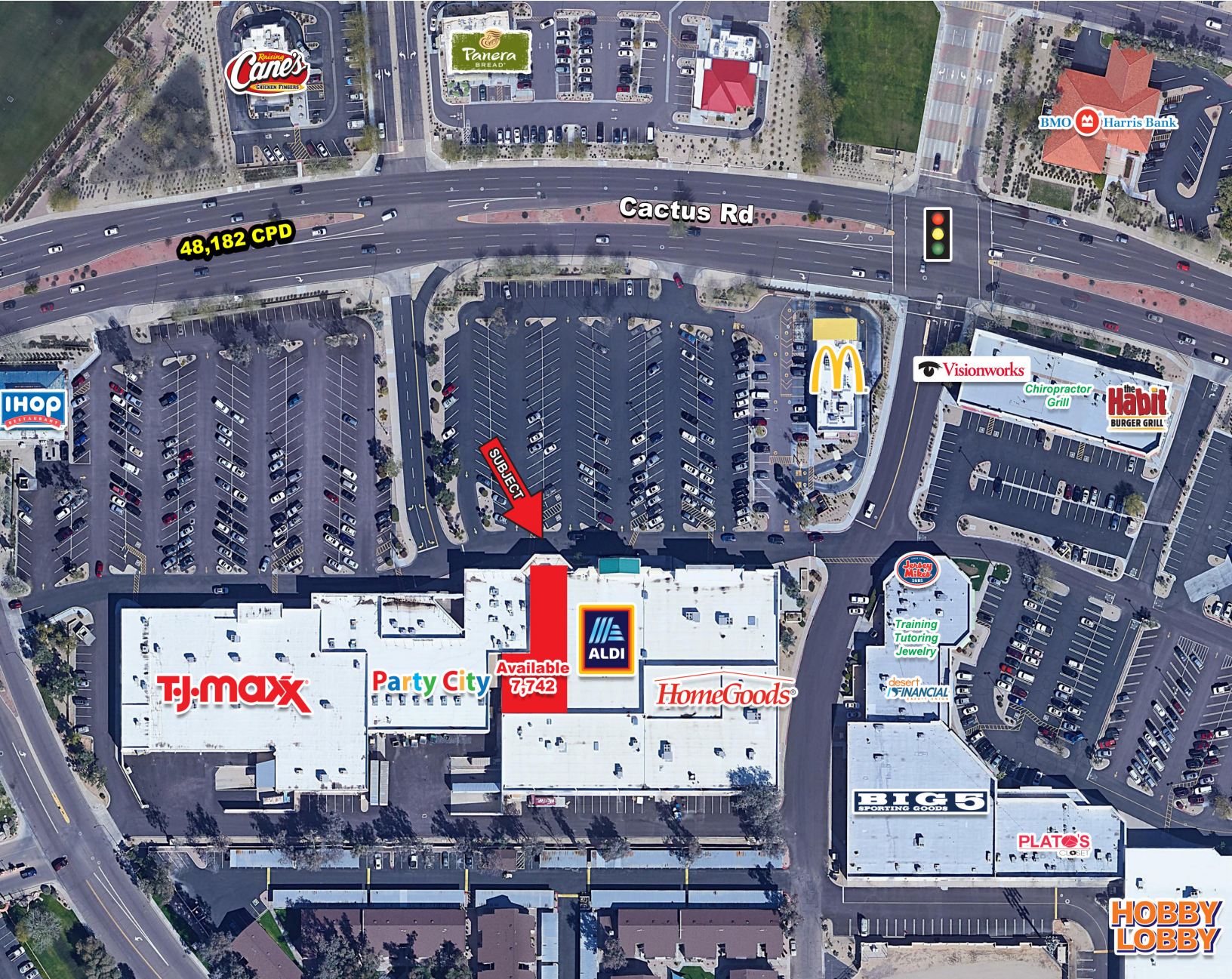


◆ Sub-Lease Shop Space Adjacent to Aldi



PROPERTY HIGHLIGHTS

SITE PLAN/AVAILABILITY

AERIAL

DEMOGRAPHICS

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◆ Sub-Lease Shop Space Adjacent to Aldi

Property Highlights

- Located in a vibrant center with strong national co-tenants
- Future 6.5M SF mixed use development across the street, that will combine the attributes of Desert Ridge Marketplace and Kierland Commons
- Very busy intersection with over 34,000 cars per day
- Adjacent to an Aldi Grocery store scheduled to open QX 2022
- Estimated average household incomes exceeding \$117M with in a 3 mile radius
- Dominant retail intersection in the trade area

