

Northwest Corner
91st Ave. & Northern Ave.
Peoria, AZ

PEORIA CROSSING POWER CENTER



CO-TENANTS



PROPERTY HIGHLIGHTS

- Established power center with excellent visibility from Loop 101 Freeway.
- Population within five miles exceeds 600,000.
- Excellent tenant mix of national retailers.



PROPERTY SIZE

± 238,004 SF (GLA)

TRAFFIC COUNTS

Loop 101: 128,000 CPD
(Source: City of Peoria 2008)

Northern Avenue: 23,333 CPD

DEMOGRAPHIC BRIEF (2010)

	3-Mile	5-Mile	7-Mile
Population:	82,344	304,218	637,665
Average HH Income:	\$69,592	\$65,972	\$66,595
Households:	29,178	105,382	216,009
Median Age:	34.1	33.2	33.0

FOR MORE INFORMATION

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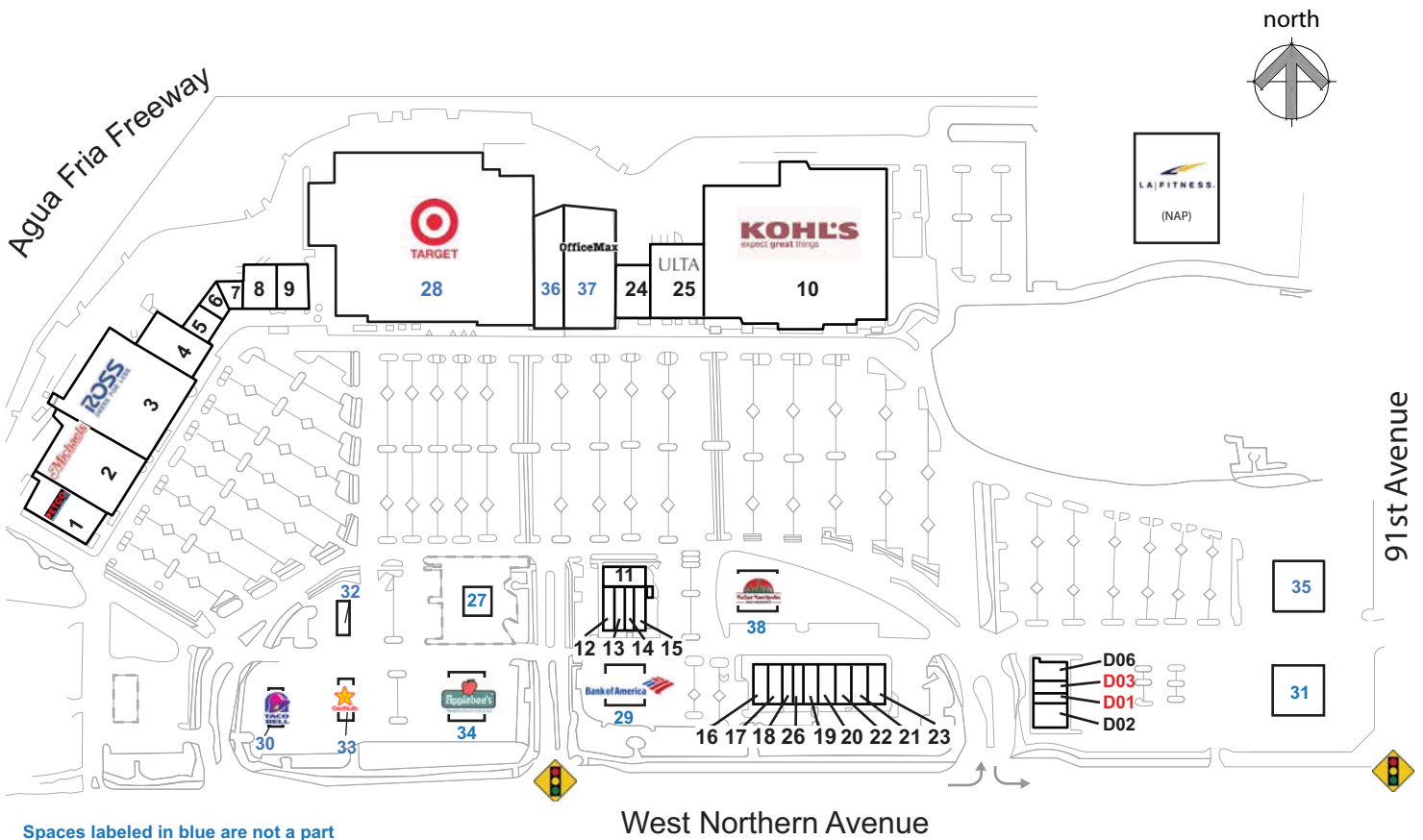


2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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.

