

Southeast Corner
40th St & Chandler Blvd
Phoenix, AZ

PLAZA AT MOUNTAINSIDE NEIGHBORHOOD CENTER



CO-TENANTS



PROPERTY HIGHLIGHTS

- Anchored by Safeway and Trader Joe's.
- Dense, established, affluent trade area.
- Great mix of national and local retailers.



PROPERTY SIZE

131,621 SF (GLA)

TRAFFIC COUNTS

Chandler Blvd: 37,500 CPD
(Source: MAG 2007)

40th Street: 14,286 CPD
(Source: City of Phoenix 2010)

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	20,450	67,476	137,438
Average HH Income:	\$102,584	\$106,959	\$105,354
Households:	7,579	25,564	50,869
Median Age:	33.9	35.2	34.5

FOR MORE INFORMATION

Joe Doucett
602.368.3555 x105
480.390.2262 Cell
Joe.Doucett@GDCRE.com

Tim Gunnink
602.368.3555 x104
602.617.0333 Cell
Tim.Gunnink@GDCRE.com

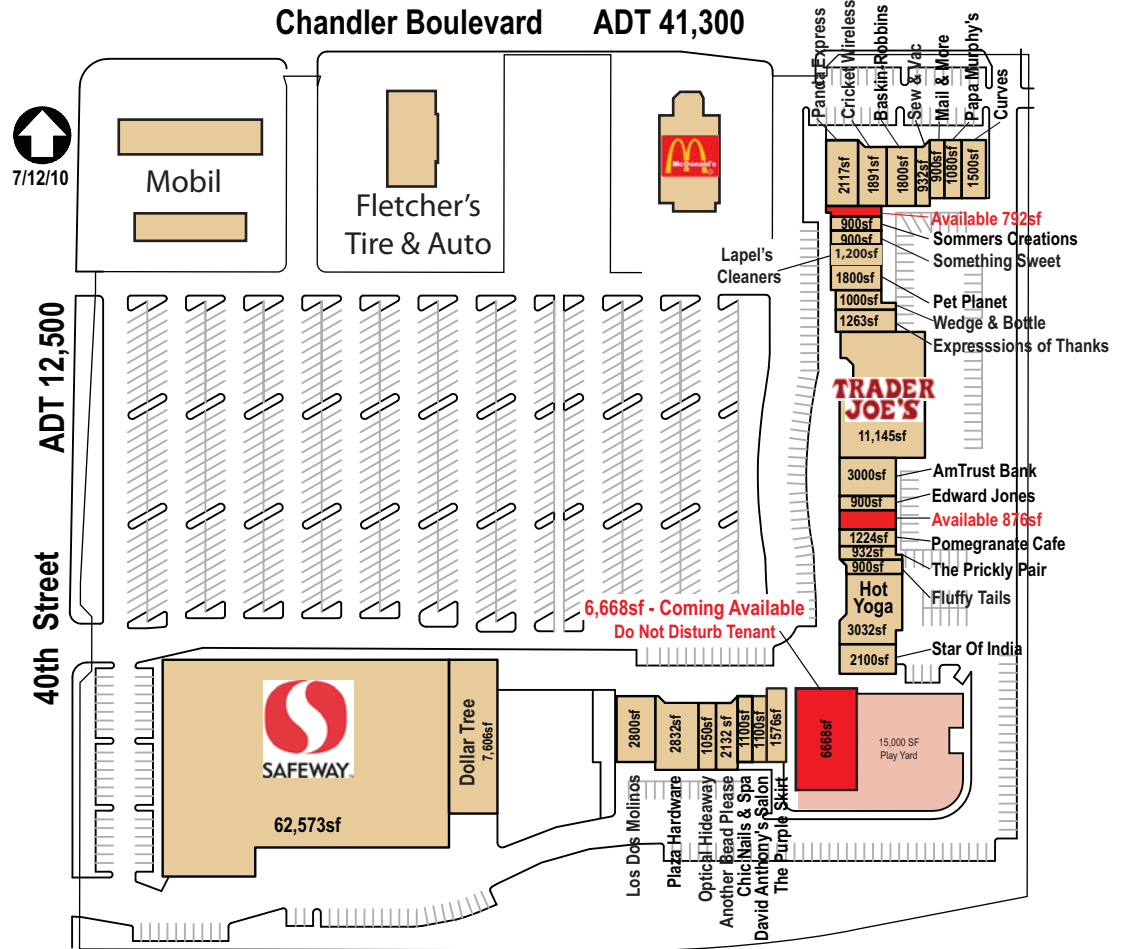


2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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TENANT LIST