Nearby Tenants



PROPERTY HIGHLIGHTS

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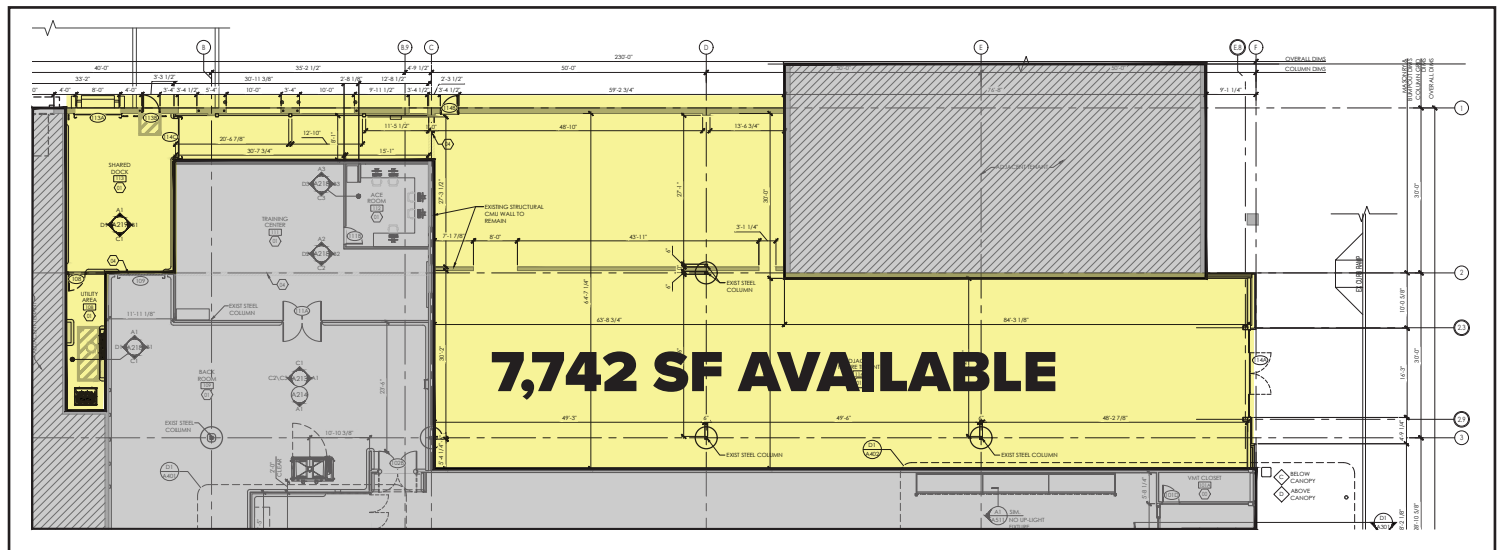
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PROPOSED FRONT ELEVATION



PROPERTY HIGHLIGHTS

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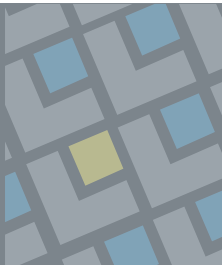
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Expanded Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5988/-111.9805

Phoenix, AZ 85032						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2021)	14,411		94,953		225,145	
Projected Population (2026)	15,484		101,216		242,858	
Census Population (2010)	13,055		90,308		205,330	
Census Population (2000)	13,813		98,488		214,544	
Projected Annual Growth (2021 to 2026)	1,073	1.5%	6,262	1.3%	17,713	1.6%
Historical Annual Growth (2010 to 2021)	1,356	0.9%	4,645	0.5%	19,815	0.9%
Historical Annual Growth (2000 to 2010)	-758	-0.5%	-8,180	-0.8%	-9,214	-0.4%
Estimated Population Density (2021)	4,590 psm		3,360 psm		2,868 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2021)	7,452		39,863		98,140	
Projected Households (2026)	7,732		41,122		102,764	
Census Households (2010)	6,456		36,455		85,606	
Census Households (2000)	6,516		37,253		83,996	
Estimated Households with Children (2021)	1,391	18.7%	10,769	27.0%	25,380	25.9%
Estimated Average Household Size (2021)	1.92		2.35		2.28	
Average Household Income						
Estimated Average Household Income (2021)	\$82,322		\$117,472		\$117,383	
Projected Average Household Income (2026)	\$91,484		\$134,122		\$131,948	
Estimated Average Family Income (2021)	\$123,542		\$144,686		\$149,230	
Median Household Income						
Estimated Median Household Income (2021)	\$66,217		\$92,678		\$90,559	
Projected Median Household Income (2026)	\$75,471		\$104,501		\$102,323	
Estimated Median Family Income (2021)	\$96,821		\$115,906		\$113,771	
Per Capita Income						
Estimated Per Capita Income (2021)	\$42,642		\$49,437		\$51,248	
Projected Per Capita Income (2026)	\$45,746		\$54,604		\$55,909	
Estimated Per Capita Income 5 Year Growth	\$3,104	7.3%	\$5,167	10.5%	\$4,661	9.1%
Estimated Average Household Net Worth (2021)	\$799,290		\$1,239,618		\$1,204,524	
Daytime Demos (2021)						
Total Businesses	1,563		6,006		16,405	
Total Employees	12,751		41,638		141,863	
Company Headquarter Businesses	48	3.1%	184	3.1%	650	4.0%
Company Headquarter Employees	1,663	13.0%	4,752	11.4%	25,354	17.9%
Employee Population per Business	8.2		6.9		8.6	
Residential Population per Business	9.2		15.8		13.7	

