

Southeast Corner
Ellsworth Rd & Brown Rd
Mesa, AZ

THE SHOPPES AT HIGHLANDS VILLAGE NEIGHBORHOOD CENTER



CO-TENANTS



PROPERTY HIGHLIGHTS

- Only supermarket within a two-mile radius.
- Captive, established and affluent trade area.
- Limited retail availability in area.
- Excessive retail leakage in the trade area.

PROPERTY SIZE

87,197 SF(GLA)

TRAFFIC COUNTS

Ellsworth Road: 8,700 CPD **Brown Road:** 11,600 CPD
(Source: Mesa, AZ Transportation Department 2008)

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	9,183	64,576	184,201
Average HH Income:	\$78,113	\$64,470	\$67,438
Households:	3,069	24,388	73,824
Median Age:	34.0	39.1	42.7



FOR MORE INFORMATION

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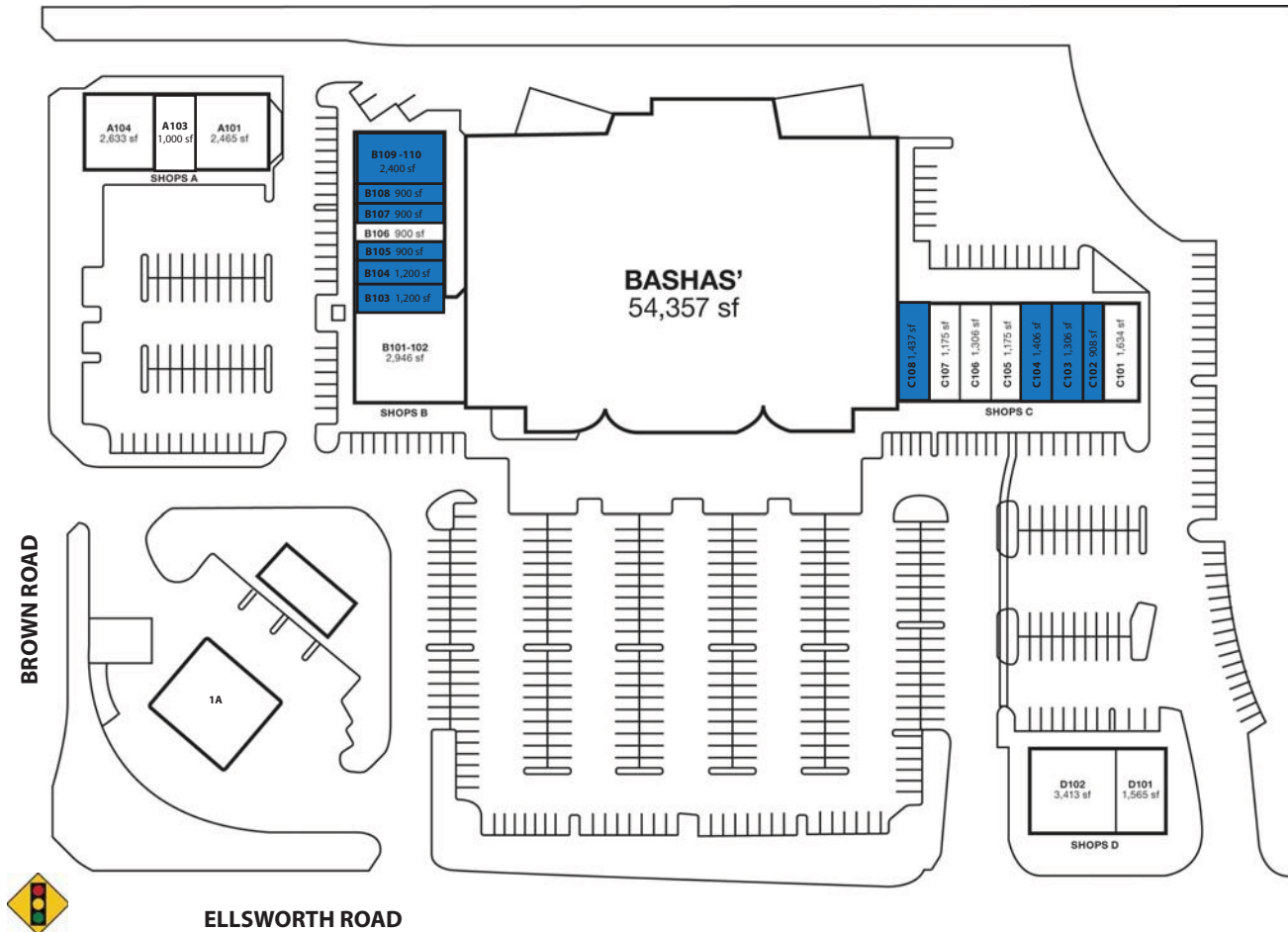


2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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.