AmTrust Bank	Fluffy Tails	Plaza Hardware
Another Bead Please	Hot Yoga Ahwatukee	Pomegranate Cafe
Baskin-Robbins	Lapel's Cleaners	Safeway
Chic Nails & Spa	Los Dos Molinos	Sew & Vac
Cricket Wireless	Mail & More	Sommers Creations
Curves of Ahwatukee	McDonald's	Something Sweet
David Anthony's Salon	Mobil	Star of India
Dollar Tree	Optical Hideaway	The Prickly Pear
Edward Jones	Panda Express	The Purple Skirt
Expressions of Thanks	Papa Murphy's	Trader Joe's
Fletcher's Tire & Auto	Pet Planet	Wedge & Bottle

AVAILABLE SPACES

6,668 SF
876 SF
792 SF

FOR MORE
INFORMATION

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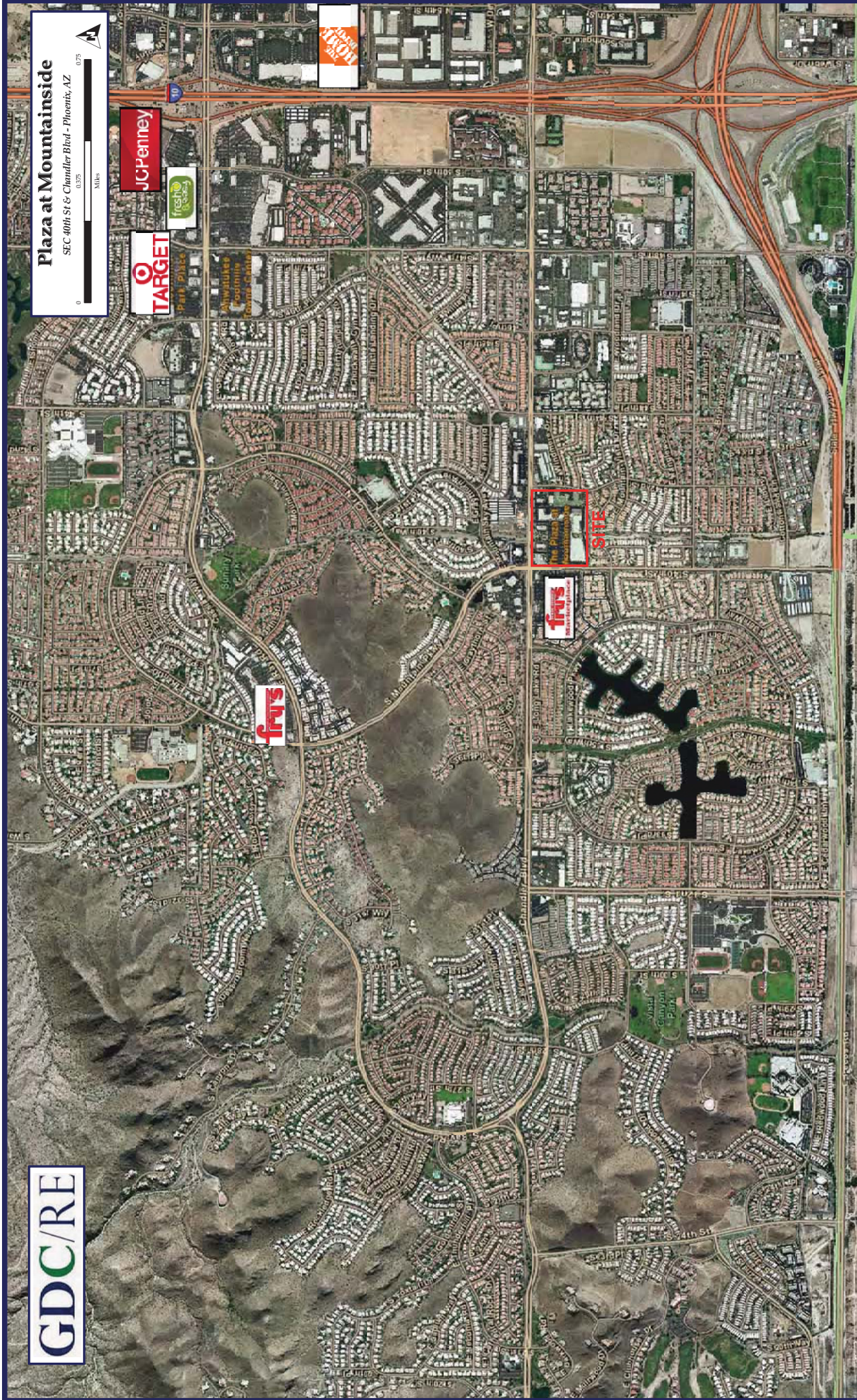


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Plaza at Mountainside

SEC 40th St & Chandler Blvd - Phoenix, AZ



Plaza @ Mountainside
 4000 E Chandler Blvd, Phoenix, AZ 85048-8827
 Ring: 1, 3, 5 Miles