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Lat/Lon: 33.5988/-111.9805

Phoenix, AZ 85032	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2021)	11,487	79.7%	77,803	81.9%	177,933	79.0%
Black or African American (2021)	737	5.1%	3,324	3.5%	8,982	4.0%
American Indian or Alaska Native (2021)	224	1.6%	929	1.0%	2,316	1.0%
Asian (2021)	634	4.4%	4,061	4.3%	11,541	5.1%
Hawaiian or Pacific Islander (2021)	20	0.1%	124	0.1%	315	0.1%
Other Race (2021)	692	4.8%	5,286	5.6%	15,930	7.1%
Two or More Races (2021)	618	4.3%	3,426	3.6%	8,130	3.6%
Not Hispanic or Latino Population (2021)	12,045	83.6%	78,325	82.5%	178,297	79.2%
Hispanic or Latino Population (2021)	2,366	16.4%	16,628	17.5%	46,848	20.8%
Not Hispanic or Latino Population (2026)	12,648	81.7%	81,702	80.7%	188,704	77.7%
Hispanic or Latino Population (2026)	2,837	18.3%	19,514	19.3%	54,154	22.3%
Not Hispanic or Latino Population (2010)	11,766	90.1%	79,917	88.5%	173,710	84.6%
Hispanic or Latino Population (2010)	1,289	9.9%	10,391	11.5%	31,620	15.4%
Not Hispanic or Latino Population (2000)	12,756	92.4%	90,572	92.0%	190,808	88.9%
Hispanic or Latino Population (2000)	1,057	7.6%	7,916	8.0%	23,736	11.1%
Projected Hispanic Annual Growth (2021 to 2026)	470	4.0%	2,886	3.5%	7,306	3.1%
Historic Hispanic Annual Growth (2000 to 2021)	1,310	5.9%	8,712	5.2%	23,111	4.6%
Age Distribution (2021)						
Age Under 5	643	4.5%	4,321	4.6%	11,044	4.9%
Age 5 to 9 Years	680	4.7%	4,977	5.2%	12,043	5.3%
Age 10 to 14 Years	754	5.2%	5,805	6.1%	13,340	5.9%
Age 15 to 19 Years	705	4.9%	5,837	6.1%	13,155	5.8%
Age 20 to 24 Years	852	5.9%	4,954	5.2%	12,172	5.4%
Age 25 to 29 Years	1,198	8.3%	5,652	6.0%	15,358	6.8%
Age 30 to 34 Years	1,060	7.4%	5,790	6.1%	15,214	6.8%
Age 35 to 39 Years	884	6.1%	5,884	6.2%	14,496	6.4%
Age 40 to 44 Years	872	6.1%	6,111	6.4%	14,302	6.4%
Age 45 to 49 Years	861	6.0%	6,436	6.8%	14,991	6.7%
Age 50 to 54 Years	991	6.9%	7,292	7.7%	16,096	7.1%
Age 55 to 59 Years	958	6.6%	7,214	7.6%	16,380	7.3%
Age 60 to 64 Years	1,001	6.9%	6,950	7.3%	15,661	7.0%
Age 65 to 74 Years	1,604	11.1%	10,153	10.7%	23,614	10.5%
Age 75 to 84 Years	899	6.2%	5,132	5.4%	12,222	5.4%
Age 85 Years or Over	452	3.1%	2,446	2.6%	5,057	2.2%
Median Age	41.7		42.6		41.5	
Gender Age Distribution (2021)						
Female Population	7,557	52.4%	48,486	51.1%	115,014	51.1%
Age 0 to 19 Years	1,343	17.8%	10,021	20.7%	24,042	20.9%
Age 20 to 64 Years	4,482	59.3%	28,631	59.1%	68,293	59.4%
Age 65 Years or Over	1,733	22.9%	9,833	20.3%	22,680	19.7%
Female Median Age	43.7		44.1		42.8	
Male Population	6,854	47.6%	46,468	48.9%	110,131	48.9%
Age 0 to 19 Years	1,438	21.0%	10,920	23.5%	25,540	23.2%
Age 20 to 64 Years	4,194	61.2%	27,651	59.5%	66,378	60.3%
Age 65 Years or Over	1,222	17.8%	7,897	17.0%	18,213	16.5%
Male Median Age	39.8		41.1		40.2	