Southeast Corner
Ellsworth Rd & Brown Rd
Mesa, AZ

THE SHOPPES AT HIGHLANDS VILLAGE NEIGHBORHOOD CENTER



A101 Chilerio Mexican Restaurant
A103 Hometown Sales
A104/105 Leslie's Pool Mart
B101 Family Dentistry
B103 1,200 SF Available
B104 1,200 SF Available
B105 900 SF Available
B106 Edward Jones

B107 900 SF Available
B108 900 SF Available
B109/110 2,400 SF Available
C101 J&M II Chinese Restaurant
C102 980 SF Available
C103 1,306 SF Available
C104 1,406 SF Available
C105 Fantastic Sams

C106 Famous Nails
C107 Monterey Cleaners
C108 1,437 SF Available
D101 Subway
D102 Bank One
MAJA Bashas'
1A Giant Station

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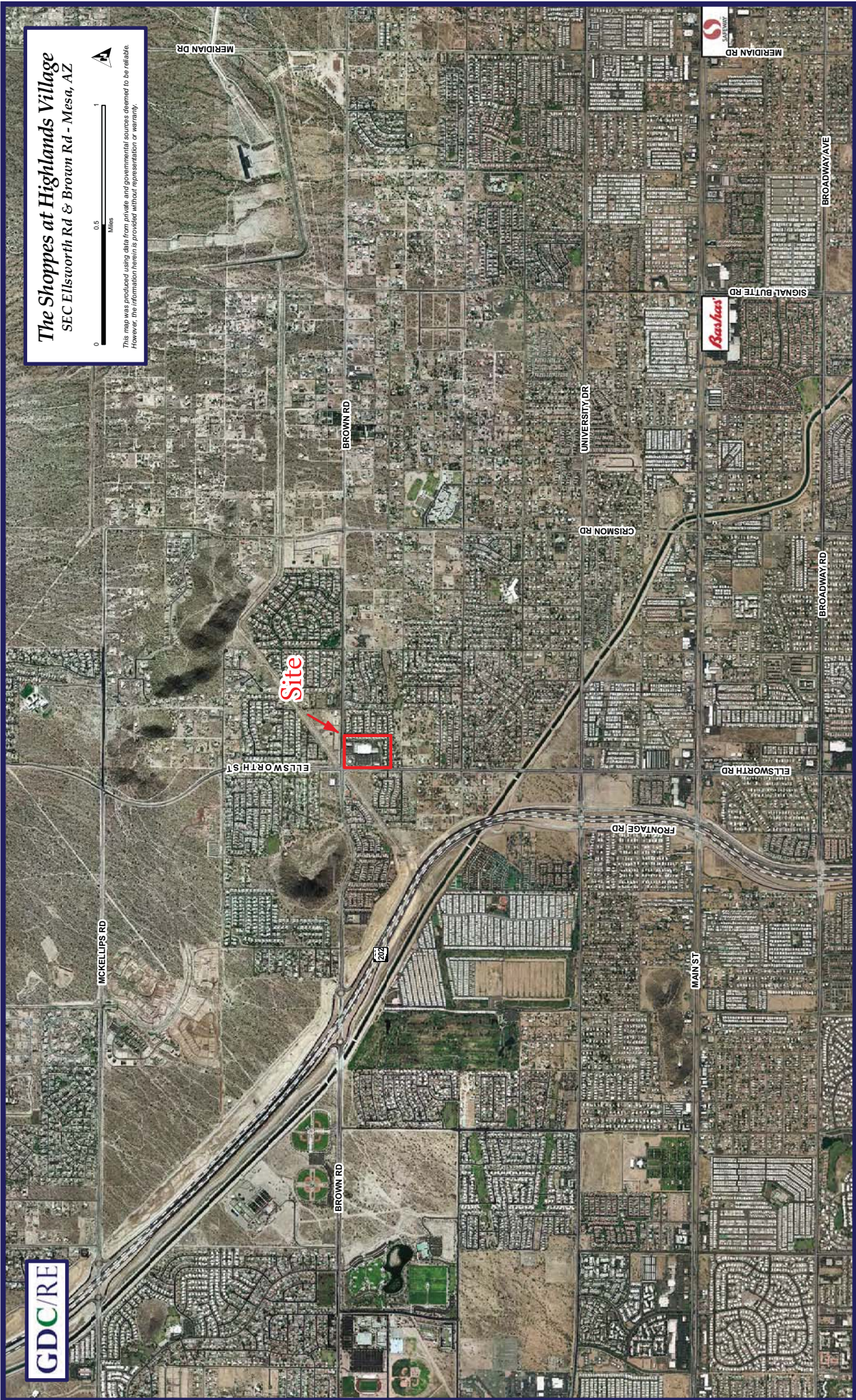
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The Shoppes at Highlands Village
 SEC Ellsworth Rd & Brown Rd - Mesa, AZ

0 0.5 1 Miles

This map was produced using data from private and governmental sources deemed to be reliable. However, the information herein is provided without representation or warranty.