Latitude: 33.30542
 Longitude: -111.99703



This site is located in:

- City:** Phoenix city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013116719
- ZIP Code:** 85044
- Census Block Group:** 040131167194
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Plaza @ Mountainside
4000 E Chandler Blvd, Phoenix, AZ 85048-8827
Rings: 1, 3, 5 miles radii

Latitude: 33.30542
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	1 mile	3 miles	5 miles
2000 Summary			
Population	18,363	62,264	125,485
Households	6,878	23,752	47,058
Families	4,702	16,355	32,346
Average Household Size	2.67	2.62	2.66
Owner Occupied Housing Units	4,575	16,604	33,340
Renter Occupied Housing Units	2,303	7,148	13,717
Median Age	32.1	33.5	32.9
2010 Summary			
Population	20,450	67,476	137,438
Households	7,579	25,564	50,869
Families	4,881	16,632	33,183
Average Household Size	2.70	2.64	2.70
Owner Occupied Housing Units	4,723	16,647	33,770
Renter Occupied Housing Units	2,856	8,917	17,099
Median Age	33.9	35.2	34.5
2015 Summary			
Population	21,342	69,862	142,942
Households	7,894	26,429	52,708
Families	4,973	16,831	33,716
Average Household Size	2.70	2.64	2.71
Owner Occupied Housing Units	4,913	17,103	34,739
Renter Occupied Housing Units	2,981	9,327	17,969
Median Age	33.9	35.0	34.5
Trends: 2010-2015 Annual Rate			
Population	0.86%	0.70%	0.79%
Households	0.82%	0.67%	0.71%
Families	0.37%	0.24%	0.32%
Owner Households	0.79%	0.54%	0.57%
Median Household Income	2.96%	3.12%	2.82%

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

December 21, 2011



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2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	244	3.6%	910	3.8%	2,386	5.1%
\$15,000 - \$24,999	247	3.6%	1,366	5.7%	2,625	5.6%
\$25,000 - \$34,999	449	6.6%	1,904	8.0%	3,922	8.3%
\$35,000 - \$49,999	1,065	15.6%	3,380	14.2%	6,694	14.2%
\$50,000 - \$74,999	1,814	26.6%	5,696	23.9%	11,249	23.9%
\$75,000 - \$99,999	1,326	19.4%	4,297	18.0%	8,033	17.1%
\$100,000 - \$149,999	1,126	16.5%	3,824	16.0%	7,639	16.2%
\$150,000 - \$199,000	370	5.4%	1,455	6.1%	2,504	5.3%
\$200,000+	181	2.7%	1,003	4.2%	2,044	4.3%
Median Household Income	\$68,086		\$68,218		\$66,608	
Average Household Income	\$79,014		\$83,975		\$82,673	
Per Capita Income	\$29,752		\$32,160		\$31,031	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	193	2.5%	697	2.7%	1,932	3.8%
\$15,000 - \$24,999	141	1.9%	796	3.1%	1,773	3.5%
\$25,000 - \$34,999	282	3.7%	1,238	4.8%	2,588	5.1%
\$35,000 - \$49,999	682	9.0%	2,714	10.6%	5,448	10.7%
\$50,000 - \$74,999	1,713	22.6%	5,189	20.3%	10,225	20.1%
\$75,000 - \$99,999	1,383	18.3%	4,328	16.9%	8,855	17.4%
\$100,000 - \$149,999	2,229	29.4%	6,389	25.0%	11,594	22.8%
\$150,000 - \$199,000	503	6.6%	2,165	8.5%	4,306	8.5%
\$200,000+	452	6.0%	2,050	8.0%	4,149	8.2%
Median Household Income	\$87,064		\$85,467		\$82,932	
Average Household Income	\$102,584		\$106,959		\$105,354	
Per Capita Income	\$38,591		\$40,483		\$38,902	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	119	1.5%	449	1.7%	1,349	2.6%
\$15,000 - \$24,999	91	1.2%	540	2.0%	1,271	2.4%
\$25,000 - \$34,999	192	2.4%	876	3.3%	1,952	3.7%
\$35,000 - \$49,999	428	5.4%	1,788	6.8%	3,689	7.0%
\$50,000 - \$74,999	1,696	21.5%	5,303	20.1%	10,496	19.9%
\$75,000 - \$99,999	1,365	17.3%	4,304	16.3%	8,906	16.9%
\$100,000 - \$149,999	2,435	30.8%	7,248	27.4%	13,614	25.8%
\$150,000 - \$199,000	965	12.2%	3,332	12.6%	6,177	11.7%
\$200,000+	604	7.7%	2,589	9.8%	5,255	10.0%
Median Household Income	\$100,738		\$99,642		\$95,299	
Average Household Income	\$115,845		\$120,438		\$118,598	
Per Capita Income	\$43,495		\$45,521		\$43,620	

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.