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Spaces labeled in blue are not a part

- Unit 1 15,216 SF - Petco
- Unit 2 24,063 SF - Michaels
- Unit 3 30,171 SF - Ross Dress For Less
- Unit 4 10,030 SF - Famous Footwear
- Unit 5 1,200 SF - Sally Beauty Supply
- Unit 6 1,269 SF - Claire's Boutique
- Unit 7 4,042 SF - Payless ShoeSource
- Unit 8 8,000 SF - DressBarn
- Unit 9 8,000 SF - Anna's Linens
- Unit 10 88,408 SF - Kohl's
- Unit 11 4,500 SF - Sleep America
- Unit 12 1,500 SF - GameStop
- Unit 13 1,405 SF - Great Clips
- Unit 14 1,412 SF - Pinnacle Payday Loans

- Unit 15 1,200 SF - 2 B Wireless
- Unit 16 2,205 SF - Panda Express
- Unit 17 1,300 SF - Julie's Nails & Spa
- Unit 18 1,474 SF - Vitamin Shop
- Unit 19/26 1,400 SF - Bright Now Dental
- Unit 20 1,400 SF - Quiznos Sub
- Unit 21 1,200 SF - Doughboy Pizza
- Unit 22 1,202 SF - Supercuts
- Unit 23 1,505 SF - It's a Grind Coffee House
- Unit 24 4,050 SF - Catherines Plus Sizes
- Unit 25 10,793 SF - Ulta
- Unit 27 5,069 SF - Outlot
- Unit 28 Target
- Unit 29 Bank of America

- Unit 30 Taco Bell
- Unit 31 Peoria Crossing Auto Spa & Lube
- Unit 32 Wienerschnitzel
- Unit 33 Carl's Jr
- Unit 34 Applebee's
- Unit 35 Auto Zone
- Unit 36 Justice
- Unit 37 Office Max
- Unit 38 Native New Yorker
- D01 1,050 SF - Available**
- D02 4,000 SF - Verizon Wireless
- D03 1,575 SF - Available**
- D06 2,800 SF - Leslie's Pool Supply

**FOR MORE
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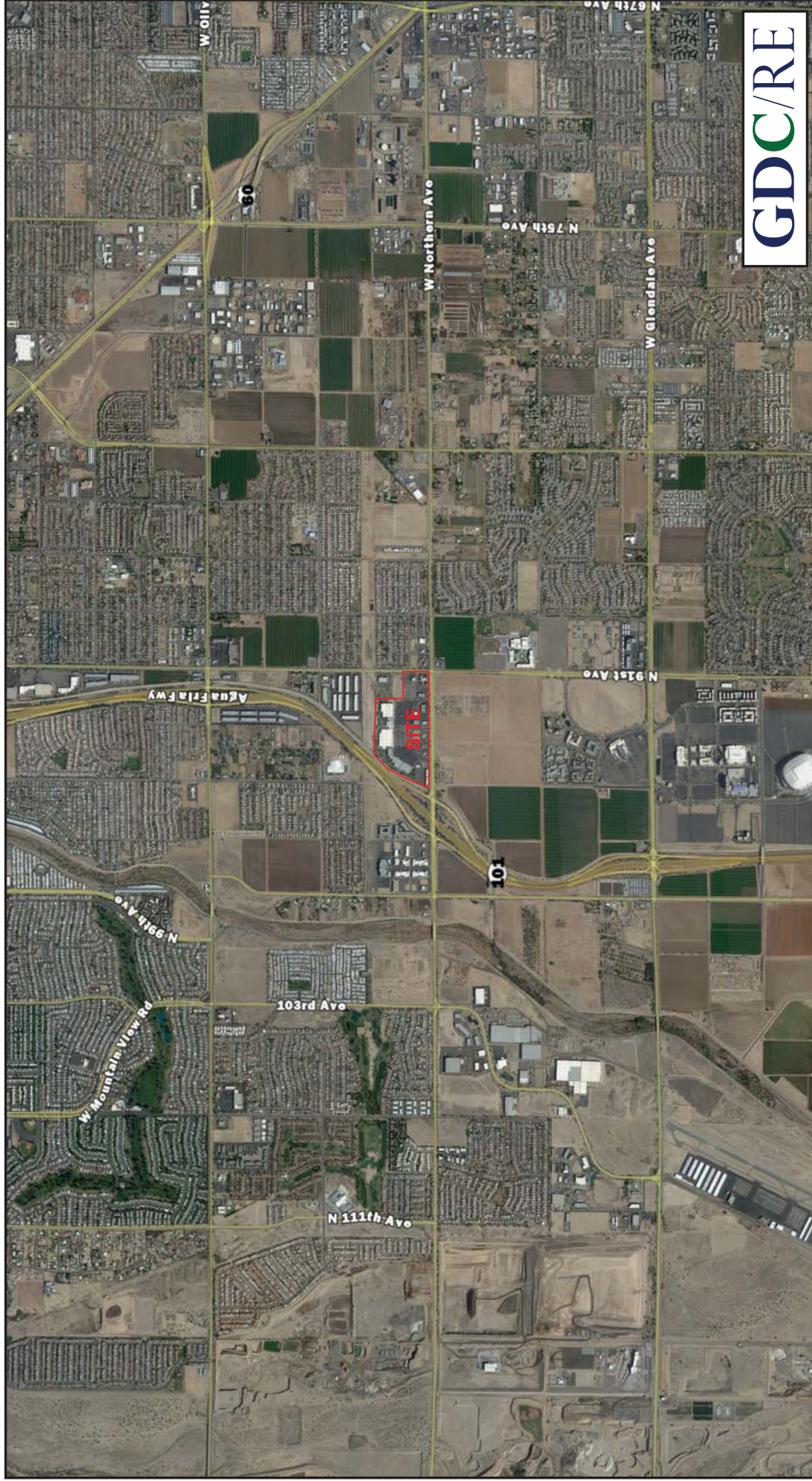
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PEORIA CROSSING