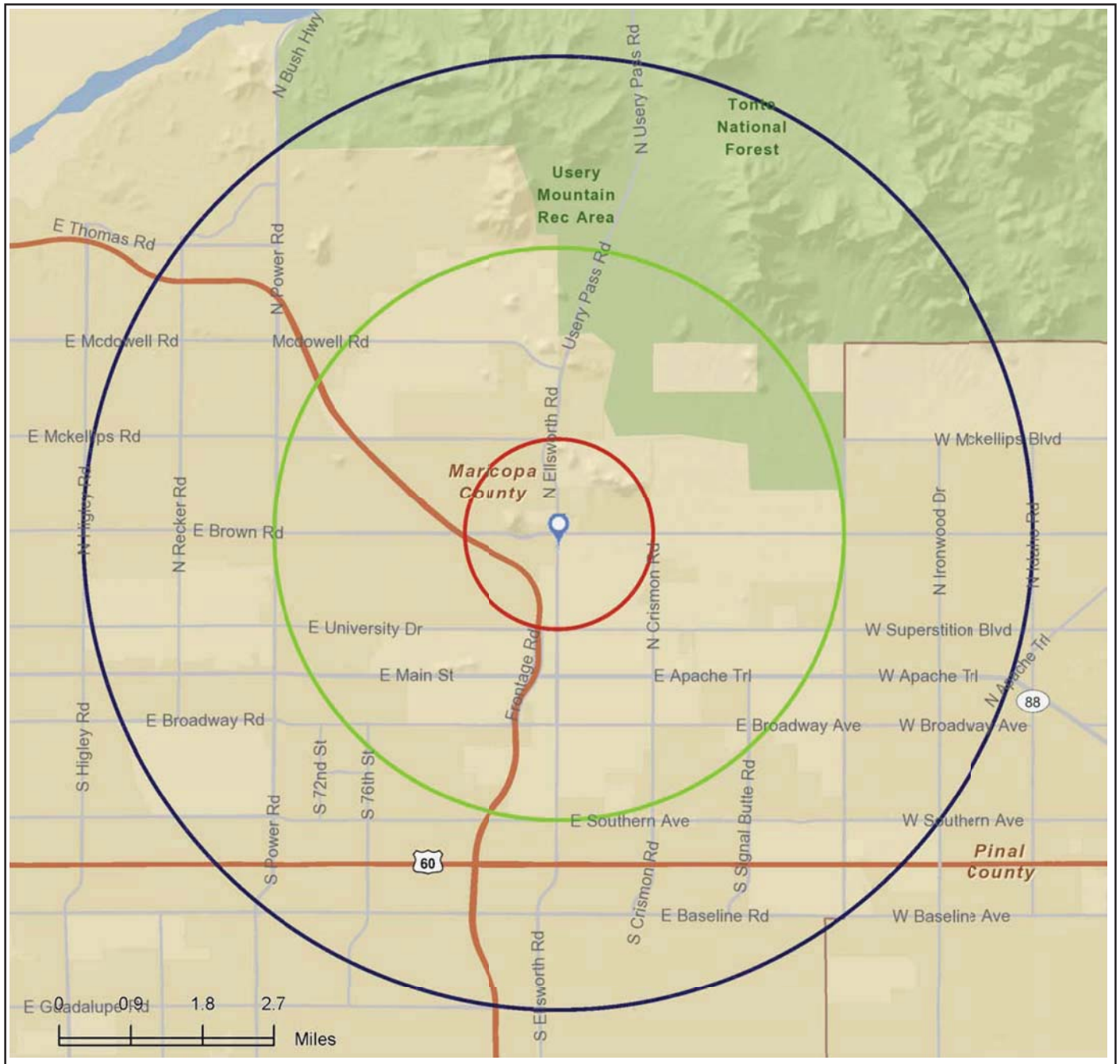
602.368.3555

2929 E Camelback Rd #113 | Phoenix, AZ 85016

www.GDCRE.com

Highlands Village
N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
Ring: 1, 3, 5 Miles

Latitude: 33.43689
Longitude: -111.63261



This site is located in:

City: —
State: Arizona
ZIP Code: 85207
CBSA: —

County: Maricopa County
Census Tract: 04013420105
Census Block Group: 040134201052



Demographic and Income Comparison Profile

Highlands Village
 N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
 Ring: 1, 3, 5 Miles

Latitude: 33.43689
 Longitude: -111.63261

	1 mile radius	3 miles radius	5 miles radius
2000 Summary			
Population	5,765	45,666	135,291
Households	1,951	17,715	56,338
Families	1,601	12,827	39,122
Average Household Size	2.95	2.58	2.37
Owner Occupied Housing Units	1,828	15,626	48,398
Renter Occupied Housing Units	123	2,088	7,940
Median Age	32.3	38.1	43.6
2010 Summary			
Population	9,183	64,576	184,201
Households	3,069	24,388	73,824
Families	2,440	16,917	49,958
Average Household Size	2.99	2.65	2.47
Owner Occupied Housing Units	2,752	20,259	60,299
Renter Occupied Housing Units	317	4,129	13,526
Median Age	34.0	39.1	42.7
2015 Summary			
Population	10,525	72,610	205,748
Households	3,513	27,206	81,689
Families	2,757	18,573	54,634
Average Household Size	3.00	2.67	2.50
Owner Occupied Housing Units	3,139	22,553	66,497
Renter Occupied Housing Units	374	4,653	15,192
Median Age	34.4	39.6	42.4
Trends: 2010-2015 Annual Rate			
Population	2.77%	2.37%	2.24%
Households	2.74%	2.21%	2.05%
Families	2.47%	1.89%	1.81%
Owner Households	2.67%	2.17%	1.98%
Median Household Income	2.49%	2.74%	2.79%

