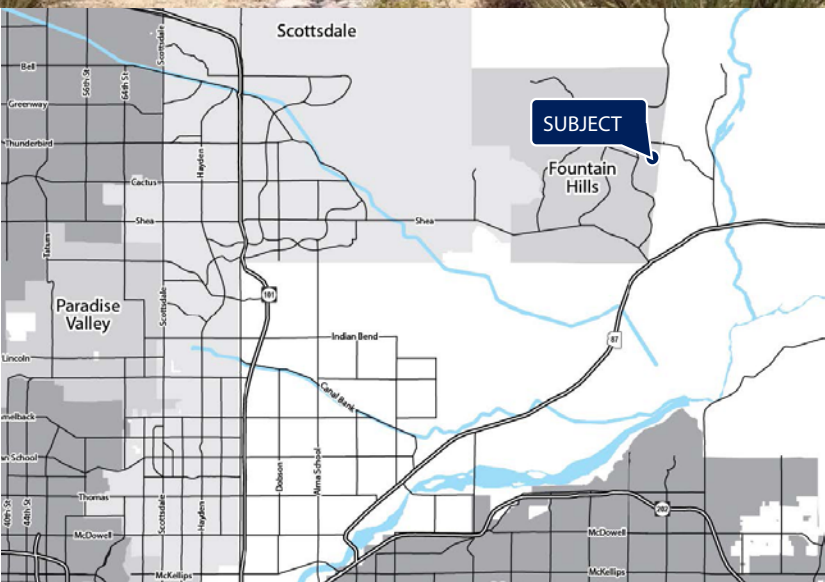


Saguaro Plaza



Endcap Space for Lease



AVAILABLE

- Suite 104: 2,146 sf

LEASE RATE

- \$14 psf, (NNN)

YEAR BUILT

- 1997

FEATURES

- 11,225 sf building
- Adjacent to Fountain Hills
- Located on corner of major intersection

