

Northeast Corner
Power Rd & Germann Rd
Queen Creek, AZ

POWER MARKETPLACE I PLANNED RETAIL CENTER



RETAILERS AT THE INTERSECTION



AVAILABLE SPACES

Anchor, Shops space, build-to-suits, ground leases, or land sales to meet the specific needs of each retailer

PROPERTY SIZE

Land Area: ±15 acres,
Proposed Development: ±285,000 SF

TRAFFIC COUNTS

Power: 28,000 VPD
(Source: MAG 2007)

Germann: 14,000 VPD

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	4,449	47,356	109,985
Average HH Income:	\$90,319	\$90,475	\$92,726
Households:	1,974	15,250	33,640
Median Age:	35.4	32.2	32.1

FOR MORE INFORMATION

Joe Doucett
602.368.3555 x105
480.390.2262 Cell
Joe@GDCRE.com



GDC/RE

2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

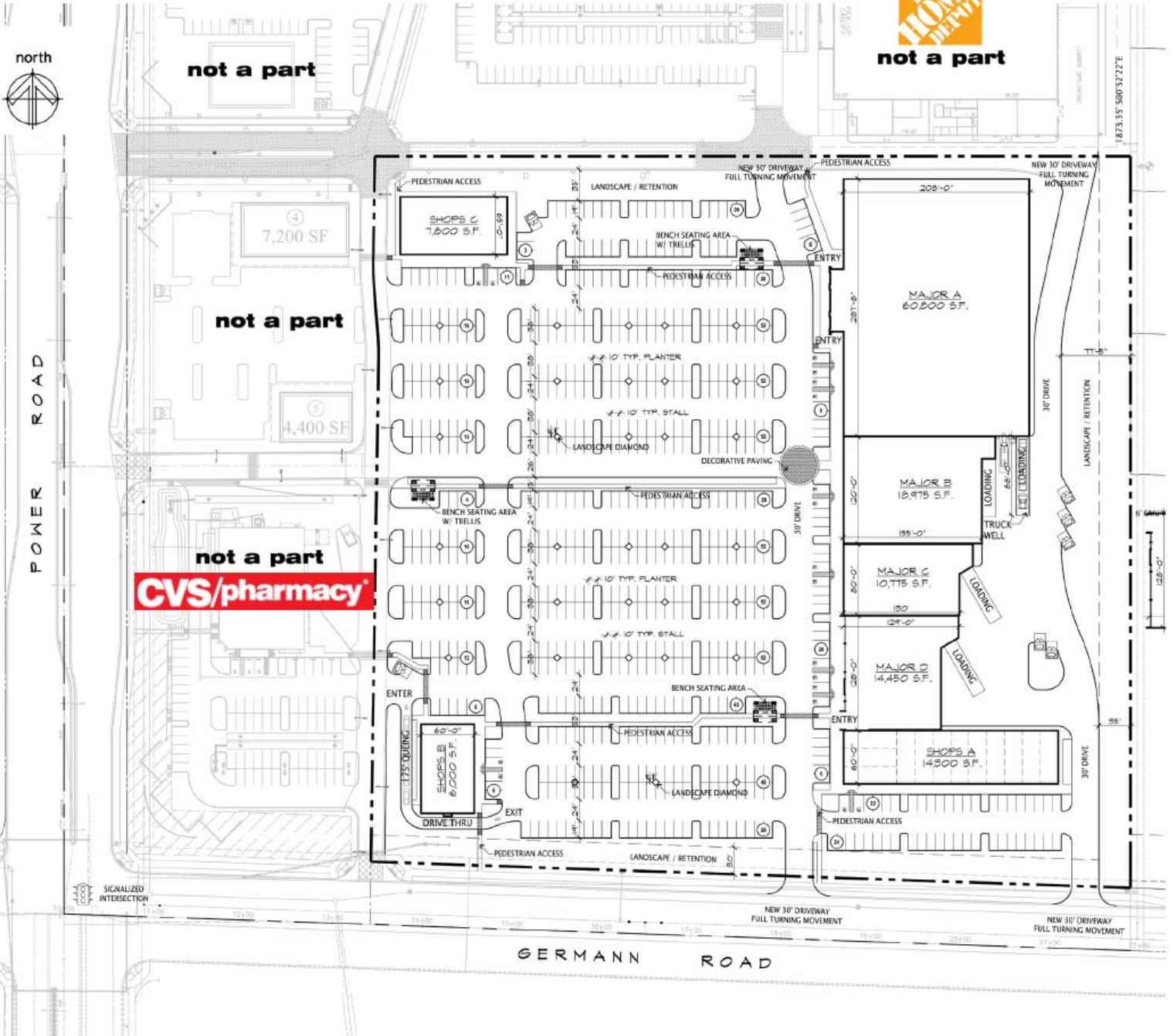
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, 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 evaluated 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.