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	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	1,474	8.0%	4,756	7.6%	9,503	7.6%
Age 5 - 9	1,574	8.6%	5,274	8.5%	10,407	8.3%
Age 10 - 14	1,456	7.9%	4,941	7.9%	10,202	8.1%
Age 15 - 19	1,143	6.2%	3,973	6.4%	8,470	6.8%
Age 20 - 24	1,035	5.6%	3,495	5.6%	7,836	6.2%
Age 25 - 34	3,632	19.8%	10,375	16.7%	20,980	16.7%
Age 35 - 44	4,144	22.6%	13,537	21.7%	26,419	21.1%
Age 45 - 54	2,394	13.0%	8,431	13.5%	17,418	13.9%
Age 55 - 64	902	4.9%	3,695	5.9%	7,609	6.1%
Age 65 - 74	412	2.2%	2,283	3.7%	4,160	3.3%
Age 75 - 84	161	0.9%	1,274	2.0%	2,063	1.6%
Age 85+	35	0.2%	229	0.4%	419	0.3%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,609	7.9%	5,038	7.5%	10,214	7.4%
Age 5 - 9	1,520	7.4%	4,988	7.4%	10,132	7.4%
Age 10 - 14	1,454	7.1%	4,782	7.1%	9,915	7.2%
Age 15 - 19	1,312	6.4%	4,405	6.5%	9,226	6.7%
Age 20 - 24	1,270	6.2%	4,160	6.2%	8,774	6.4%
Age 25 - 34	3,413	16.7%	10,121	15.0%	21,491	15.6%
Age 35 - 44	3,816	18.7%	11,344	16.8%	22,164	16.1%
Age 45 - 54	3,406	16.7%	11,255	16.7%	22,888	16.7%
Age 55 - 64	1,792	8.8%	6,373	9.4%	13,413	9.8%
Age 65 - 74	582	2.8%	2,892	4.3%	5,630	4.1%
Age 75 - 84	217	1.1%	1,608	2.4%	2,747	2.0%
Age 85+	59	0.3%	509	0.8%	844	0.6%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,655	7.8%	5,165	7.4%	10,515	7.4%
Age 5 - 9	1,587	7.4%	5,132	7.3%	10,456	7.3%
Age 10 - 14	1,485	7.0%	4,865	7.0%	10,169	7.1%
Age 15 - 19	1,231	5.8%	4,086	5.8%	8,732	6.1%
Age 20 - 24	1,246	5.8%	4,049	5.8%	8,807	6.2%
Age 25 - 34	3,898	18.3%	11,582	16.6%	23,928	16.7%
Age 35 - 44	3,582	16.8%	10,945	15.7%	21,822	15.3%
Age 45 - 54	3,339	15.6%	10,390	14.9%	21,139	14.8%
Age 55 - 64	2,130	10.0%	7,460	10.7%	15,603	10.9%
Age 65 - 74	881	4.1%	3,886	5.6%	7,782	5.4%
Age 75 - 84	241	1.1%	1,697	2.4%	2,985	2.1%
Age 85+	68	0.3%	606	0.9%	1,003	0.7%

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

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Demographic and Income Comparison Profile

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2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,407	83.9%	52,941	85.0%	101,604	81.0%
Black Alone	743	4.0%	2,224	3.6%	4,825	3.8%
American Indian Alone	134	0.7%	464	0.7%	3,027	2.4%
Asian Alone	987	5.4%	3,142	5.0%	6,396	5.1%
Pacific Islander Alone	23	0.1%	70	0.1%	141	0.1%
Some Other Race Alone	600	3.3%	1,922	3.1%	6,175	4.9%
Two or More Races	469	2.6%	1,501	2.4%	3,317	2.6%
Hispanic Origin (Any Race)	1,774	9.7%	5,704	9.2%	15,832	12.6%
2010 Race and Ethnicity						
White Alone	15,640	76.5%	52,890	78.4%	100,875	73.4%
Black Alone	1,233	6.0%	3,527	5.2%	7,649	5.6%
American Indian Alone	208	1.0%	653	1.0%	4,083	3.0%
Asian Alone	1,532	7.5%	4,733	7.0%	9,608	7.0%
Pacific Islander Alone	35	0.2%	107	0.2%	210	0.2%
Some Other Race Alone	1,079	5.3%	3,324	4.9%	10,133	7.4%
Two or More Races	723	3.5%	2,242	3.3%	4,880	3.6%
Hispanic Origin (Any Race)	3,129	15.3%	9,686	14.4%	25,879	18.8%
2015 Race and Ethnicity						
White Alone	15,535	72.8%	52,435	75.1%	99,831	69.8%
Black Alone	1,537	7.2%	4,331	6.2%	9,322	6.5%
American Indian Alone	234	1.1%	720	1.0%	4,468	3.1%
Asian Alone	1,842	8.6%	5,658	8.1%	11,462	8.0%
Pacific Islander Alone	36	0.2%	109	0.2%	213	0.1%
Some Other Race Alone	1,312	6.1%	4,000	5.7%	12,005	8.4%
Two or More Races	846	4.0%	2,610	3.7%	5,641	3.9%
Hispanic Origin (Any Race)	3,843	18.0%	11,797	16.9%	30,974	21.7%