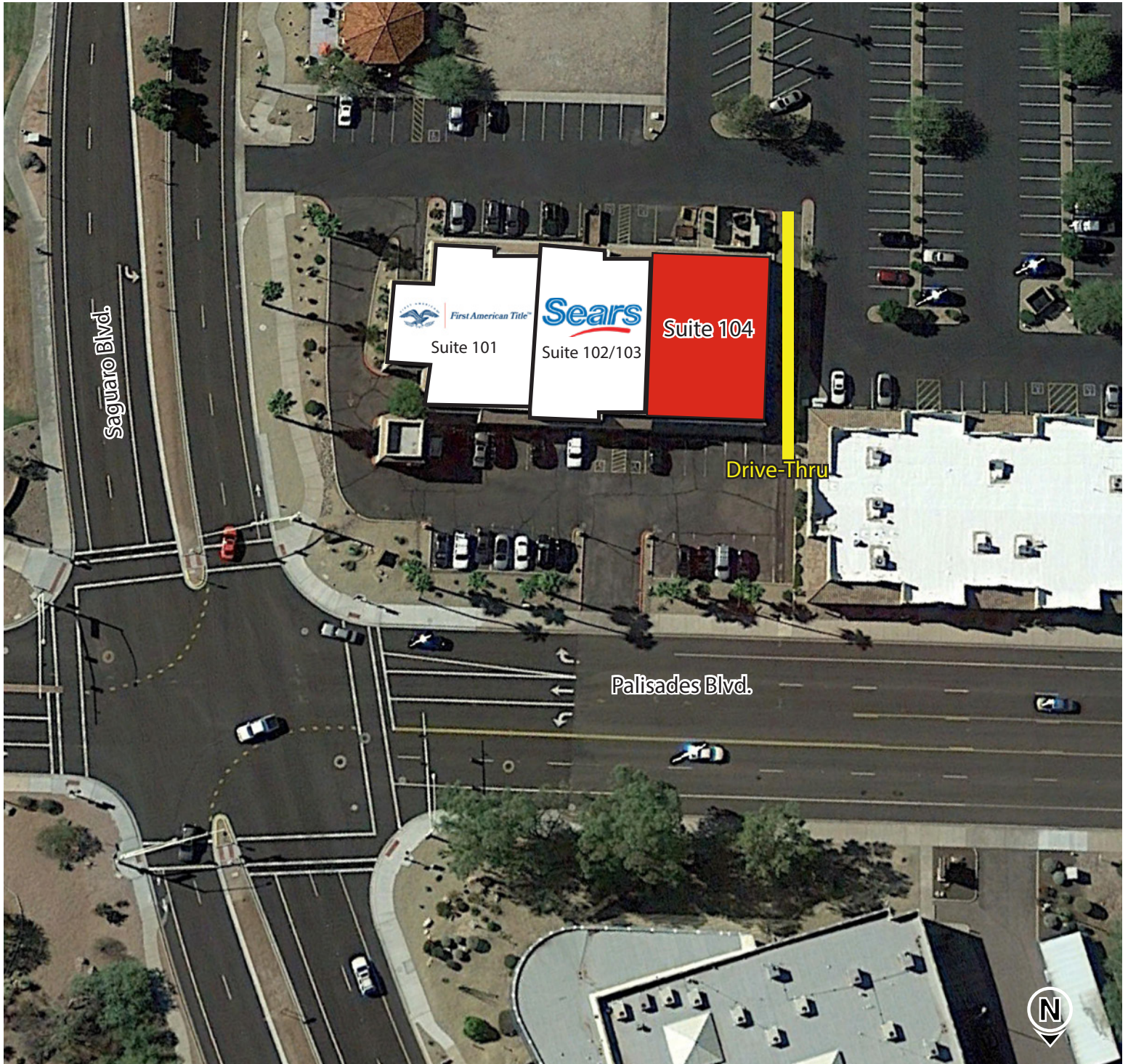
NOTABLE TENANTS IN TRADE AREA



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,611	24,527	31,109
Avg. Household Income	\$94,188	\$117,693	\$136,533
Daytime Employment	4,230	7,424	14,913

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 C 602 684 6209
 matt.schrauth@avisonyoung.com

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 Suite 230
 Phoenix, AZ 85016
 avisonyoung.com



13212 N Saguaro Blvd, Fountain Hills, Arizona, 85268
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.60644
Longitude: -111.71467

Summary	Census 2010	2019	2024
Population	7,622	8,611	9,276
Households	3,852	4,368	4,715
Families	2,206	2,446	2,623
Average Household Size	1.94	1.93	1.93
Owner Occupied Housing Units	2,644	2,880	3,103
Renter Occupied Housing Units	1,208	1,488	1,612
Median Age	54.7	59.3	61.1
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.50%	1.37%	0.77%
Households	1.54%	1.36%	0.75%
Families	1.41%	1.28%	0.68%
Owner HHs	1.50%	1.69%	0.92%
Median Household Income	2.35%	2.59%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	221	5.1%	187	4.0%
\$15,000 - \$24,999	341	7.8%	290	6.2%
\$25,000 - \$34,999	302	6.9%	267	5.7%
\$35,000 - \$49,999	592	13.6%	581	12.3%
\$50,000 - \$74,999	894	20.5%	939	19.9%
\$75,000 - \$99,999	704	16.1%	800	17.0%
\$100,000 - \$149,999	727	16.6%	877	18.6%
\$150,000 - \$199,999	248	5.7%	334	7.1%
\$200,000+	338	7.7%	440	9.3%

Median Household Income	\$68,706	\$77,154
Average Household Income	\$94,188	\$107,410
Per Capita Income	\$47,225	\$53,982

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	233	3.1%	223	2.6%	238	2.6%
5 - 9	282	3.7%	245	2.8%	258	2.8%
10 - 14	291	3.8%	281	3.3%	298	3.2%
15 - 19	321	4.2%	321	3.7%	315	3.4%
20 - 24	260	3.4%	293	3.4%	306	3.3%
25 - 34	576	7.6%	660	7.7%	694	7.5%
35 - 44	754	9.9%	720	8.4%	776	8.4%
45 - 54	1,132	14.9%	970	11.3%	940	10.1%
55 - 64	1,370	18.0%	1,532	17.8%	1,485	16.0%
65 - 74	1,212	15.9%	1,753	20.4%	2,024	21.8%
75 - 84	806	10.6%	1,083	12.6%	1,353	14.6%
85+	382	5.0%	531	6.2%	590	6.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,116	93.4%	7,880	91.5%	8,376	90.3%
Black Alone	87	1.1%	130	1.5%	163	1.8%
American Indian Alone	59	0.8%	80	0.9%	96	1.0%
Asian Alone	123	1.6%	184	2.1%	232	2.5%
Pacific Islander Alone	10	0.1%	13	0.2%	16	0.2%
Some Other Race Alone	103	1.4%	143	1.7%	170	1.8%
Two or More Races	123	1.6%	181	2.1%	223	2.4%
Hispanic Origin (Any Race)	354	4.6%	488	5.7%	588	6.3%