Northeast Corner
Power Rd & Germann Rd
Queen Creek, AZ

POWER MARKETPLACE I PLANNED RETAIL CENTER



not a part



FOR MORE
INFORMATION

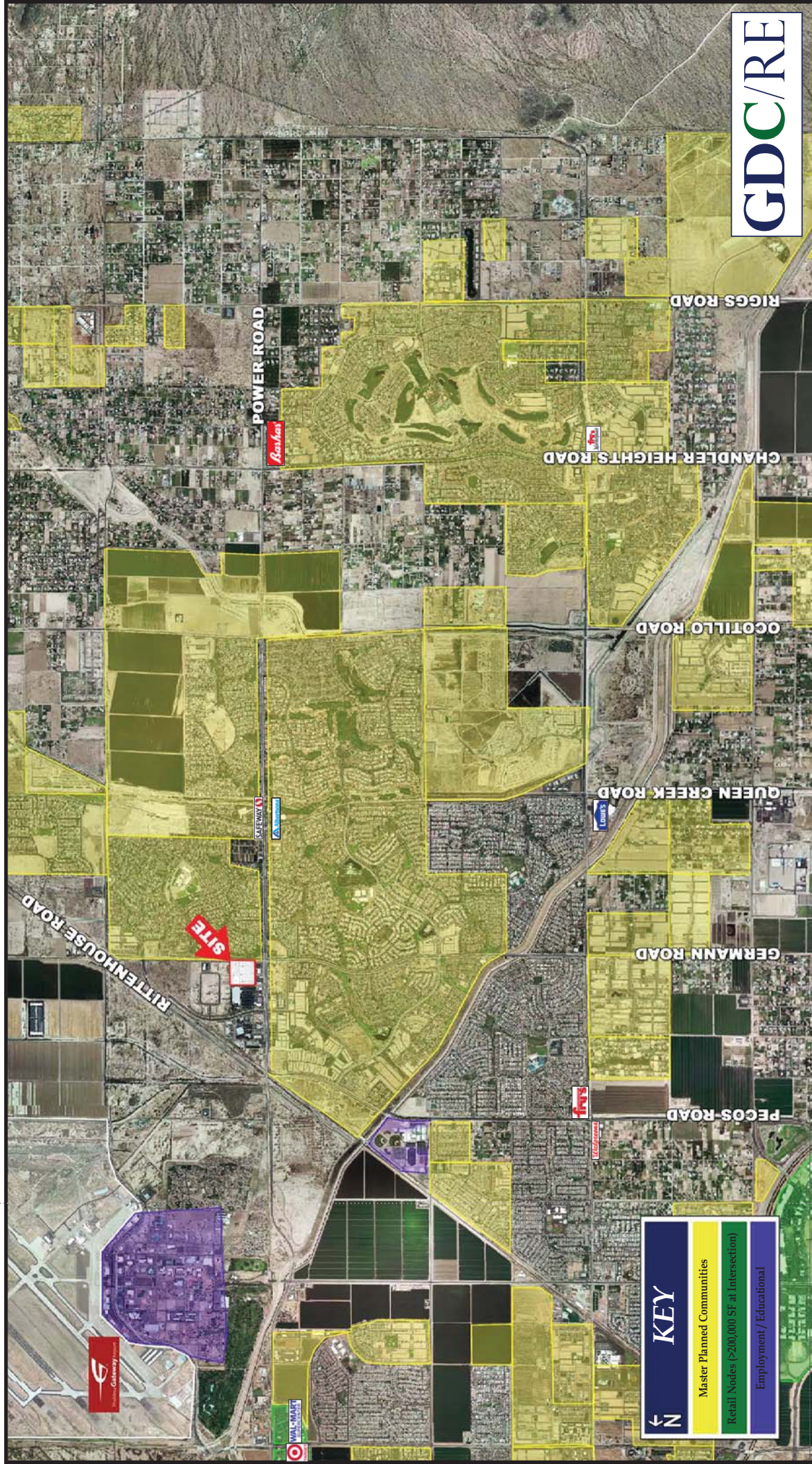
Joe Doucett
602.368.3555 x105
480.390.2262 Cell
Joe@GDCRE.com



2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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 evaluated 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.

POWER MARKETPLACE I



GDC/RE

KEY

- Master Planned Communities
- Retail Nodes (>200,000 SF at Intersection)
- Employment/Educational

NEC Power Rd & Germann Rd
Queen Creek, Arizona

Power Marketplace I
S Power Rd & E Germann Rd, Queen Creek, AZ 85242
Ring: 1, 3, 5 Miles

Latitude: 33.27824
Longitude: -111.68613



This site is located in:

- City:** ---
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013522746
- ZIP Code:** 85142
- Census Block Group:** 040135227461
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Power Marketplace I
S Power Rd & E Germann Rd, Queen Creek, AZ 85242
Rings: 1, 3, 5 miles radii