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Peoria, AZ

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NWC 91st Avenue & Northern Avenue
Peoria, AZ

Peoria Crossing
 W Northern Ave, Glendale, AZ, 85345
 Ring: 3, 5, 7 Miles

Latitude: 33.55171
 Longitude: -112.25493



This site is located in:

City:	Glendale city	County:	Maricopa County
State:	Arizona	Census Tract:	04013092706
ZIP Code:	85345	Census Block	040130927061
CSA:	Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)		



Demographic and Income Comparison Profile

Peoria Crossing
W Northern Ave, Glendale, AZ, 85345
Ring: 3, 5, 7 Miles

Latitude: 33.55171
Longitude: -112.25493

	3 miles radius	5 miles radius	7 miles radius
2000 Summary			
Population	68,283	266,132	521,025
Households	24,867	93,615	180,553
Families	17,706	66,533	129,233
Average Household Size	2.72	2.82	2.86
Owner Occupied Housing Units	19,581	67,919	128,896
Renter Occupied Housing Units	5,285	25,696	51,657
Median Age	33.6	32.0	31.8
2010 Summary			
Population	82,344	304,218	637,665
Households	29,178	105,382	216,009
Families	20,198	72,100	149,249
Average Household Size	2.80	2.86	2.93
Owner Occupied Housing Units	21,322	72,332	147,400
Renter Occupied Housing Units	7,856	33,050	68,609
Median Age	34.1	33.2	33.0
2015 Summary			
Population	87,620	319,811	680,311
Households	30,822	110,363	229,276
Families	21,075	74,434	156,132
Average Household Size	2.82	2.88	2.94
Owner Occupied Housing Units	22,316	75,398	155,820
Renter Occupied Housing Units	8,507	34,964	73,456
Median Age	34.3	33.7	33.5
Trends: 2010-2015 Annual Rate			
Population	1.25%	1%	1.3%
Households	1.1%	0.93%	1.2%
Families	0.85%	0.64%	0.91%
Owner Households	0.92%	0.83%	1.12%
Median Household Income	2.15%	2.3%	2.26%