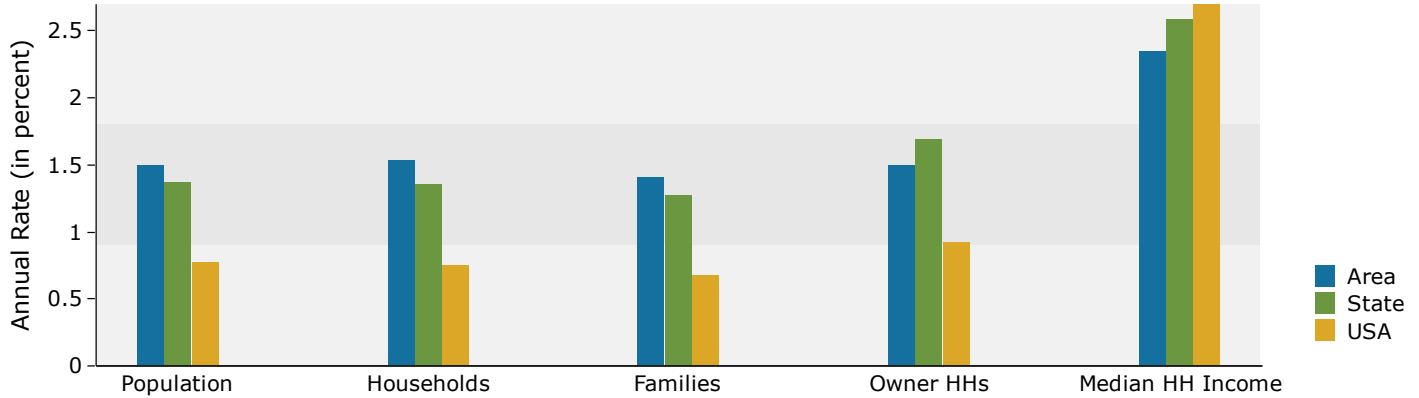
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

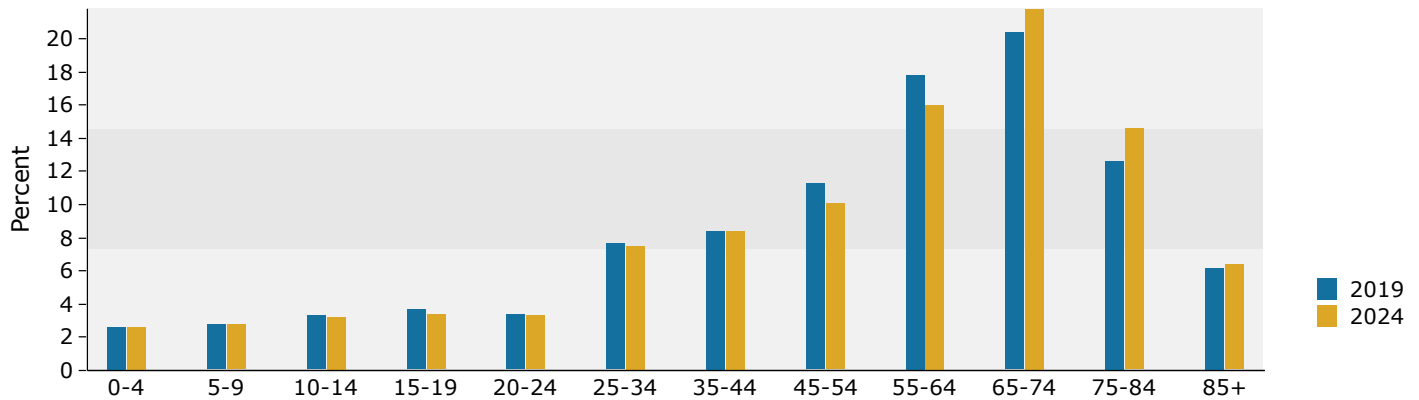
13212 N Saguaro Blvd, Fountain Hills, Arizona, 85268
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.60644
 Longitude: -111.71467