Latitude: 33.27824
Longitude: -111.68613

	1 mile	3 miles	5 miles
2000 Summary			
Population	14	4,520	19,059
Households	6	1,389	5,754
Families	5	1,157	4,876
Average Household Size	2.33	3.20	3.30
Owner Occupied Housing Units	5	940	4,924
Renter Occupied Housing Units	1	449	829
Median Age	27.5	26.2	28.3
2010 Summary			
Population	4,449	47,356	109,985
Households	1,974	15,250	33,640
Families	1,682	12,807	28,226
Average Household Size	2.25	3.10	3.27
Owner Occupied Housing Units	1,775	13,123	29,034
Renter Occupied Housing Units	199	2,127	4,607
Median Age	35.4	32.2	32.1
2015 Summary			
Population	5,723	60,464	139,100
Households	2,537	19,464	42,511
Families	2,141	16,194	35,328
Average Household Size	2.26	3.10	3.27
Owner Occupied Housing Units	2,272	16,736	36,564
Renter Occupied Housing Units	265	2,727	5,947
Median Age	36.0	32.6	32.5
Trends: 2010-2015 Annual Rate			
Population	5.17%	5.01%	4.81%
Households	5.14%	5.00%	4.79%
Families	4.95%	4.80%	4.59%
Owner Households	5.06%	4.98%	4.72%
Median Household Income	4.26%	4.38%	3.88%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



Demographic and Income Comparison Profile

Power Marketplace I
S Power Rd & E Germann Rd, Queen Creek, AZ 85242
Rings: 1, 3, 5 miles radii

Latitude: 33.27824
Longitude: -111.68613

2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	0	1.4%	89	6.5%	324	5.7%
\$15,000 - \$24,999	0	3.4%	103	7.6%	310	5.5%
\$25,000 - \$34,999	0	7.2%	150	11.0%	536	9.4%
\$35,000 - \$49,999	1	18.9%	233	17.1%	822	14.5%
\$50,000 - \$74,999	2	30.9%	320	23.5%	1,539	27.1%
\$75,000 - \$99,999	1	22.3%	225	16.5%	1,097	19.3%
\$100,000 - \$149,999	1	10.9%	185	13.6%	802	14.1%
\$150,000 - \$199,000	0	1.0%	38	2.8%	149	2.6%
\$200,000+	0	4.1%	19	1.4%	101	1.8%
Median Household Income	\$60,000		\$57,865		\$62,979	
Average Household Income	\$109,547		\$64,878		\$69,977	
Per Capita Income	\$25,385		\$19,384		\$20,968	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	113	5.7%	900	5.9%	1,751	5.2%
\$15,000 - \$24,999	102	5.2%	786	5.2%	1,501	4.5%
\$25,000 - \$34,999	97	4.9%	752	4.9%	1,475	4.4%
\$35,000 - \$49,999	225	11.4%	1,734	11.4%	3,627	10.8%
\$50,000 - \$74,999	346	17.5%	2,705	17.7%	6,189	18.4%
\$75,000 - \$99,999	292	14.8%	2,234	14.6%	5,252	15.6%
\$100,000 - \$149,999	601	30.5%	4,550	29.8%	10,349	30.8%
\$150,000 - \$199,000	107	5.4%	876	5.7%	1,945	5.8%
\$200,000+	92	4.6%	713	4.7%	1,550	4.6%
Median Household Income	\$82,348		\$81,807		\$84,020	
Average Household Income	\$90,319		\$90,475		\$92,726	
Per Capita Income	\$26,073		\$27,080		\$28,134	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	86	3.4%	685	3.5%	1,321	3.1%
\$15,000 - \$24,999	84	3.3%	646	3.3%	1,222	2.9%
\$25,000 - \$34,999	82	3.2%	624	3.2%	1,206	2.8%
\$35,000 - \$49,999	167	6.6%	1,261	6.5%	2,608	6.1%
\$50,000 - \$74,999	454	17.9%	3,520	18.1%	7,778	18.3%
\$75,000 - \$99,999	340	13.4%	2,626	13.5%	6,120	14.4%
\$100,000 - \$149,999	888	35.0%	6,733	34.6%	15,224	35.8%
\$150,000 - \$199,000	267	10.5%	2,084	10.7%	4,285	10.1%
\$200,000+	168	6.6%	1,284	6.6%	2,748	6.5%
Median Household Income	\$101,431		\$101,342		\$101,640	
Average Household Income	\$107,654		\$107,826		\$108,835	
Per Capita Income	\$30,993		\$32,211		\$32,981	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



Demographic and Income Comparison Profile

Power Marketplace I
S Power Rd & E Germann Rd, Queen Creek, AZ 85242
Rings: 1, 3, 5 miles radii