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Phoenix, AZ 85032	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2021)						
HH Income \$200,000 or More	579	7.8%	5,477	13.7%	13,207	13.5%
HH Income \$150,000 to \$199,999	364	4.9%	3,382	8.5%	7,782	7.9%
HH Income \$100,000 to \$149,999	872	11.7%	7,387	18.5%	17,154	17.5%
HH Income \$75,000 to \$99,999	1,151	15.4%	6,008	15.1%	14,603	14.9%
HH Income \$50,000 to \$74,999	1,542	20.7%	6,836	17.1%	16,995	17.3%
HH Income \$35,000 to \$49,999	1,103	14.8%	4,151	10.4%	10,590	10.8%
HH Income \$25,000 to \$34,999	695	9.3%	2,487	6.2%	6,175	6.3%
HH Income \$15,000 to \$24,999	468	6.3%	1,894	4.8%	5,508	5.6%
HH Income Under \$15,000	677	9.1%	2,241	5.6%	6,126	6.2%
HH Income \$35,000 or More	5,612	75.3%	33,241	83.4%	80,332	81.9%
HH Income \$75,000 or More	2,967	39.8%	22,254	55.8%	52,747	53.7%
Housing (2021)						
Total Housing Units	8,215		42,111		104,875	
Housing Units Occupied	7,452	90.7%	39,863	94.7%	98,140	93.6%
Housing Units Owner-Occupied	3,502	47.0%	28,514	71.5%	63,063	64.3%
Housing Units, Renter-Occupied	3,951	53.0%	11,349	28.5%	35,077	35.7%
Housing Units, Vacant	763	10.2%	2,248	5.6%	6,735	6.9%
Marital Status (2021)						
Never Married	3,927	31.8%	22,817	28.6%	57,651	30.5%
Currently Married	5,061	41.0%	39,170	49.1%	88,236	46.8%
Separated	336	2.7%	2,813	3.5%	6,772	3.6%
Widowed	779	6.3%	4,264	5.3%	10,176	5.4%
Divorced	2,232	18.1%	10,786	13.5%	25,884	13.7%
Household Type (2021)						
Population Family	9,498	65.9%	75,612	79.6%	173,345	77.0%
Population Non-Family	4,786	33.2%	18,123	19.1%	50,021	22.2%
Population Group Quarters	126	0.9%	1,218	1.3%	1,779	0.8%
Family Households	3,371	45.2%	25,337	63.6%	58,058	59.2%
Non-Family Households	4,081	54.8%	14,527	36.4%	40,082	40.8%
Married Couple with Children	819	16.2%	7,482	19.1%	16,600	18.8%
Average Family Household Size	2.8		3.0		3.0	
Household Size (2021)						
1 Person Households	3,465	46.5%	11,639	29.2%	32,167	32.8%
2 Person Households	2,388	32.0%	14,678	36.8%	35,144	35.8%
3 Person Households	787	10.6%	5,849	14.7%	13,350	13.6%
4 Person Households	499	6.7%	4,612	11.6%	10,258	10.5%
5 Person Households	219	2.9%	1,965	4.9%	4,442	4.5%
6 or More Person Households	94	1.3%	1,120	2.8%	2,780	2.8%
Household Vehicles (2021)						
Households with 0 Vehicles Available	488	6.5%	1,506	3.8%	4,038	4.1%
Households with 1 Vehicles Available	3,471	46.6%	11,959	30.0%	33,888	34.5%
Households with 2 or More Vehicles Available	3,493	46.9%	26,399	66.2%	60,215	61.4%
Total Vehicles Available	11,813		78,373		183,655	
Average Vehicles Per Household	1.6		2.0		1.9	