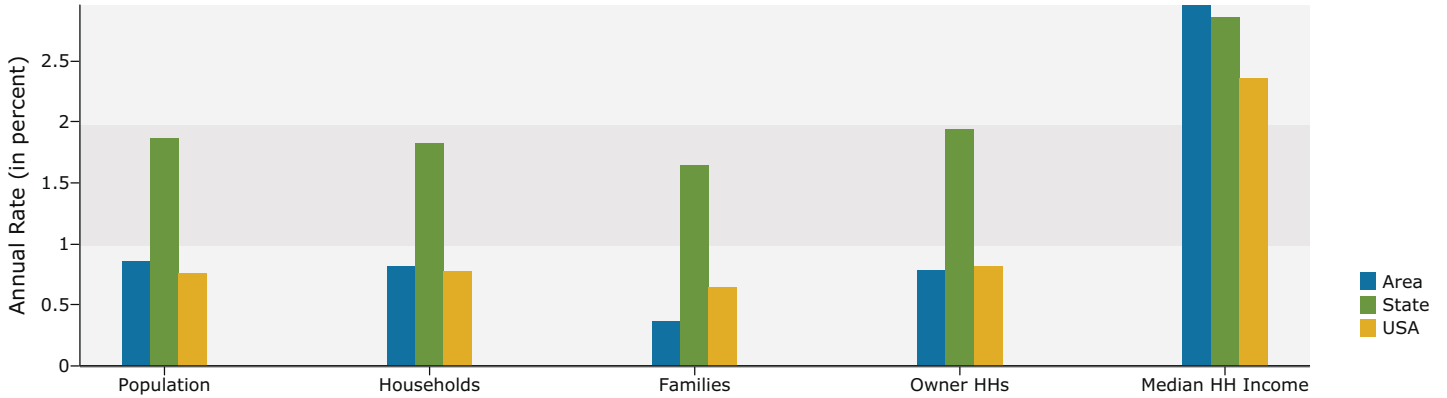
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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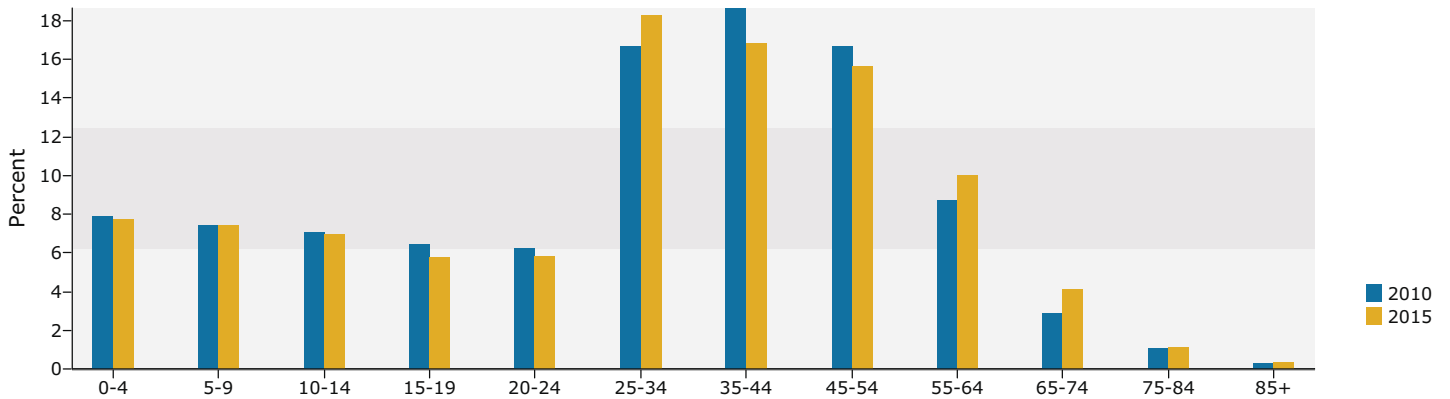
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1 mile