Latitude: 33.27824
Longitude: -111.68613

	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	1	7.4%	539	11.9%	2,202	11.6%
Age 5 - 9	1	9.3%	488	10.8%	1,954	10.3%
Age 10 - 14	1	8.2%	419	9.3%	1,709	9.0%
Age 15 - 19	1	8.6%	341	7.5%	1,330	7.0%
Age 20 - 24	1	6.1%	380	8.4%	1,168	6.1%
Age 25 - 34	1	10.2%	758	16.8%	3,721	19.5%
Age 35 - 44	3	19.9%	733	16.2%	3,215	16.9%
Age 45 - 54	2	15.9%	461	10.2%	1,953	10.2%
Age 55 - 64	1	8.5%	233	5.1%	1,053	5.5%
Age 65 - 74	1	3.7%	108	2.4%	501	2.6%
Age 75 - 84	0	1.9%	51	1.1%	202	1.1%
Age 85+	0	0.5%	9	0.2%	51	0.3%

	Number		Percent		Number		Percent	
2010 Population by Age								
Age 0 - 4	351	7.9%	4,704	9.9%	11,168	10.2%		
Age 5 - 9	363	8.2%	4,302	9.1%	10,226	9.3%		
Age 10 - 14	370	8.3%	3,933	8.3%	9,328	8.5%		
Age 15 - 19	340	7.6%	3,322	7.0%	7,585	6.9%		
Age 20 - 24	205	4.6%	2,395	5.1%	5,249	4.8%		
Age 25 - 34	570	12.8%	7,188	15.2%	16,717	15.2%		
Age 35 - 44	732	16.5%	8,204	17.3%	19,715	17.9%		
Age 45 - 54	763	17.1%	6,809	14.4%	15,340	13.9%		
Age 55 - 64	460	10.3%	3,936	8.3%	8,818	8.0%		
Age 65 - 74	186	4.2%	1,629	3.4%	3,753	3.4%		
Age 75 - 84	83	1.9%	707	1.5%	1,591	1.4%		
Age 85+	27	0.6%	227	0.5%	495	0.5%		

2015 Population by Age								
Age 0 - 4	441	7.7%	5,944	9.8%	13,904	10.0%		
Age 5 - 9	460	8.0%	5,627	9.3%	13,248	9.5%		
Age 10 - 14	481	8.4%	5,182	8.6%	12,156	8.7%		
Age 15 - 19	411	7.2%	4,015	6.6%	9,371	6.7%		
Age 20 - 24	279	4.9%	3,062	5.1%	6,755	4.9%		
Age 25 - 34	703	12.3%	8,870	14.7%	20,087	14.4%		
Age 35 - 44	903	15.8%	10,299	17.0%	24,139	17.4%		
Age 45 - 54	901	15.7%	8,182	13.5%	18,769	13.5%		
Age 55 - 64	680	11.9%	5,458	9.0%	12,039	8.7%		
Age 65 - 74	315	5.5%	2,613	4.3%	5,929	4.3%		
Age 75 - 84	113	2.0%	924	1.5%	2,075	1.5%		
Age 85+	36	0.6%	288	0.5%	628	0.5%		

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



Demographic and Income Comparison Profile

Power Marketplace I
S Power Rd & E Germann Rd, Queen Creek, AZ 85242
Rings: 1, 3, 5 miles radii

Latitude: 33.27824
Longitude: -111.68613

2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12	88.9%	3,762	83.2%	15,938	83.6%
Black Alone	0	0.0%	91	2.0%	309	1.6%
American Indian Alone	0	1.4%	104	2.3%	209	1.1%
Asian Alone	0	0.3%	39	0.9%	261	1.4%
Pacific Islander Alone	0	0.0%	11	0.2%	24	0.1%
Some Other Race Alone	1	8.1%	385	8.5%	1,751	9.2%
Two or More Races	0	1.3%	129	2.9%	567	3.0%
Hispanic Origin (Any Race)	3	20.3%	776	17.2%	3,798	19.9%
2010 Race and Ethnicity						
White Alone	3,301	74.2%	35,470	74.9%	83,670	76.1%
Black Alone	116	2.6%	1,265	2.7%	2,598	2.4%
American Indian Alone	73	1.6%	637	1.3%	1,187	1.1%
Asian Alone	74	1.7%	718	1.5%	1,954	1.8%
Pacific Islander Alone	10	0.2%	146	0.3%	287	0.3%
Some Other Race Alone	736	16.5%	7,453	15.7%	16,039	14.6%
Two or More Races	139	3.1%	1,666	3.5%	4,251	3.9%
Hispanic Origin (Any Race)	1,623	36.5%	15,861	33.5%	34,750	31.6%
2015 Race and Ethnicity						
White Alone	4,063	71.0%	43,315	71.6%	101,324	72.8%
Black Alone	170	3.0%	1,846	3.1%	3,780	2.7%
American Indian Alone	98	1.7%	837	1.4%	1,566	1.1%
Asian Alone	106	1.9%	1,032	1.7%	2,801	2.0%
Pacific Islander Alone	14	0.2%	189	0.3%	372	0.3%
Some Other Race Alone	1,076	18.8%	10,900	18.0%	23,285	16.7%
Two or More Races	197	3.4%	2,346	3.9%	5,974	4.3%
Hispanic Origin (Any Race)	2,385	41.7%	23,345	38.6%	50,744	36.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