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



Demographic and Income Comparison Profile

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Latitude: 33.55171
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	3 miles radius		5 miles radius		7 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Households by Income						
< \$15,000	2,893	11.6%	12,252	13.1%	22,756	12.6%
\$15,000 - \$24,999	3,344	13.4%	13,650	14.6%	25,295	14.0%
\$25,000 - \$34,999	3,618	14.5%	13,732	14.7%	26,672	14.8%
\$35,000 - \$49,999	4,866	19.5%	17,785	19.0%	35,117	19.4%
\$50,000 - \$74,999	5,798	23.3%	20,308	21.7%	39,694	22.0%
\$75,000 - \$99,999	2,763	11.1%	9,597	10.2%	18,039	10.0%
\$100,000 - \$149,999	1,206	4.8%	4,678	5.0%	9,857	5.5%
\$150,000 - \$199,000	221	0.9%	905	1.0%	1,910	1.1%
\$200,000+	219	0.9%	748	0.8%	1,420	0.8%
Median Household Income	\$42,773		\$40,774		\$41,257	
Average Household Income	\$50,768		\$48,520		\$49,060	
Per Capita Income	\$18,711		\$17,280		\$17,271	
2010 Households by Income						
< \$15,000	2,041	7.0%	8,365	7.9%	16,453	7.6%
\$15,000 - \$24,999	2,332	8.0%	9,481	9.0%	18,299	8.5%
\$25,000 - \$34,999	2,583	8.9%	10,531	10.0%	21,468	9.9%
\$35,000 - \$49,999	4,500	15.4%	16,687	15.8%	34,834	16.1%
\$50,000 - \$74,999	7,240	24.8%	26,464	25.1%	54,640	25.3%
\$75,000 - \$99,999	4,934	16.9%	15,787	15.0%	33,247	15.4%
\$100,000 - \$149,999	4,343	14.9%	14,087	13.4%	28,564	13.2%
\$150,000 - \$199,000	670	2.3%	2,157	2.0%	4,652	2.2%
\$200,000+	527	1.8%	1,816	1.7%	3,847	1.8%
Median Household Income	\$60,732		\$56,653		\$57,177	
Average Household Income	\$69,592		\$65,972		\$66,595	
Per Capita Income	\$24,755		\$22,832		\$22,610	
2015 Households by Income						
< \$15,000	1,565	5.1%	6,400	5.8%	12,690	5.5%
\$15,000 - \$24,999	1,859	6.0%	7,710	7.0%	14,991	6.5%
\$25,000 - \$34,999	2,178	7.1%	8,904	8.1%	18,194	7.9%
\$35,000 - \$49,999	3,549	11.5%	13,181	11.9%	27,676	12.1%
\$50,000 - \$74,999	8,164	26.5%	30,363	27.5%	63,594	27.7%
\$75,000 - \$99,999	5,570	18.1%	17,952	16.3%	38,059	16.6%
\$100,000 - \$149,999	6,095	19.8%	19,737	17.9%	40,959	17.9%
\$150,000 - \$199,000	1,104	3.6%	3,551	3.2%	7,600	3.3%
\$200,000+	731	2.4%	2,558	2.3%	5,508	2.4%
Median Household Income	\$67,546		\$63,488		\$63,932	
Average Household Income	\$78,494		\$74,824		\$75,575	
Per Capita Income	\$27,711		\$25,761		\$25,497	

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.



Demographic and Income Comparison Profile

Peoria Crossing
 W Northern Ave, Glendale, AZ, 85345
 Ring: 3, 5, 7 Miles

Latitude: 33.55171
 Longitude: -112.25493

	3 miles radius		5 miles radius		7 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Population by Age						
Age 0 - 4	5,573	8.2%	22,764	8.6%	44,131	8.5%
Age 5 - 9	5,856	8.6%	23,162	8.7%	45,018	8.6%
Age 10 - 14	5,530	8.1%	21,915	8.2%	42,487	8.2%
Age 15 - 19	4,444	6.5%	19,603	7.4%	38,878	7.5%
Age 20 - 24	3,913	5.7%	18,032	6.8%	36,732	7.0%
Age 25 - 34	10,345	15.1%	39,074	14.7%	77,660	14.9%
Age 35 - 44	10,444	15.3%	38,636	14.5%	75,351	14.5%
Age 45 - 54	6,969	10.2%	27,977	10.5%	56,246	10.8%
Age 55 - 64	4,861	7.1%	18,647	7.0%	37,734	7.2%
Age 65 - 74	4,819	7.1%	16,301	6.1%	31,113	6.0%
Age 75 - 84	4,041	5.9%	13,919	5.2%	25,333	4.9%
Age 85+	1,490	2.2%	6,102	2.3%	10,342	2.0%
2010 Population by Age						
Age 0 - 4	6,996	8.5%	26,442	8.7%	55,341	8.7%
Age 5 - 9	6,371	7.7%	24,197	8.0%	50,721	8.0%
Age 10 - 14	5,763	7.0%	21,558	7.1%	45,724	7.2%
Age 15 - 19	5,472	6.6%	21,092	6.9%	45,098	7.1%
Age 20 - 24	5,055	6.1%	20,542	6.8%	43,878	6.9%
Age 25 - 34	12,555	15.2%	46,143	15.2%	95,925	15.0%
Age 35 - 44	10,849	13.2%	37,602	12.4%	80,776	12.7%
Age 45 - 54	9,798	11.9%	35,273	11.6%	75,549	11.8%
Age 55 - 64	7,301	8.9%	27,304	9.0%	58,751	9.2%
Age 65 - 74	5,882	7.1%	20,893	6.9%	42,158	6.6%
Age 75 - 84	4,215	5.1%	14,762	4.9%	28,474	4.5%
Age 85+	2,085	2.5%	8,410	2.8%	15,269	2.4%
2015 Population by Age						
Age 0 - 4	7,476	8.5%	27,685	8.7%	58,875	8.7%
Age 5 - 9	6,886	7.9%	25,619	8.0%	54,631	8.0%
Age 10 - 14	6,379	7.3%	23,682	7.4%	50,738	7.5%
Age 15 - 19	5,226	6.0%	20,065	6.3%	43,780	6.4%
Age 20 - 24	5,327	6.1%	21,215	6.6%	46,532	6.8%
Age 25 - 34	13,560	15.5%	48,240	15.1%	101,238	14.9%
Age 35 - 44	11,570	13.2%	40,524	12.7%	86,749	12.8%
Age 45 - 54	9,418	10.7%	33,130	10.4%	73,622	10.8%
Age 55 - 64	8,041	9.2%	29,684	9.3%	64,821	9.5%
Age 65 - 74	7,126	8.1%	25,366	7.9%	52,411	7.7%
Age 75 - 84	4,454	5.1%	15,993	5.0%	31,170	4.6%
Age 85+	2,157	2.5%	8,608	2.7%	15,745	2.3%