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



Demographic and Income Comparison Profile

Highlands Village
 N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
 Ring: 1, 3, 5 Miles

Latitude: 33.43689
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	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Households by Income						
< \$15,000	128	6.6%	2,462	13.9%	7,611	13.5%
\$15,000 - \$24,999	151	7.8%	2,739	15.4%	8,622	15.3%
\$25,000 - \$34,999	270	13.9%	2,645	14.9%	8,127	14.4%
\$35,000 - \$49,999	314	16.2%	3,480	19.6%	10,896	19.3%
\$50,000 - \$74,999	585	30.2%	3,709	20.9%	11,603	20.6%
\$75,000 - \$99,999	315	16.2%	1,660	9.4%	5,314	9.4%
\$100,000 - \$149,999	109	5.6%	769	4.3%	3,126	5.5%
\$150,000 - \$199,000	43	2.2%	177	1.0%	643	1.1%
\$200,000+	24	1.2%	100	0.6%	485	0.9%
Median Household Income	\$53,460		\$38,483		\$39,318	
Average Household Income	\$59,734		\$46,061		\$48,276	
Per Capita Income	\$19,939		\$17,972		\$20,331	
2010 Households by Income						
< \$15,000	118	3.8%	2,137	8.8%	6,052	8.2%
\$15,000 - \$24,999	181	5.9%	2,467	10.1%	7,313	9.9%
\$25,000 - \$34,999	205	6.7%	2,393	9.8%	7,079	9.6%
\$35,000 - \$49,999	419	13.7%	3,872	15.9%	11,647	15.8%
\$50,000 - \$74,999	809	26.4%	6,034	24.7%	17,334	23.5%
\$75,000 - \$99,999	643	21.0%	3,625	14.9%	11,090	15.0%
\$100,000 - \$149,999	514	16.7%	2,878	11.8%	9,774	13.2%
\$150,000 - \$199,000	94	3.1%	550	2.3%	1,948	2.6%
\$200,000+	86	2.8%	431	1.8%	1,584	2.1%
Median Household Income	\$68,463		\$55,143		\$56,177	
Average Household Income	\$78,113		\$64,470		\$67,438	
Per Capita Income	\$26,030		\$24,192		\$27,094	
2015 Households by Income						
< \$15,000	84	2.4%	1,752	6.4%	4,909	6.0%
\$15,000 - \$24,999	142	4.0%	2,122	7.8%	6,271	7.7%
\$25,000 - \$34,999	158	4.5%	2,099	7.7%	6,189	7.6%
\$35,000 - \$49,999	298	8.5%	3,076	11.3%	9,166	11.2%
\$50,000 - \$74,999	967	27.5%	7,585	27.9%	21,359	26.1%
\$75,000 - \$99,999	778	22.1%	4,487	16.5%	13,448	16.5%
\$100,000 - \$149,999	815	23.2%	4,499	16.5%	14,740	18.0%
\$150,000 - \$199,000	185	5.3%	970	3.6%	3,200	3.9%
\$200,000+	88	2.5%	616	2.3%	2,403	2.9%
Median Household Income	\$77,435		\$63,126		\$64,450	
Average Household Income	\$86,624		\$73,853		\$77,549	
Per Capita Income	\$28,839		\$27,464		\$30,849	

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

Highlands Village
 N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
 Ring: 1, 3, 5 Miles