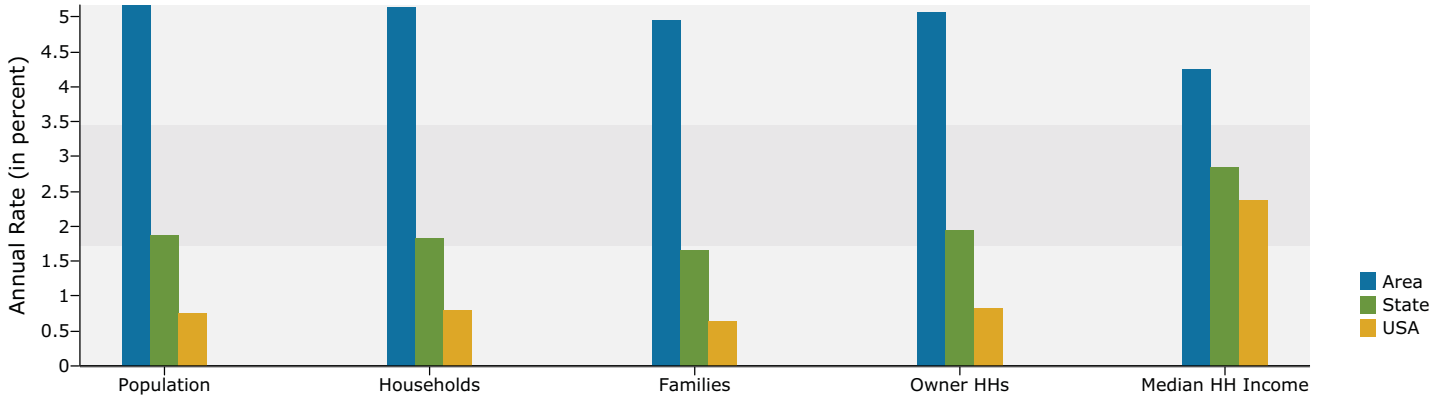
December 21, 2011

Power Marketplace I
 S Power Rd & E Germann Rd, Queen Creek, AZ 85242
 Rings: 1, 3, 5 miles radii

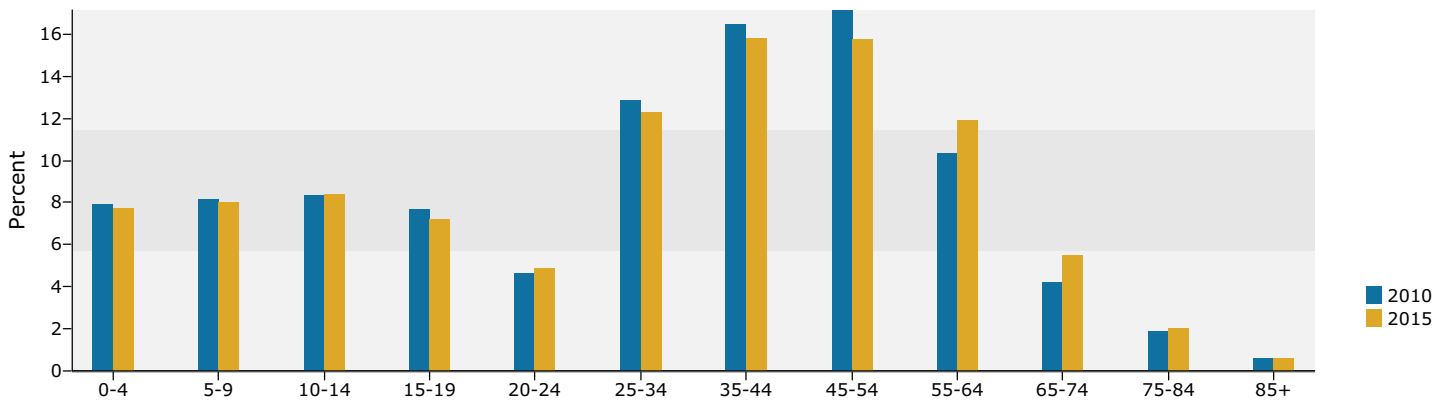
Latitude: 33.27824
 Longitude: -111.68613