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



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 Ring: 3, 5, 7 Miles

Latitude: 33.55171
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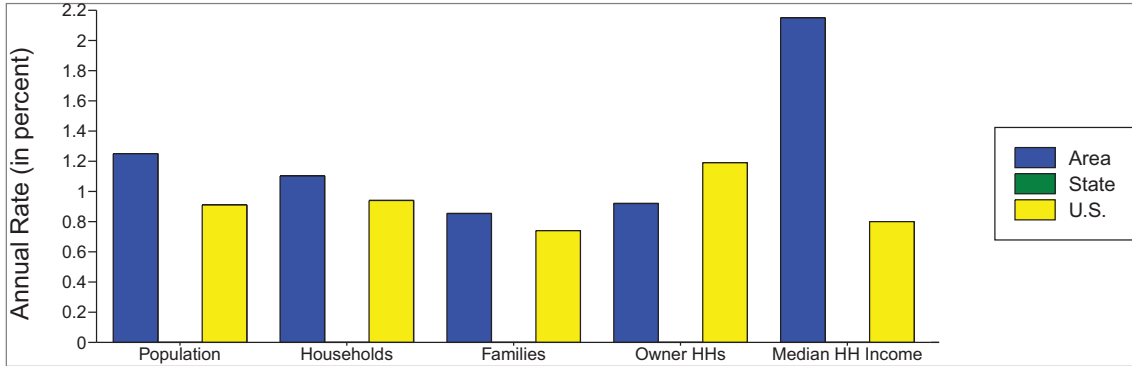
	3 miles radius		5 miles radius		7 miles radius	
2000 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	52,467	76.8%	192,141	72.2%	375,018	72.0%
Black Alone	3,081	4.5%	13,466	5.1%	26,221	5.0%
American Indian Alone	823	1.2%	3,590	1.3%	7,227	1.4%
Asian Alone	1,189	1.7%	4,606	1.7%	10,842	2.1%
Pacific Islander Alone	99	0.1%	335	0.1%	766	0.1%
Some Other Race Alone	8,370	12.3%	42,982	16.2%	83,045	15.9%
Two or More Races	2,255	3.3%	9,012	3.4%	17,905	3.4%
Hispanic Origin (Any Race)	16,894	24.7%	84,256	31.7%	167,338	32.1%
2010 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	55,555	67.5%	195,695	64.3%	409,405	64.2%
Black Alone	5,134	6.2%	19,466	6.4%	39,802	6.2%
American Indian Alone	1,172	1.4%	4,531	1.5%	9,564	1.5%
Asian Alone	1,961	2.4%	6,871	2.3%	19,326	3.0%
Pacific Islander Alone	149	0.2%	476	0.2%	1,180	0.2%
Some Other Race Alone	14,424	17.5%	64,212	21.1%	131,415	20.6%
Two or More Races	3,948	4.8%	12,968	4.3%	26,974	4.2%
Hispanic Origin (Any Race)	29,387	35.7%	124,442	40.9%	264,640	41.5%
2015 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	56,139	64.1%	196,602	61.5%	418,192	61.5%
Black Alone	6,221	7.1%	22,685	7.1%	46,834	6.9%
American Indian Alone	1,277	1.5%	4,800	1.5%	10,217	1.5%
Asian Alone	2,309	2.6%	8,067	2.5%	22,624	3.3%
Pacific Islander Alone	153	0.2%	495	0.2%	1,228	0.2%
Some Other Race Alone	17,003	19.4%	72,677	22.7%	150,728	22.2%
Two or More Races	4,519	5.2%	14,485	4.5%	30,488	4.5%
Hispanic Origin (Any Race)	34,931	39.9%	142,085	44.4%	307,158	45.1%