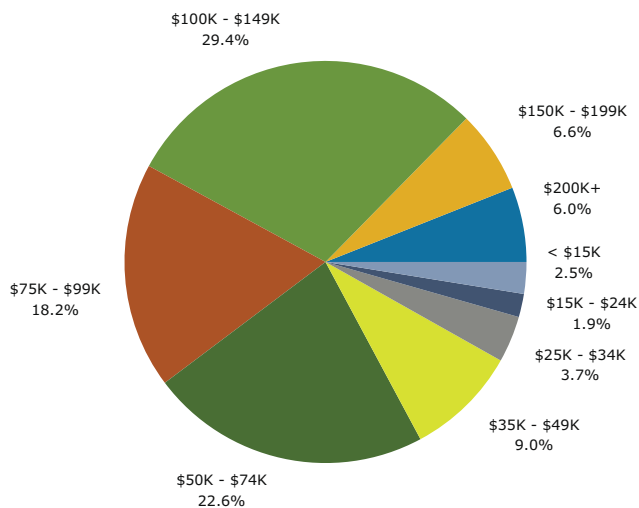
Trends 2010-2015



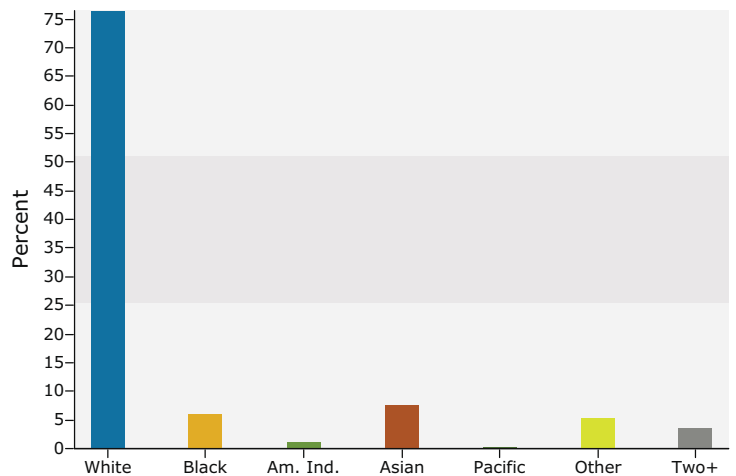
Population by Age



2010 Household Income



2010 Population by Race



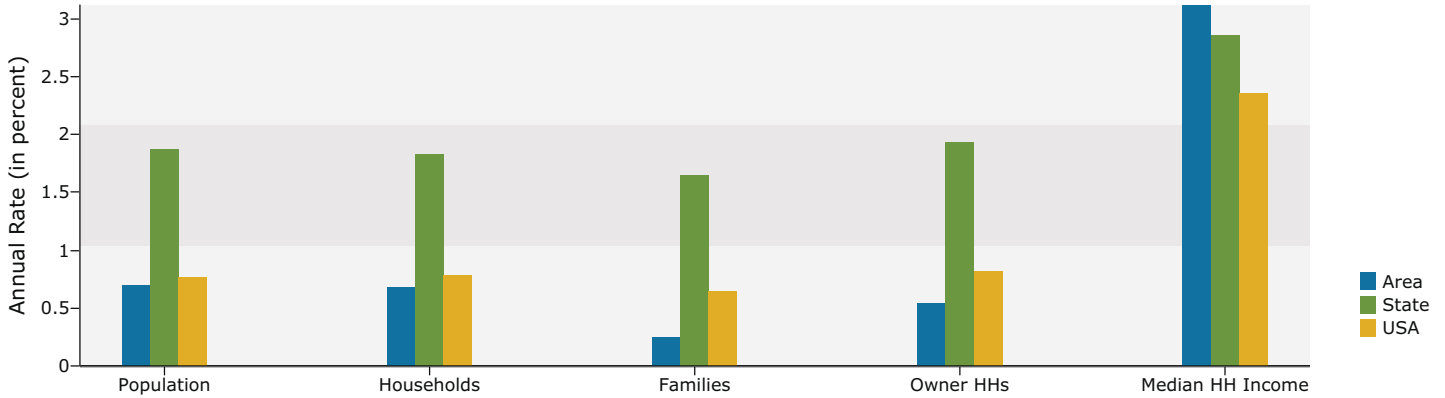
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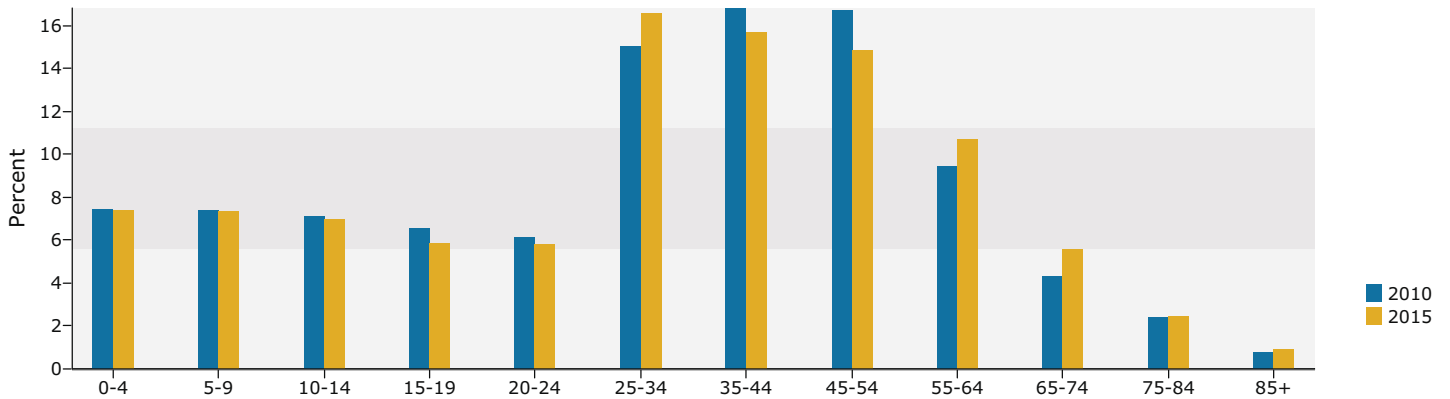
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3 miles