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Phoenix, AZ 85032		1 mi radius		3 mi radius		5 mi radius	
Labor Force (2021)							
Estimated Labor Population Age 16 Years or Over		12,194		78,687		186,086	
Estimated Civilian Employed		7,441	61.0%	48,891	62.1%	115,670	62.2%
Estimated Civilian Unemployed		494	4.0%	3,236	4.1%	7,798	4.2%
Estimated in Armed Forces		-	-	14	-	23	-
Estimated Not in Labor Force		4,260	34.9%	26,545	33.7%	62,595	33.6%
Unemployment Rate		4.0%		4.1%		4.2%	
Occupation (2021)							
Occupation: Population Age 16 Years or Over		7,441		48,891		115,670	
Management, Business, Financial Operations		1,434	19.3%	10,633	21.7%	24,571	21.2%
Professional, Related		2,192	29.5%	13,280	27.2%	29,903	25.9%
Service		1,344	18.1%	7,307	14.9%	18,279	15.8%
Sales, Office		1,625	21.8%	11,106	22.7%	26,352	22.8%
Farming, Fishing, Forestry		6	-	119	0.2%	326	0.3%
Construct, Extraction, Maintenance		365	4.9%	2,633	5.4%	7,256	6.3%
Production, Transport Material Moving		475	6.4%	3,814	7.8%	8,983	7.8%
White Collar Workers		5,251	70.6%	35,018	71.6%	80,826	69.9%
Blue Collar Workers		2,190	29.4%	13,873	28.4%	34,844	30.1%
Consumer Expenditure (2021)							
Total Household Expenditure		\$455.49 M		\$3.14 B		\$7.71 B	
Total Non-Retail Expenditure		\$241.46 M	53.0%	\$1.66 B	53.0%	\$4.09 B	53.0%
Total Retail Expenditure		\$214.03 M	47.0%	\$1.48 B	47.0%	\$3.62 B	47.0%
Apparel		\$15.95 M	3.5%	\$111.59 M	3.6%	\$274.22 M	3.6%
Contributions		\$14.97 M	3.3%	\$108.43 M	3.5%	\$266.54 M	3.5%
Education		\$13.48 M	3.0%	\$102.01 M	3.3%	\$251.03 M	3.3%
Entertainment		\$25.52 M	5.6%	\$181 M	5.8%	\$443.61 M	5.8%
Food and Beverages		\$67.03 M	14.7%	\$455.69 M	14.5%	\$1.12 B	14.5%
Furnishings and Equipment		\$15.87 M	3.5%	\$112.12 M	3.6%	\$274.8 M	3.6%
Gifts		\$11.38 M	2.5%	\$82.71 M	2.6%	\$204.18 M	2.6%
Health Care		\$38.65 M	8.5%	\$260.5 M	8.3%	\$638.75 M	8.3%
Household Operations		\$17.87 M	3.9%	\$125.3 M	4.0%	\$307.76 M	4.0%
Miscellaneous Expenses		\$8.64 M	1.9%	\$59.76 M	1.9%	\$146.81 M	1.9%
Personal Care		\$6.11 M	1.3%	\$42.06 M	1.3%	\$103.33 M	1.3%
Personal Insurance		\$3.14 M	0.7%	\$23.31 M	0.7%	\$56.91 M	0.7%
Reading		\$1 M	0.2%	\$6.93 M	0.2%	\$17.04 M	0.2%
Shelter		\$96.86 M	21.3%	\$657.27 M	21.0%	\$1.62 B	21.0%
Tobacco		\$2.85 M	0.6%	\$17.13 M	0.5%	\$42.4 M	0.6%
Transportation		\$82.35 M	18.1%	\$568.65 M	18.1%	\$1.39 B	18.1%
Utilities		\$33.84 M	7.4%	\$222.33 M	7.1%	\$546.44 M	7.1%
Educational Attainment (2021)							
Adult Population Age 25 Years or Over		10,778		69,059		163,391	
Elementary (Grade Level 0 to 8)		221	2.1%	1,600	2.3%	5,114	3.1%
Some High School (Grade Level 9 to 11)		386	3.6%	2,416	3.5%	7,019	4.3%
High School Graduate		1,656	15.4%	11,268	16.3%	28,220	17.3%
Some College		2,544	23.6%	15,331	22.2%	34,897	21.4%
Associate Degree Only		958	8.9%	6,137	8.9%	13,776	8.4%
Bachelor Degree Only		3,388	31.4%	19,864	28.8%	44,783	27.4%
Graduate Degree		1,626	15.1%	12,443	18.0%	29,584	18.1%