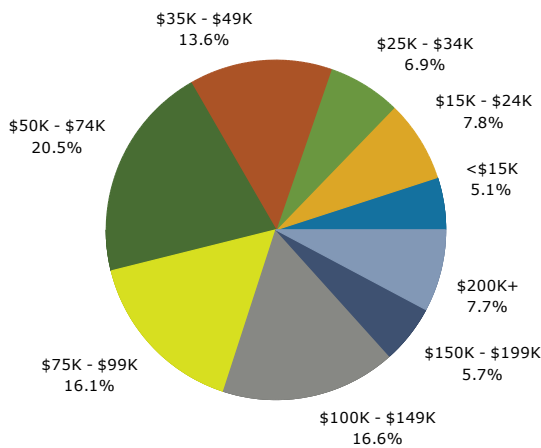
Trends 2019-2024



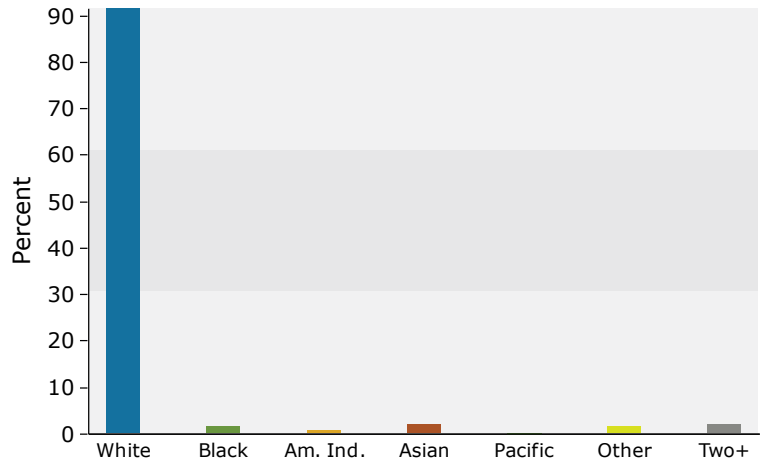
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



13212 N Saguaro Blvd, Fountain Hills, Arizona, 85268
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.60644
Longitude: -111.71467

Summary	Census 2010	2019	2024
Population	22,080	24,527	26,296
Households	10,038	11,186	11,994
Families	6,875	7,526	8,030
Average Household Size	2.18	2.17	2.17
Owner Occupied Housing Units	8,058	8,790	9,467
Renter Occupied Housing Units	1,980	2,396	2,527
Median Age	53.1	57.7	59.6
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.40%	1.37%	0.77%
Households	1.40%	1.36%	0.75%
Families	1.30%	1.28%	0.68%
Owner HHs	1.50%	1.69%	0.92%
Median Household Income	1.77%	2.59%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	469	4.2%	398	3.3%
\$15,000 - \$24,999	720	6.4%	614	5.1%
\$25,000 - \$34,999	642	5.7%	568	4.7%
\$35,000 - \$49,999	1,100	9.8%	1,073	8.9%
\$50,000 - \$74,999	1,931	17.3%	2,005	16.7%
\$75,000 - \$99,999	1,657	14.8%	1,813	15.1%
\$100,000 - \$149,999	2,183	19.5%	2,514	21.0%
\$150,000 - \$199,999	1,071	9.6%	1,343	11.2%
\$200,000+	1,413	12.6%	1,666	13.9%
Median Household Income	\$84,250		\$91,994	
Average Household Income	\$117,693		\$130,252	
Per Capita Income	\$53,609		\$59,337	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	724	3.3%	680	2.8%	721	2.7%
5 - 9	930	4.2%	828	3.4%	859	3.3%
10 - 14	1,035	4.7%	1,001	4.1%	1,025	3.9%
15 - 19	1,061	4.8%	995	4.1%	1,002	3.8%
20 - 24	710	3.2%	737	3.0%	745	2.8%
25 - 34	1,384	6.3%	1,600	6.5%	1,641	6.2%
35 - 44	2,245	10.2%	2,093	8.5%	2,333	8.9%
45 - 54	3,704	16.8%	3,126	12.7%	2,995	11.4%
55 - 64	4,322	19.6%	4,918	20.1%	4,790	18.2%
65 - 74	3,446	15.6%	5,034	20.5%	5,804	22.1%
75 - 84	1,830	8.3%	2,539	10.4%	3,252	12.4%
85+	690	3.1%	975	4.0%	1,130	4.3%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,015	90.6%	21,852	89.1%	23,154	88.1%
Black Alone	210	1.0%	311	1.3%	388	1.5%
American Indian Alone	848	3.8%	932	3.8%	993	3.8%
Asian Alone	393	1.8%	579	2.4%	735	2.8%
Pacific Islander Alone	21	0.1%	26	0.1%	30	0.1%
Some Other Race Alone	261	1.2%	348	1.4%	413	1.6%
Two or More Races	333	1.5%	478	1.9%	583	2.2%
Hispanic Origin (Any Race)	1,025	4.6%	1,370	5.6%	1,633	6.2%