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

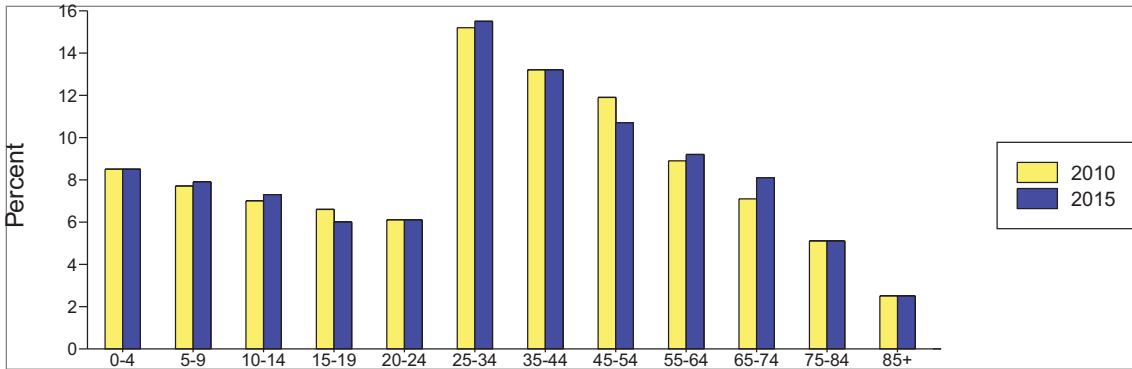
Peoria Crossing
W Northern Ave, Glendale, AZ, 85345
Ring: 3 miles radius

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Longitude: -112.25493

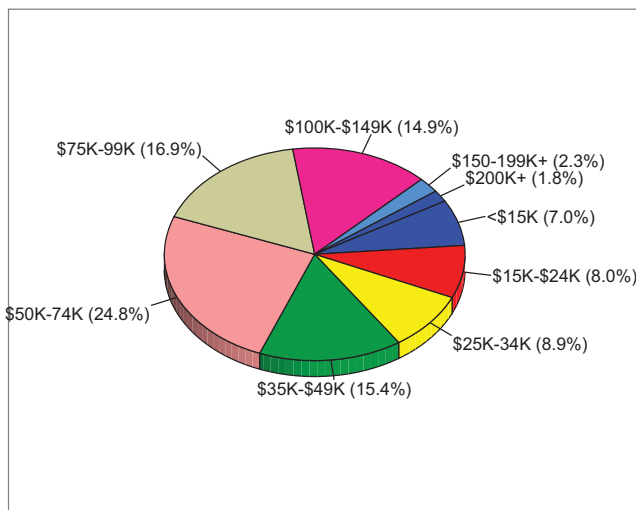
Trends 2010-2015



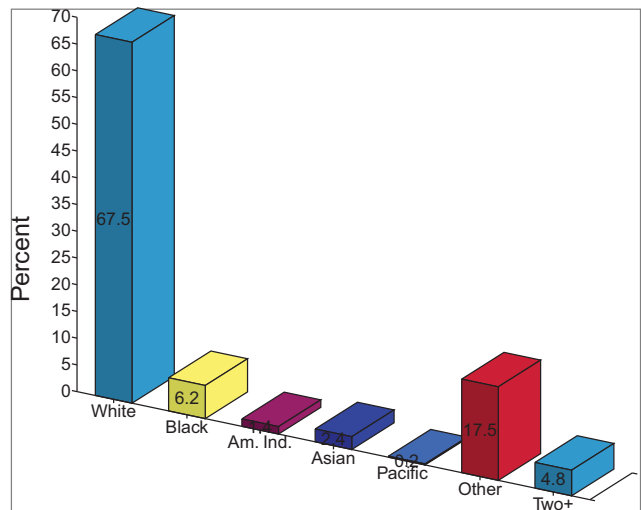
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 35.7%