Latitude: 33.43689
 Longitude: -111.63261

	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Population by Age						
Age 0 - 4	528	9.2%	3,481	7.6%	8,636	6.4%
Age 5 - 9	486	8.4%	3,323	7.3%	8,402	6.2%
Age 10 - 14	464	8.0%	2,994	6.6%	7,845	5.8%
Age 15 - 19	464	8.0%	2,711	5.9%	6,974	5.2%
Age 20 - 24	307	5.3%	2,278	5.0%	5,690	4.2%
Age 25 - 34	882	15.3%	5,953	13.0%	15,226	11.3%
Age 35 - 44	991	17.2%	6,348	13.9%	17,072	12.6%
Age 45 - 54	667	11.6%	4,704	10.3%	14,109	10.4%
Age 55 - 64	432	7.5%	4,257	9.3%	14,203	10.5%
Age 65 - 74	364	6.3%	5,245	11.5%	18,487	13.7%
Age 75 - 84	162	2.8%	3,617	7.9%	14,642	10.8%
Age 85+	17	0.3%	755	1.7%	4,003	3.0%
2010 Population by Age						
Age 0 - 4	787	8.6%	4,948	7.7%	12,837	7.0%
Age 5 - 9	736	8.0%	4,663	7.2%	12,126	6.6%
Age 10 - 14	683	7.4%	4,303	6.7%	11,386	6.2%
Age 15 - 19	648	7.1%	3,890	6.0%	9,915	5.4%
Age 20 - 24	529	5.8%	3,096	4.8%	7,806	4.2%
Age 25 - 34	1,333	14.5%	7,775	12.0%	20,623	11.2%
Age 35 - 44	1,255	13.7%	8,288	12.8%	22,311	12.1%
Age 45 - 54	1,277	13.9%	7,801	12.1%	21,529	11.7%
Age 55 - 64	969	10.6%	7,220	11.2%	21,079	11.4%
Age 65 - 74	607	6.6%	6,328	9.8%	20,704	11.2%
Age 75 - 84	295	3.2%	4,674	7.2%	16,649	9.0%
Age 85+	64	0.7%	1,588	2.5%	7,235	3.9%
2015 Population by Age						
Age 0 - 4	878	8.3%	5,458	7.5%	14,348	7.0%
Age 5 - 9	822	7.8%	5,214	7.2%	13,839	6.7%
Age 10 - 14	837	8.0%	5,018	6.9%	13,260	6.4%
Age 15 - 19	722	6.9%	4,344	6.0%	11,247	5.5%
Age 20 - 24	607	5.8%	3,616	5.0%	9,070	4.4%
Age 25 - 34	1,500	14.2%	8,320	11.5%	22,509	10.9%
Age 35 - 44	1,399	13.3%	9,198	12.7%	24,899	12.1%
Age 45 - 54	1,302	12.4%	8,097	11.2%	22,550	11.0%
Age 55 - 64	1,187	11.3%	8,566	11.8%	23,701	11.5%
Age 65 - 74	851	8.1%	8,026	11.1%	25,261	12.3%
Age 75 - 84	341	3.2%	4,947	6.8%	17,124	8.3%
Age 85+	82	0.8%	1,807	2.5%	7,941	3.9%

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



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 Ring: 1, 3, 5 Miles

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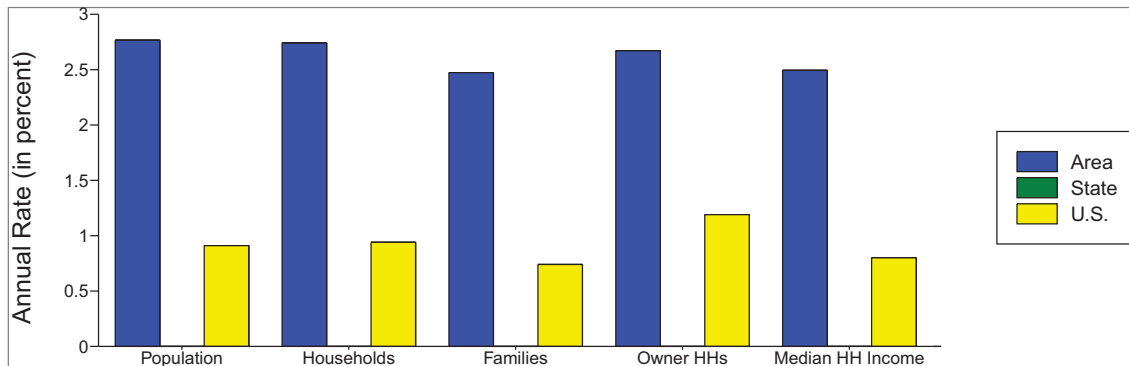
	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Race and Ethnicity						
White Alone	5,203	90.3%	41,146	90.1%	124,115	91.7%
Black Alone	76	1.3%	582	1.3%	1,566	1.2%
American Indian Alone	59	1.0%	428	0.9%	1,082	0.8%
Asian Alone	41	0.7%	291	0.6%	1,084	0.8%
Pacific Islander Alone	6	0.1%	34	0.1%	118	0.1%
Some Other Race Alone	270	4.7%	2,227	4.9%	4,827	3.6%
Two or More Races	109	1.9%	957	2.1%	2,500	1.8%
Hispanic Origin (Any Race)	686	11.9%	5,688	12.5%	13,053	9.6%
2010 Race and Ethnicity						
White Alone	7,816	85.1%	54,409	84.3%	159,362	86.5%
Black Alone	194	2.1%	1,368	2.1%	3,734	2.0%
American Indian Alone	115	1.3%	825	1.3%	1,845	1.0%
Asian Alone	93	1.0%	608	0.9%	2,587	1.4%
Pacific Islander Alone	12	0.1%	72	0.1%	266	0.1%
Some Other Race Alone	709	7.7%	5,231	8.1%	11,162	6.1%
Two or More Races	244	2.7%	2,063	3.2%	5,246	2.8%
Hispanic Origin (Any Race)	1,745	19.0%	12,863	19.9%	28,662	15.6%
2015 Race and Ethnicity						
White Alone	8,691	82.6%	59,211	81.5%	173,394	84.3%
Black Alone	266	2.5%	1,853	2.6%	5,025	2.4%
American Indian Alone	143	1.4%	1,018	1.4%	2,228	1.1%
Asian Alone	124	1.2%	813	1.1%	3,395	1.7%
Pacific Islander Alone	14	0.1%	80	0.1%	307	0.1%
Some Other Race Alone	966	9.2%	6,962	9.6%	14,726	7.2%
Two or More Races	320	3.0%	2,672	3.7%	6,672	3.2%
Hispanic Origin (Any Race)	2,391	22.7%	17,180	23.7%	38,006	18.5%