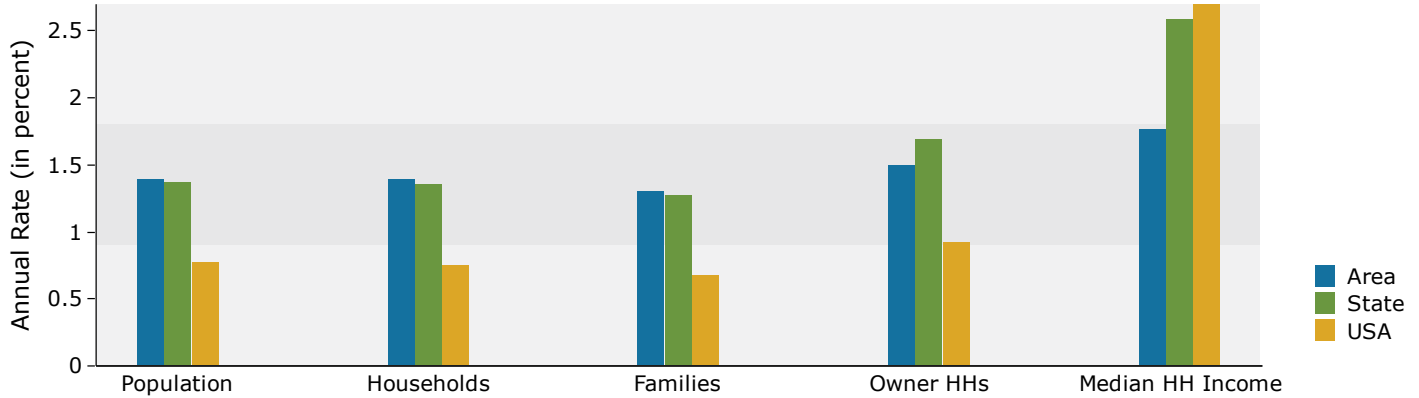
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