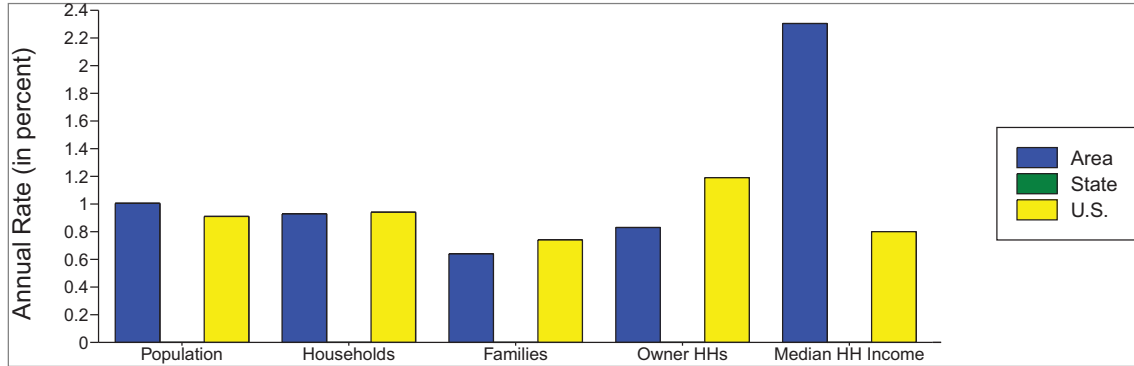
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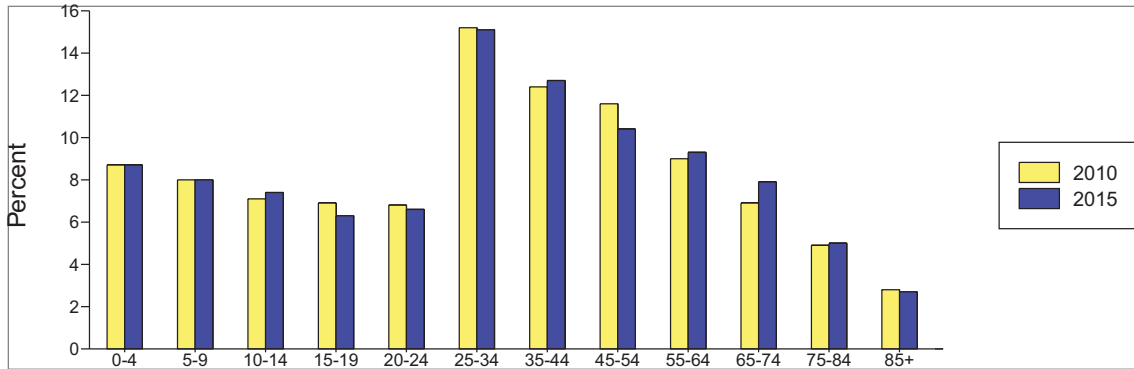
Peoria Crossing
 W Northern Ave, Glendale, AZ, 85345
 Ring: 5 miles radius

Latitude: 33.55171
 Longitude: -112.25493

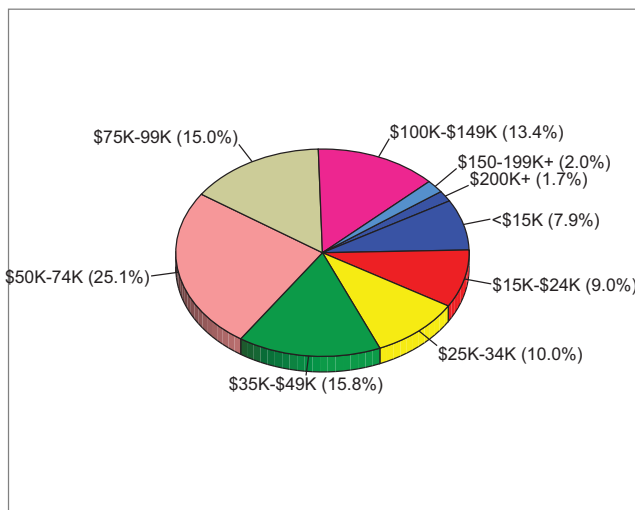
Trends 2010-2015



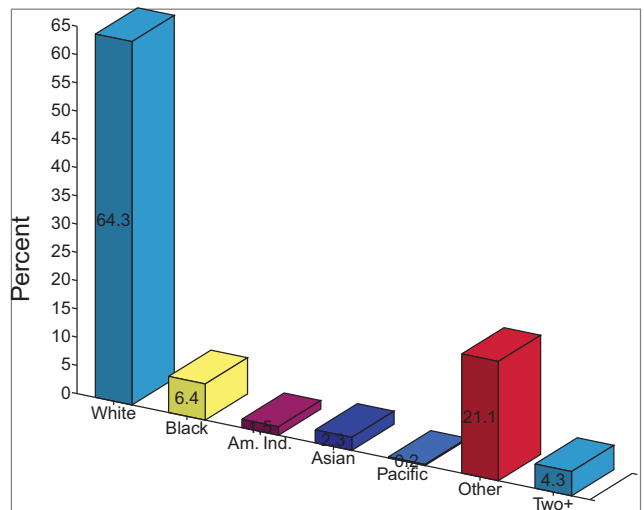
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 40.9%