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

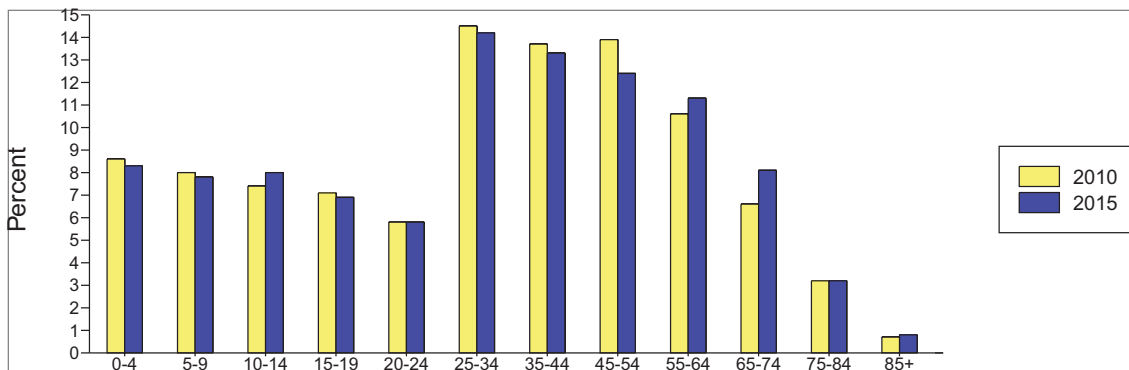
Highlands Village
 N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
 Ring: 1 mile radius

Latitude: 33.43689
 Longitude: -111.63261

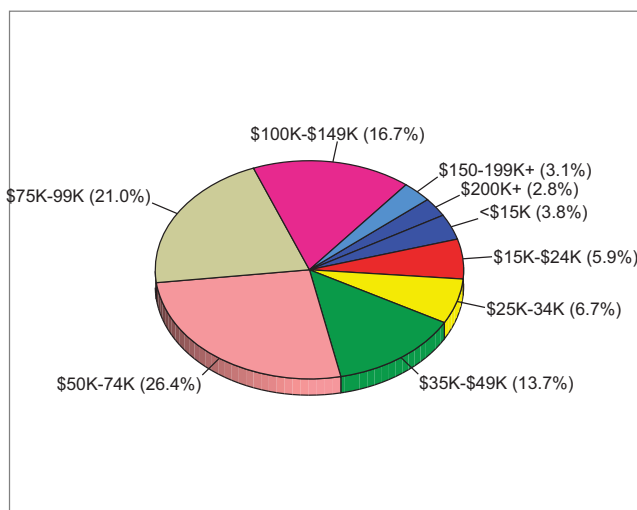
Trends 2010-2015



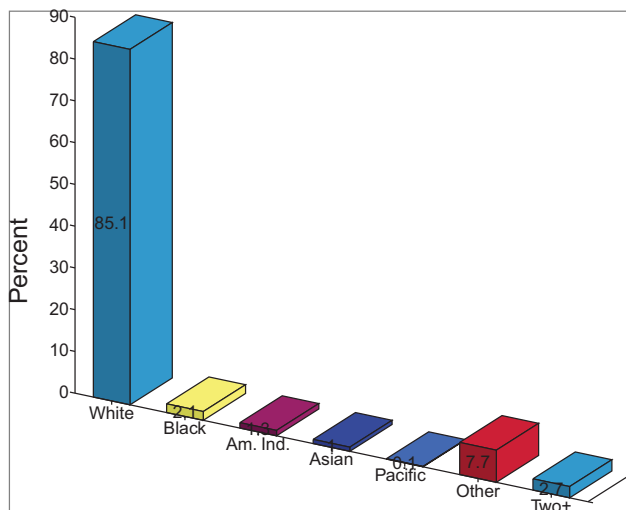
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 19.0%