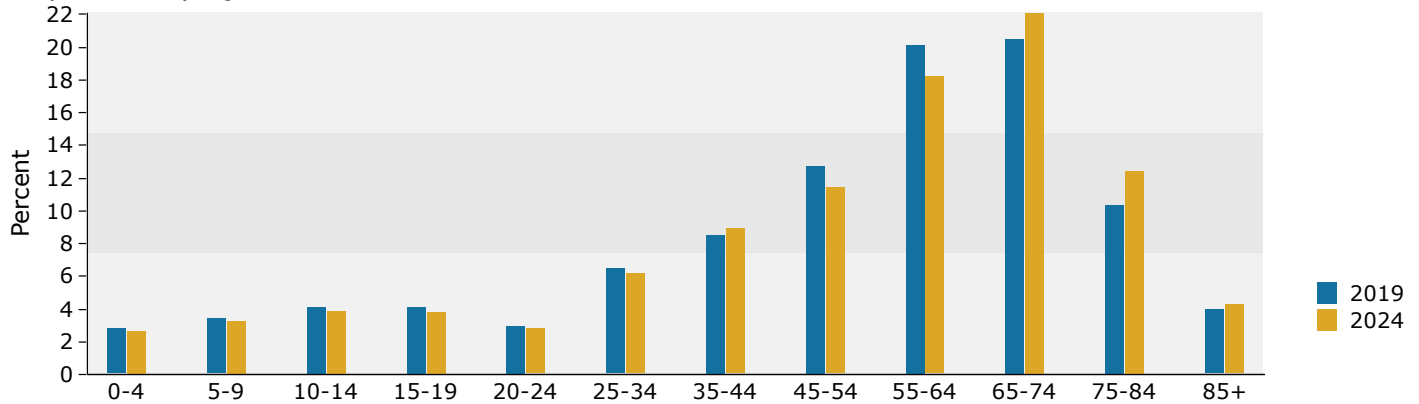
13212 N Saguaro Blvd, Fountain Hills, Arizona, 85268
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.60644
 Longitude: -111.71467

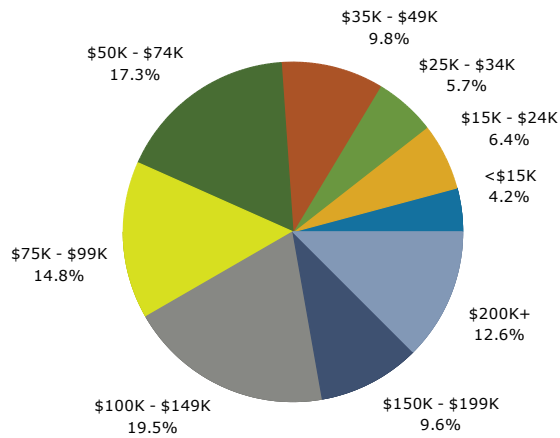
Trends 2019-2024



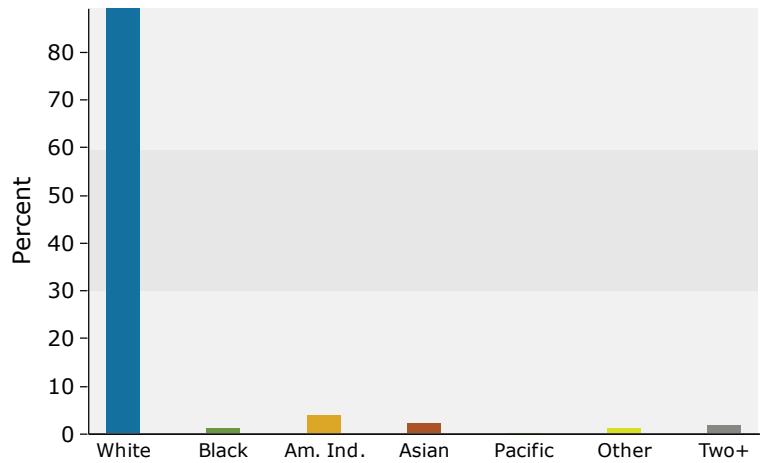
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



13212 N Saguaro Blvd, Fountain Hills, Arizona, 85268
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.60644
Longitude: -111.71467