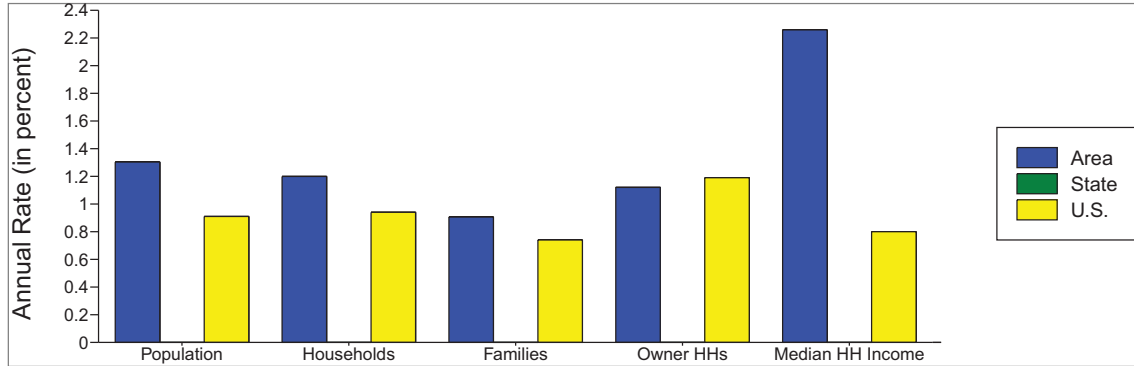
Data Note: Income is expressed in current dollars.

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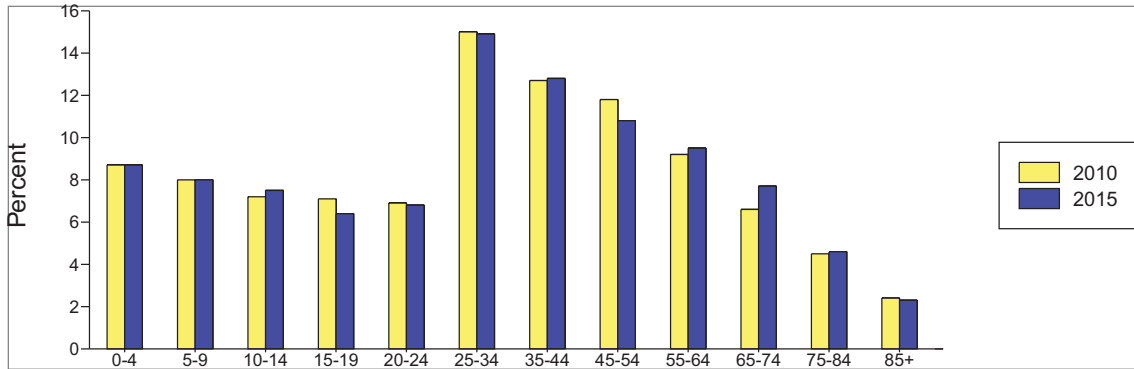
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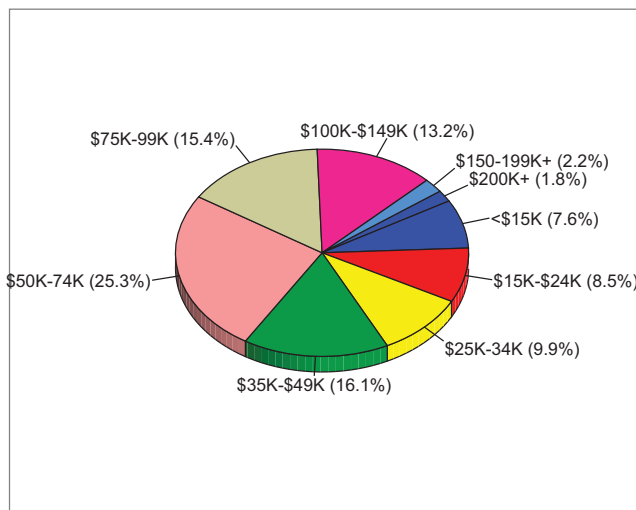
Trends 2010-2015



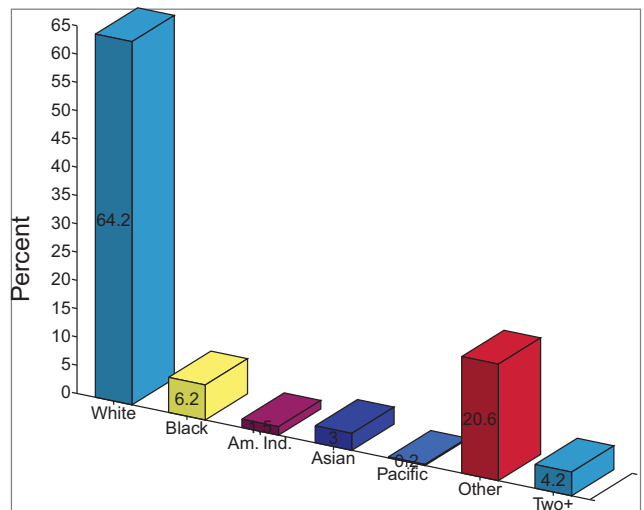
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 41.5%