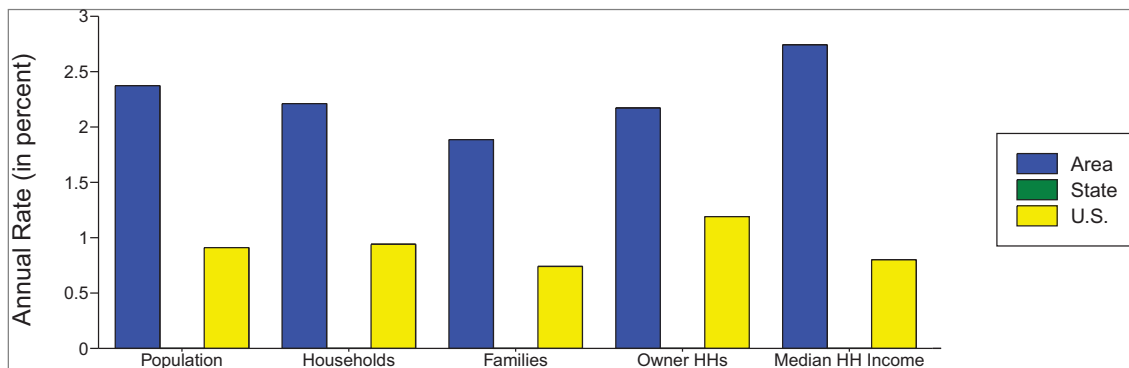
Data Note: Income is expressed in current dollars.

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

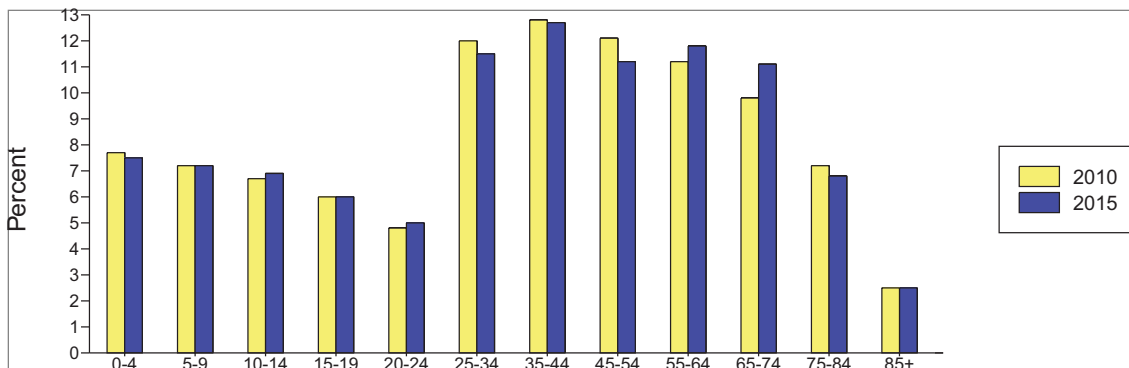
Highlands Village
 N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
 Ring: 3 miles radius

Latitude: 33.43689
 Longitude: -111.63261

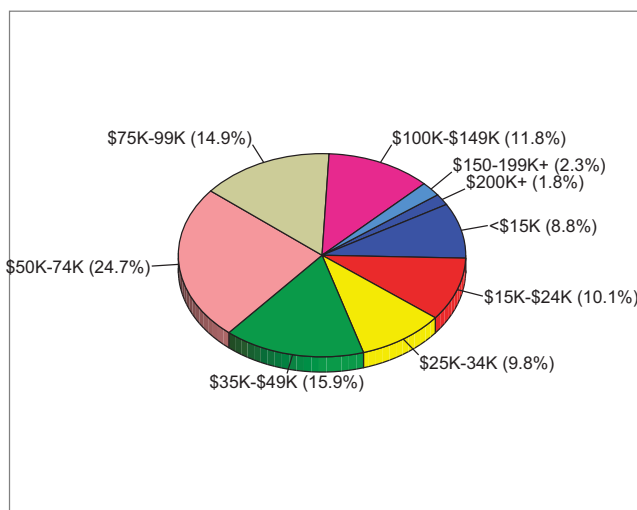
Trends 2010-2015



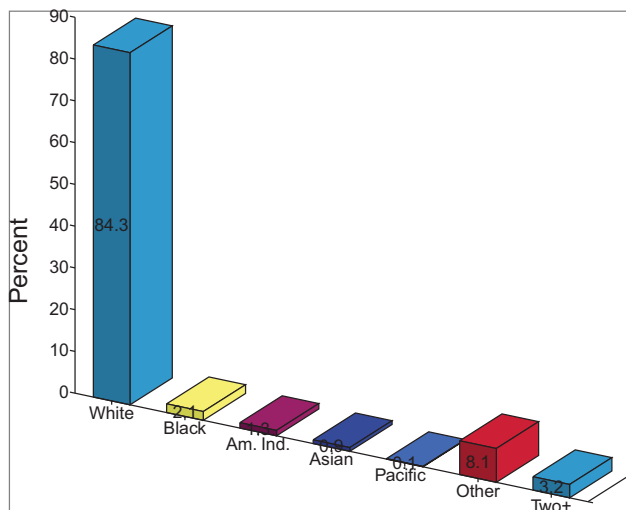
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 19.9%