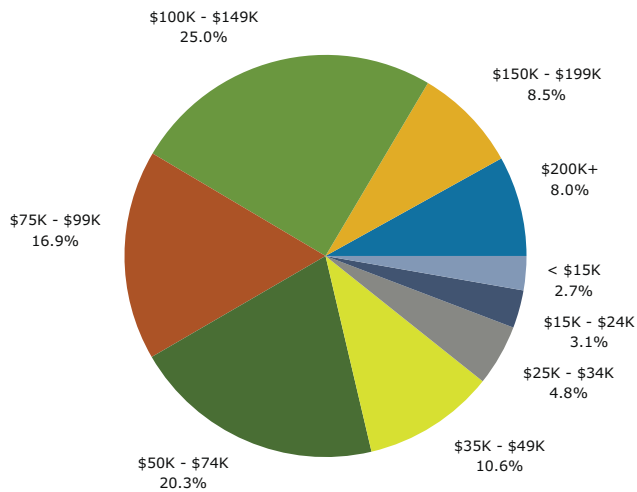
Trends 2010-2015



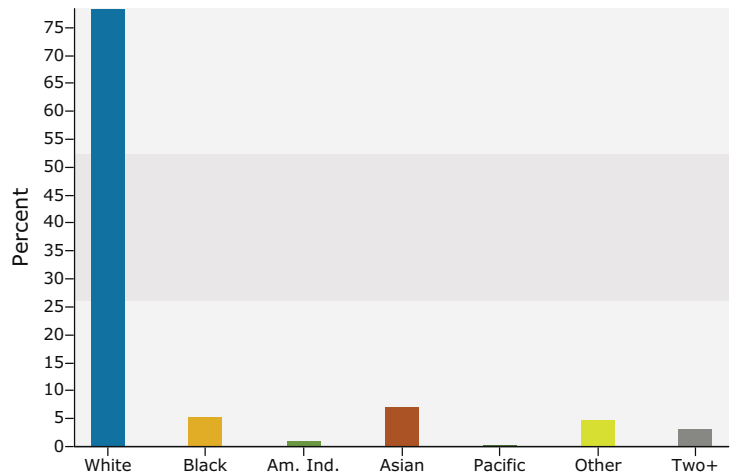
Population by Age



2010 Household Income



2010 Population by Race



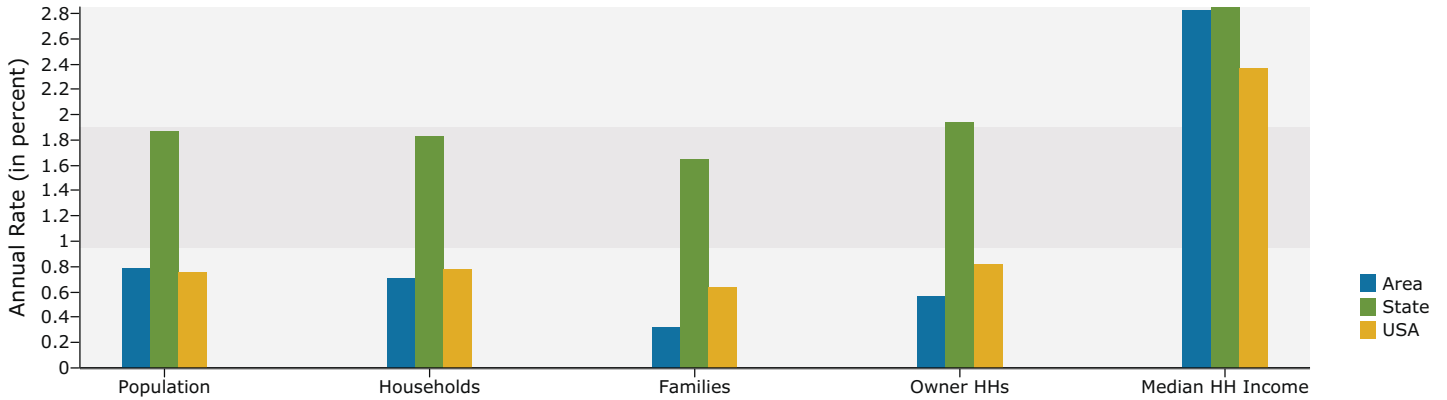
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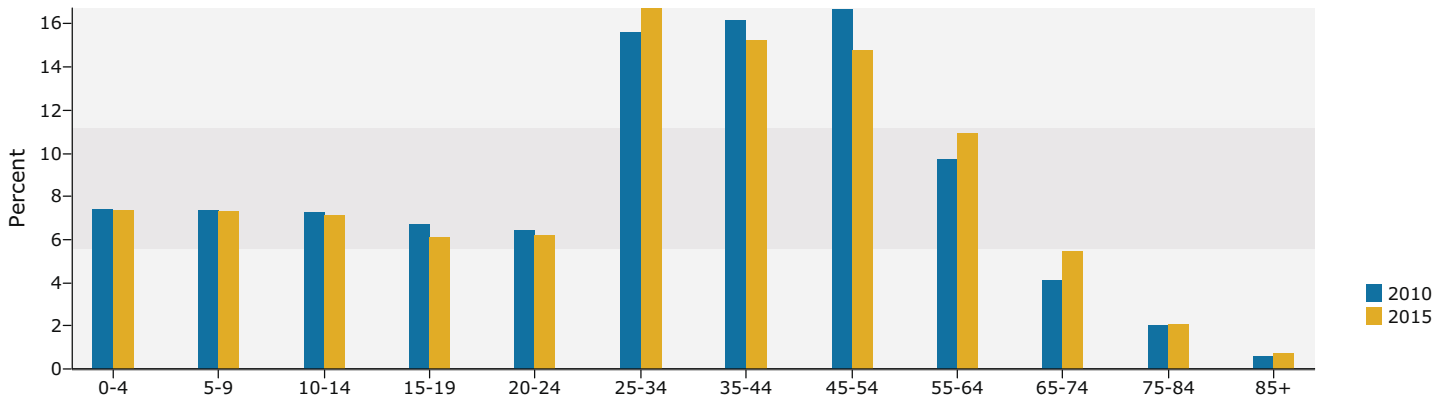