Summary	Census 2010		2019		2024	
Population	28,032		31,109		33,362	
Households	12,481		13,891		14,893	
Families	8,822		9,661		10,313	
Average Household Size	2.23		2.22		2.23	
Owner Occupied Housing Units	10,301		11,270		12,142	
Renter Occupied Housing Units	2,180		2,621		2,751	
Median Age	52.3		56.9		58.6	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.41%		1.37%		0.77%	
Households	1.40%		1.36%		0.75%	
Families	1.31%		1.28%		0.68%	
Owner HHs	1.50%		1.69%		0.92%	
Median Household Income	1.53%		2.59%		2.70%	
Households by Income	2019				2024	
		Number	Percent	Number	Percent	
<\$15,000	551	4.0%	483	3.2%		
\$15,000 - \$24,999	774	5.6%	666	4.5%		
\$25,000 - \$34,999	732	5.3%	653	4.4%		
\$35,000 - \$49,999	1,210	8.7%	1,183	7.9%		
\$50,000 - \$74,999	2,153	15.5%	2,244	15.1%		
\$75,000 - \$99,999	1,874	13.5%	2,047	13.7%		
\$100,000 - \$149,999	2,805	20.2%	3,188	21.4%		
\$150,000 - \$199,999	1,419	10.2%	1,754	11.8%		
\$200,000+	2,373	17.1%	2,675	18.0%		
Median Household Income		\$94,249		\$101,707		
Average Household Income		\$136,533		\$148,078		
Per Capita Income		\$60,584		\$65,722		
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	917	3.3%	865	2.8%	924	2.8%
5 - 9	1,217	4.3%	1,093	3.5%	1,139	3.4%
10 - 14	1,453	5.2%	1,404	4.5%	1,423	4.3%
15 - 19	1,475	5.3%	1,384	4.4%	1,390	4.2%
20 - 24	859	3.1%	934	3.0%	931	2.8%
25 - 34	1,631	5.8%	1,895	6.1%	1,977	5.9%
35 - 44	2,866	10.2%	2,620	8.4%	2,948	8.8%
45 - 54	5,019	17.9%	4,246	13.6%	4,029	12.1%
55 - 64	5,570	19.9%	6,435	20.7%	6,317	18.9%
65 - 74	4,183	14.9%	6,205	19.9%	7,152	21.4%
75 - 84	2,083	7.4%	2,946	9.5%	3,860	11.6%
85+	760	2.7%	1,083	3.5%	1,271	3.8%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,373	90.5%	27,635	88.8%	29,255	87.7%
Black Alone	273	1.0%	404	1.3%	504	1.5%
American Indian Alone	994	3.5%	1,088	3.5%	1,157	3.5%
Asian Alone	647	2.3%	948	3.0%	1,199	3.6%
Pacific Islander Alone	22	0.1%	28	0.1%	32	0.1%
Some Other Race Alone	304	1.1%	405	1.3%	480	1.4%
Two or More Races	419	1.5%	602	1.9%	735	2.2%
Hispanic Origin (Any Race)	1,287	4.6%	1,716	5.5%	2,045	6.1%

Data Note: Income is expressed in current dollars.

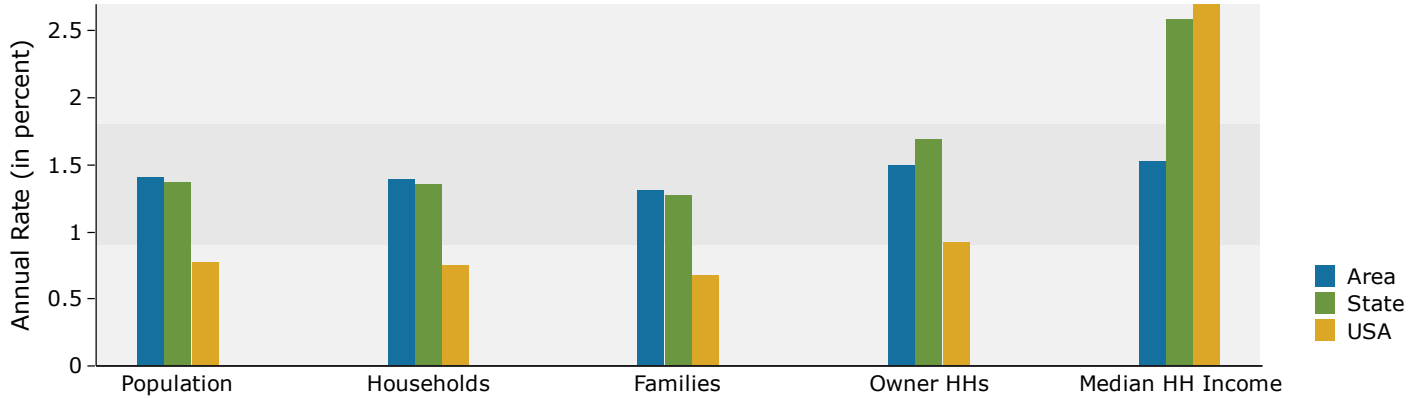
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