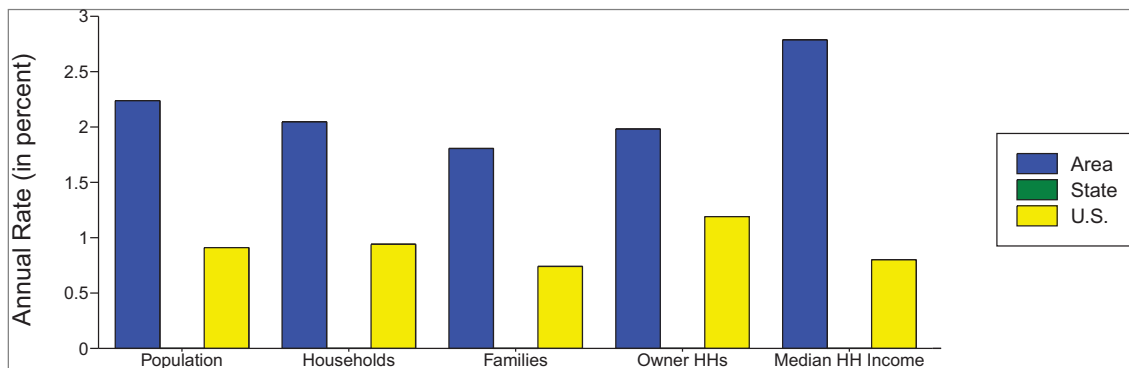
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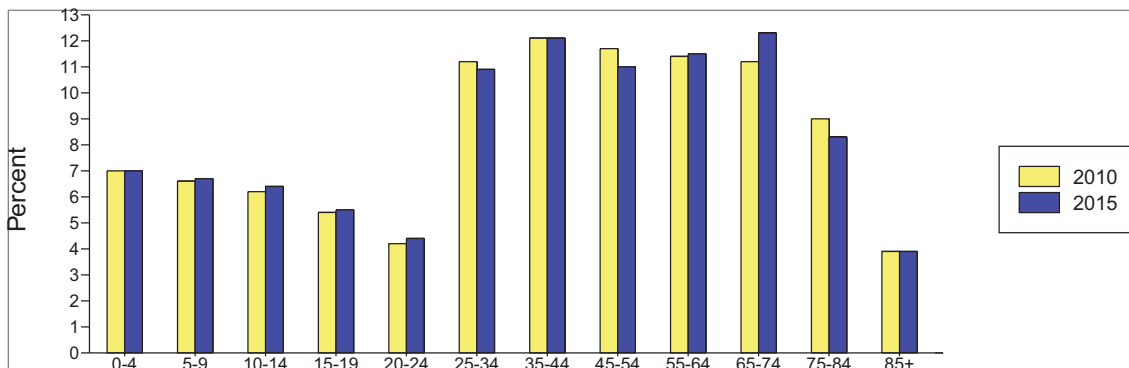
Highlands Village
 N Ellsworth Rd & E Brown Rd, Mesa, AZ 85207
 Ring: 5 miles radius

Latitude: 33.43689
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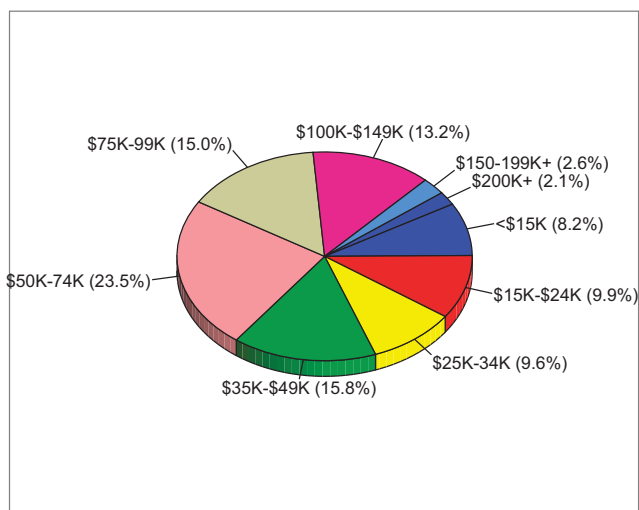
Trends 2010-2015



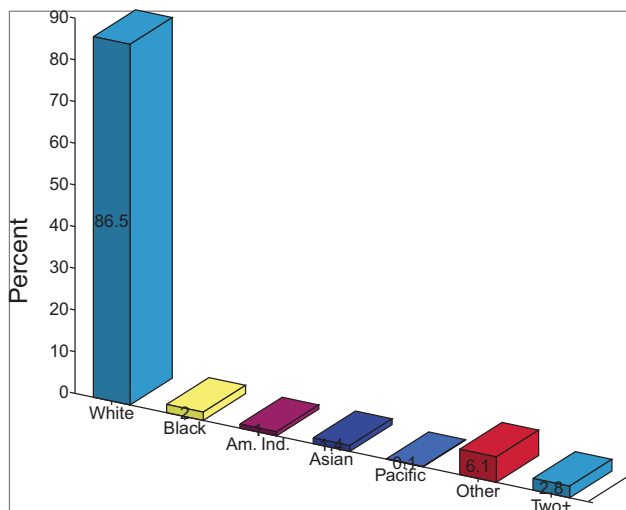
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 15.6%