1 mile

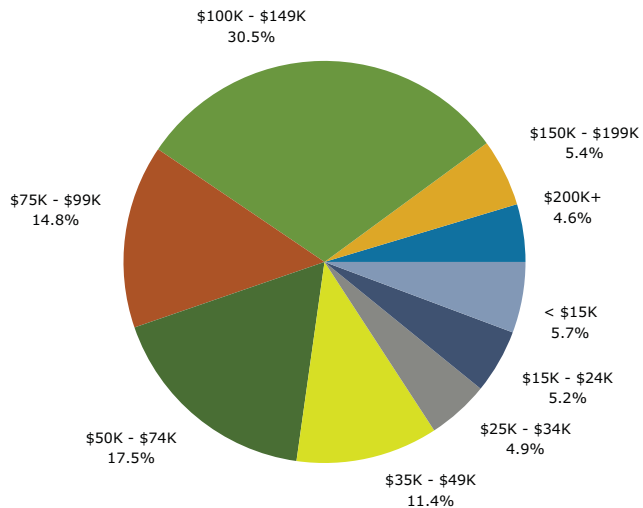
Trends 2010-2015



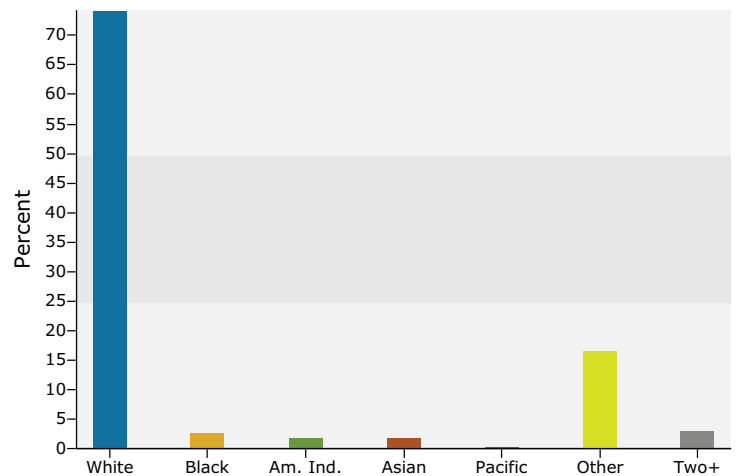
Population by Age



2010 Household Income



2010 Population by Race



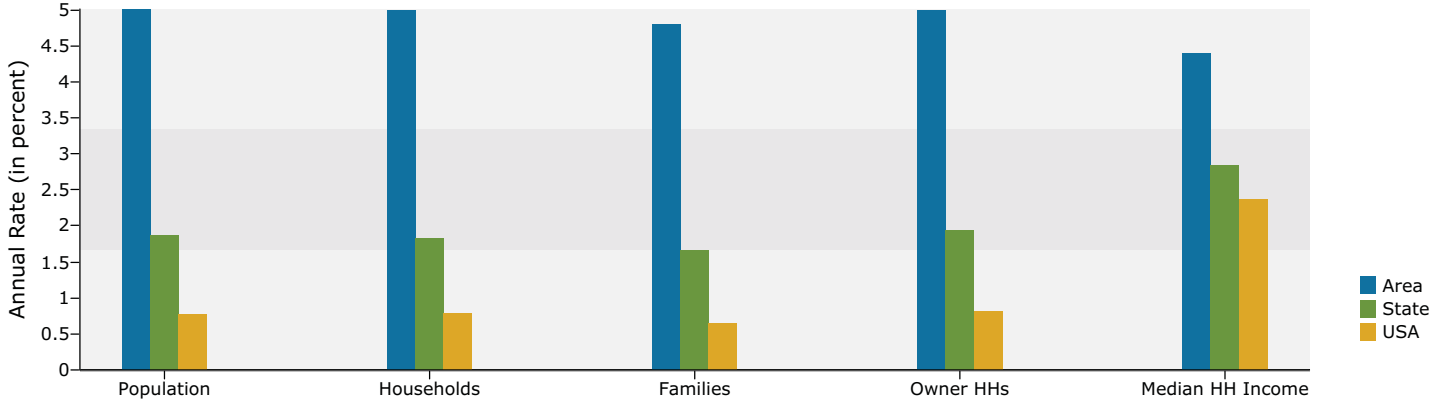
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Power Marketplace I
 S Power Rd & E Germann Rd, Queen Creek, AZ 85242
 Rings: 1, 3, 5 miles radii