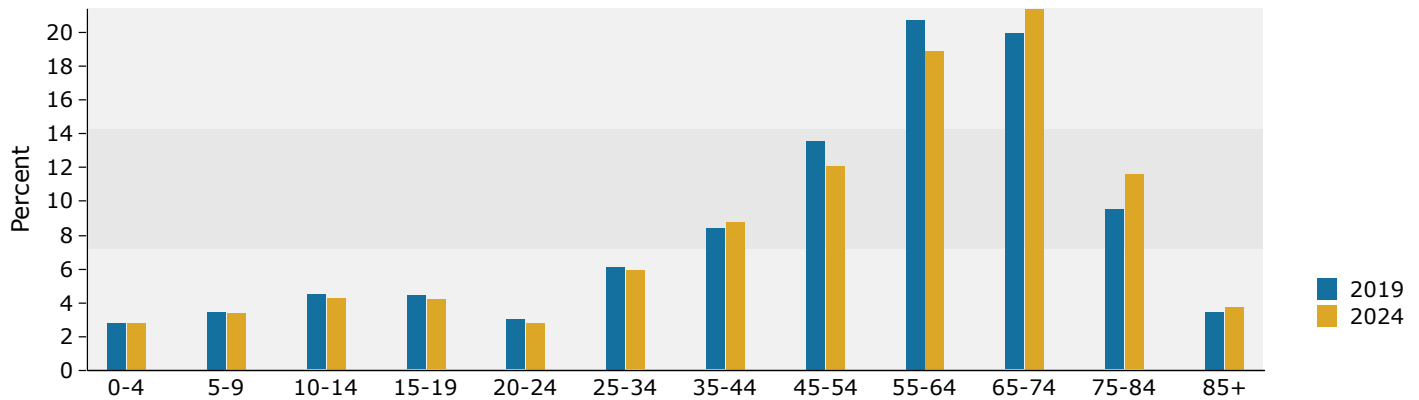
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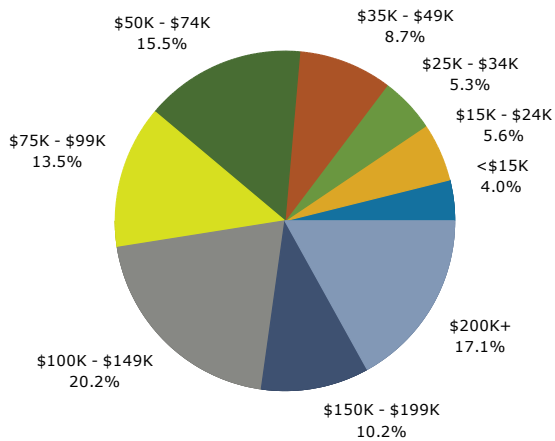
Trends 2019-2024



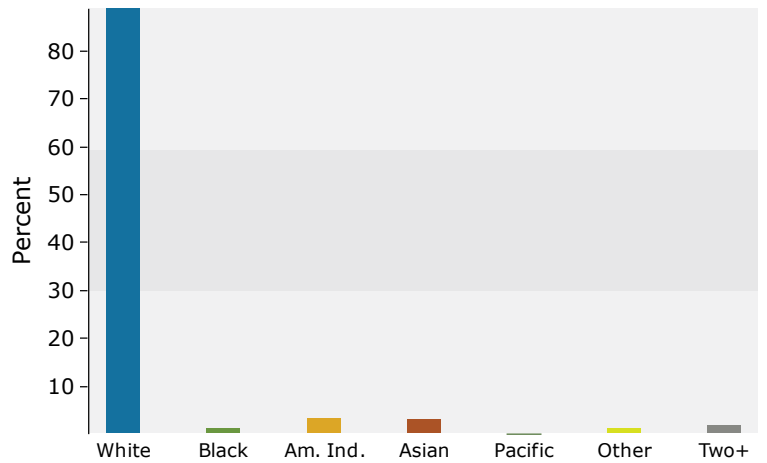
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