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5 miles

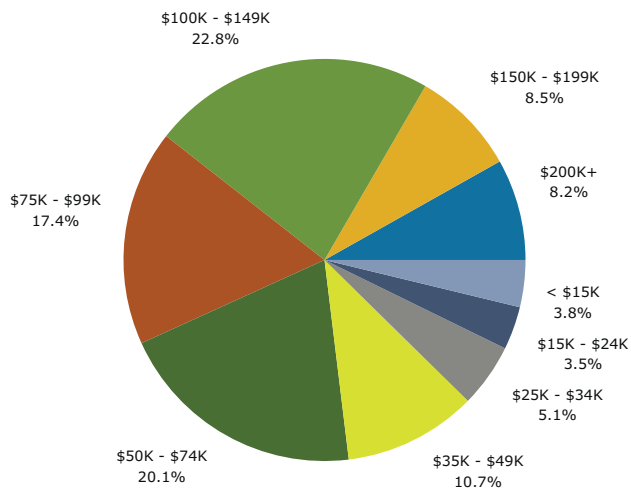
Trends 2010-2015



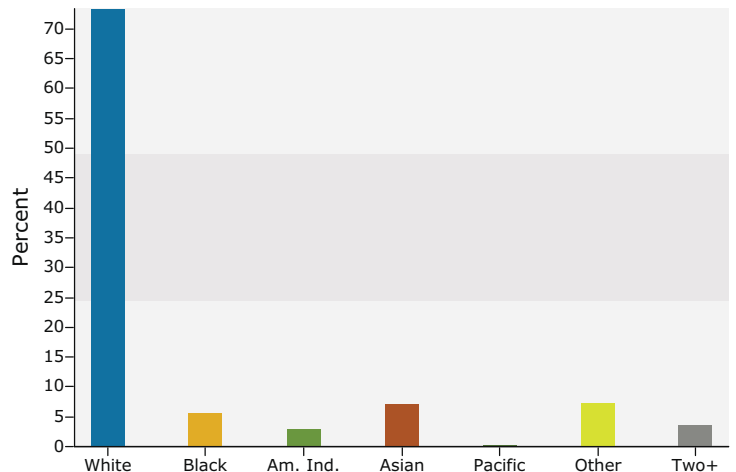
Population by Age



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.