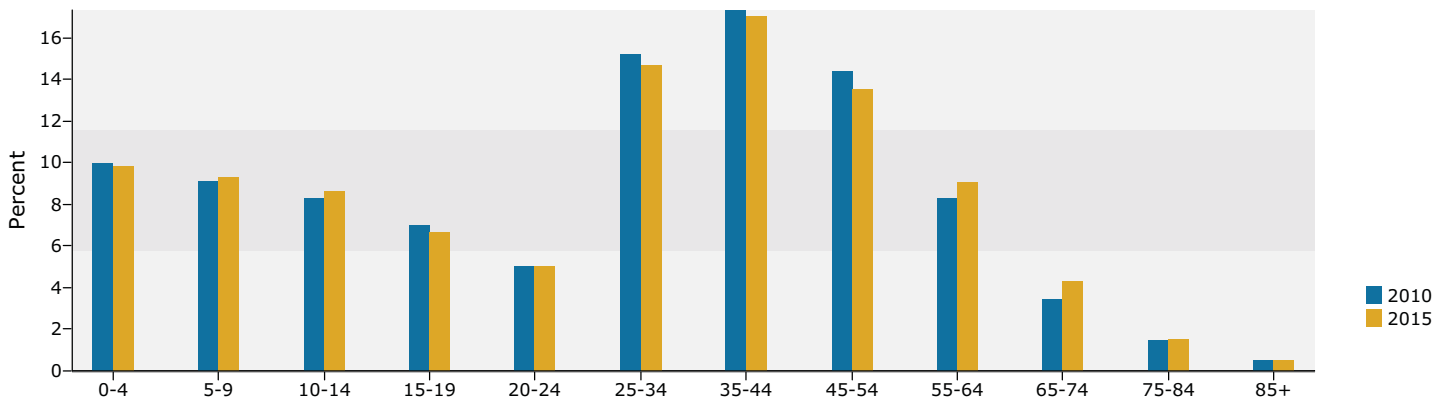
Latitude: 33.27824
 Longitude: -111.68613

3 miles

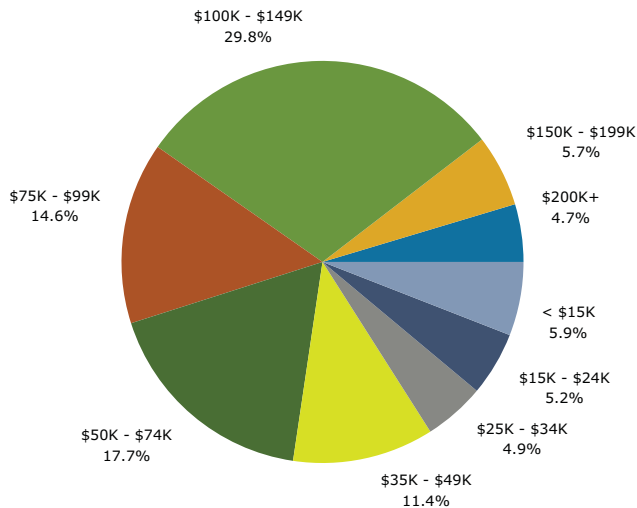
Trends 2010-2015



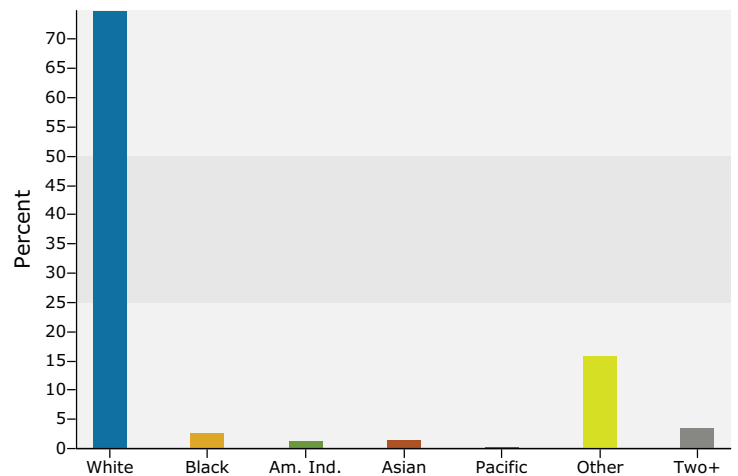
Population by Age



2010 Household Income



2010 Population by Race



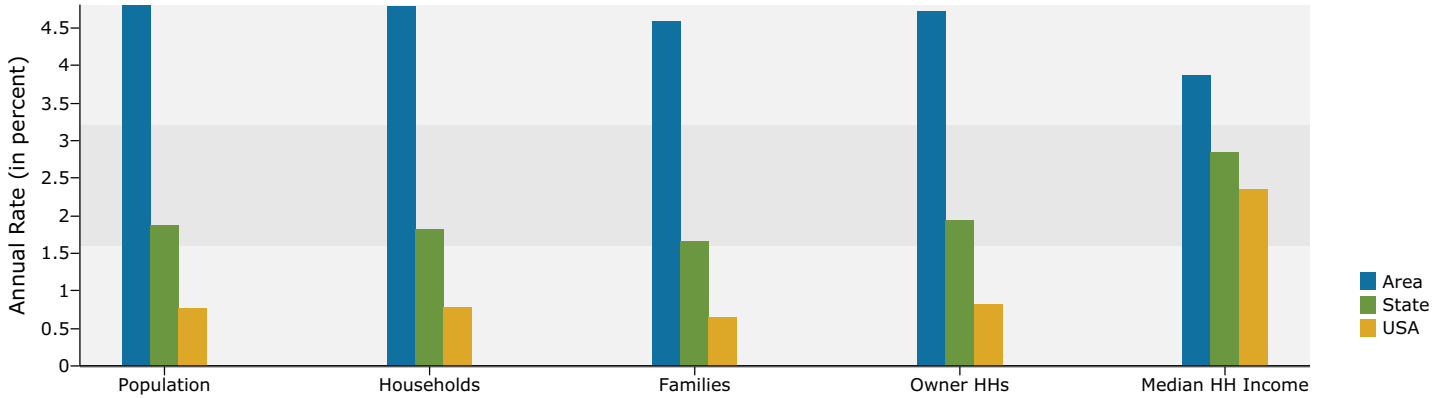
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Power Marketplace I
 S Power Rd & E Germann Rd, Queen Creek, AZ 85242
 Rings: 1, 3, 5 miles radii