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Phoenix, AZ 85032	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2021)						
1 Detached Unit	2,627	40.7%	29,417	80.7%	61,447	71.8%
1 Attached Unit	662	10.3%	1,499	4.1%	5,171	6.0%
2 to 4 Units	734	11.4%	1,299	3.6%	5,729	6.7%
5 to 9 Units	841	13.0%	1,610	4.4%	5,021	5.9%
10 to 19 Units	603	9.3%	1,416	3.9%	4,590	5.4%
20 to 49 Units	537	8.3%	911	2.5%	3,062	3.6%
50 or More Units	1,364	21.1%	3,048	8.4%	9,098	10.6%
Mobile Home or Trailer	80	1.2%	613	1.7%	3,876	4.5%
Other Structure	5	-	50	0.1%	145	0.2%
Homes Built By Year (2021)						
Homes Built 2010 or later	337	5.2%	1,591	4.4%	5,638	6.6%
Homes Built 2000 to 2009	661	10.2%	2,819	7.7%	10,935	12.8%
Homes Built 1990 to 1999	1,222	18.9%	6,097	16.7%	20,207	23.6%
Homes Built 1980 to 1989	2,355	36.5%	10,654	29.2%	25,436	29.7%
Homes Built 1970 to 1979	2,162	33.5%	13,841	38.0%	24,561	28.7%
Homes Built 1960 to 1969	433	6.7%	3,501	9.6%	7,060	8.2%
Homes Built 1950 to 1959	234	3.6%	1,040	2.9%	3,253	3.8%
Homes Built Before 1949	48	0.7%	319	0.9%	1,051	1.2%
Home Values (2021)						
Home Values \$1,000,000 or More	64	1.8%	1,634	5.7%	5,119	8.1%
Home Values \$500,000 to \$999,999	533	15.2%	6,142	21.5%	13,713	21.7%
Home Values \$400,000 to \$499,999	716	20.4%	5,263	18.5%	9,104	14.4%
Home Values \$300,000 to \$399,999	874	25.0%	7,284	25.5%	13,235	21.0%
Home Values \$200,000 to \$299,999	854	24.4%	5,778	20.3%	13,910	22.1%
Home Values \$150,000 to \$199,999	204	5.8%	1,159	4.1%	3,414	5.4%
Home Values \$100,000 to \$149,999	119	3.4%	564	2.0%	1,611	2.6%
Home Values \$70,000 to \$99,999	65	1.9%	169	0.6%	596	0.9%
Home Values \$50,000 to \$69,999	12	0.3%	48	0.2%	250	0.4%
Home Values \$25,000 to \$49,999	30	0.9%	182	0.6%	568	0.9%
Home Values Under \$25,000	31	0.9%	291	1.0%	1,541	2.4%
Owner-Occupied Median Home Value	\$327,346		\$409,215		\$419,389	
Renter-Occupied Median Rent	\$1,070		\$1,142		\$1,118	
Transportation To Work (2021)						
Drive to Work Alone	5,301	76.6%	33,707	73.7%	79,843	73.6%
Drive to Work in Carpool	590	8.5%	4,298	9.4%	10,408	9.6%
Travel to Work by Public Transportation	158	2.3%	827	1.8%	2,219	2.0%
Drive to Work on Motorcycle	26	0.4%	157	0.3%	315	0.3%
Walk or Bicycle to Work	262	3.8%	879	1.9%	2,157	2.0%
Other Means	100	1.5%	658	1.4%	1,743	1.6%
Work at Home	487	7.0%	5,233	11.4%	11,789	10.9%
Travel Time (2021)						
Travel to Work in 14 Minutes or Less	1,289	18.6%	9,514	20.8%	23,336	21.5%
Travel to Work in 15 to 29 Minutes	3,602	52.0%	19,591	42.8%	44,874	41.4%
Travel to Work in 30 to 59 Minutes	1,830	26.4%	12,426	27.2%	29,942	27.6%
Travel to Work in 60 Minutes or More	179	2.6%	1,584	3.5%	4,572	4.2%
Average Minutes Travel to Work	21.3		22.2		22.4	

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PROPERTY HIGHLIGHTS

SITE PLAN/AVAILABILITY

AERIAL

DEMOGRAPHICS

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