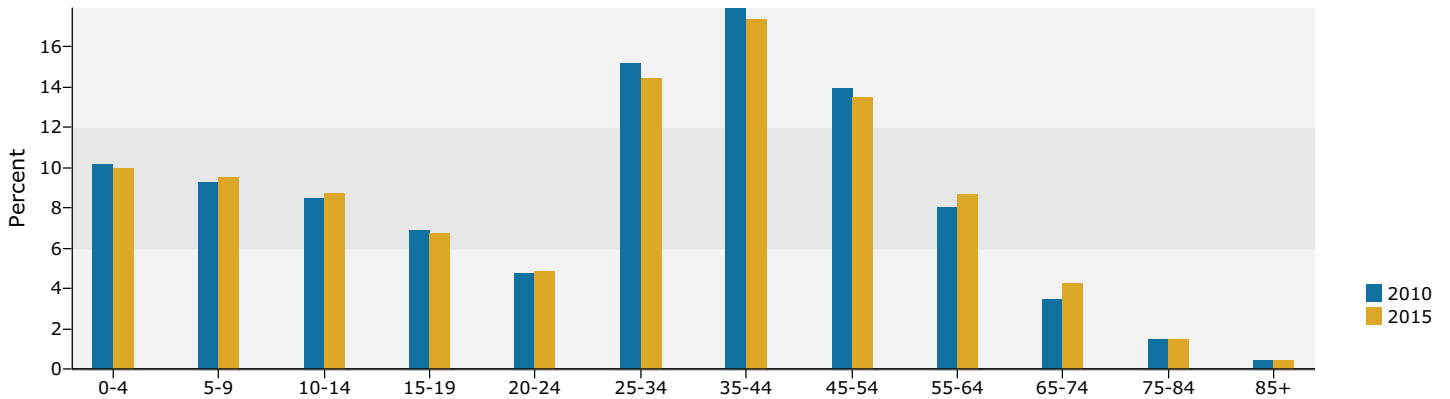
Latitude: 33.27824
 Longitude: -111.68613

5 miles

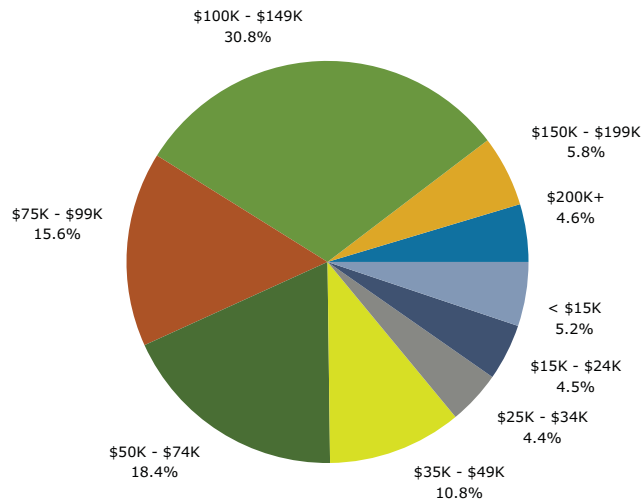
Trends 2010-2015



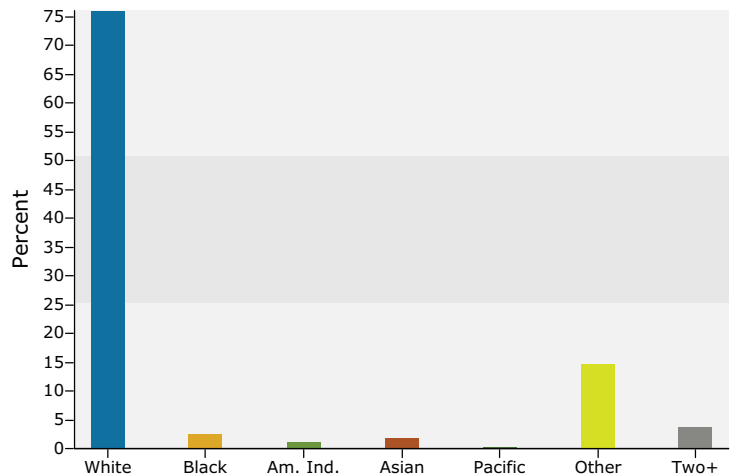
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.