

Southwest Corner
51st Ave. & Olive Ave.
Glendale, AZ

OLIVE MARKETPLACE NEIGHBORHOOD CENTER



CO-TENANTS



AVAILABILITY

- PAD 1 - 7,500 SF
- SHOPS 1 - Up to 9,471 SF
- SHOPS 2 - Up to 7,957 SF
- PAD - 3,500 SF

PROPERTY HIGHLIGHTS

- Population within five miles exceeds 450,000.
- Great in-fill location in an established trade area.
- Pads and shop space available in new grocery anchored center!

PROPERTY SIZE

± 52,590 SF (GLA)

TRAFFIC COUNTS

Olive Avenue: 36,400 CPD
(Source: City of Glendale 2007)

51st Avenue: 28,800 CPD

DEMOGRAPHIC BRIEF (2010)

| | 1-Mile | 3-Mile | 5-Mile |
|--------------------|----------|----------|----------|
| Population: | 20,649 | 173,125 | 467,585 |
| Average HH Income: | \$73,304 | \$64,460 | \$63,856 |
| Households: | 7,455 | 61,910 | 162,296 |
| Median Age: | 37.9 | 33.6 | 31.6 |

FOR MORE INFORMATION

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

Tim Gunnink
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602.617.0333 Cell
Tim.Gunnink@GDCRE.com

Tim Westfall
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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.

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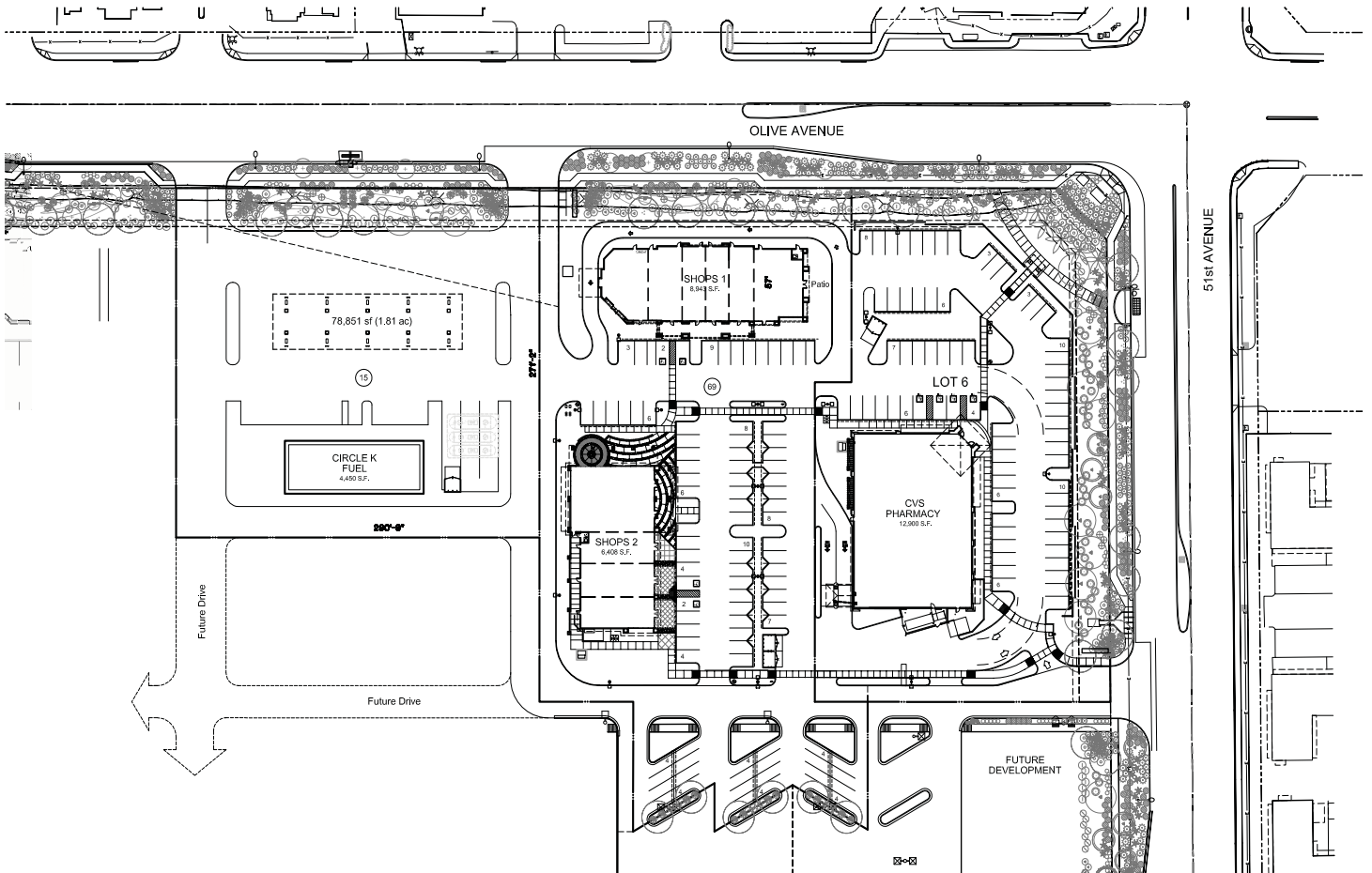
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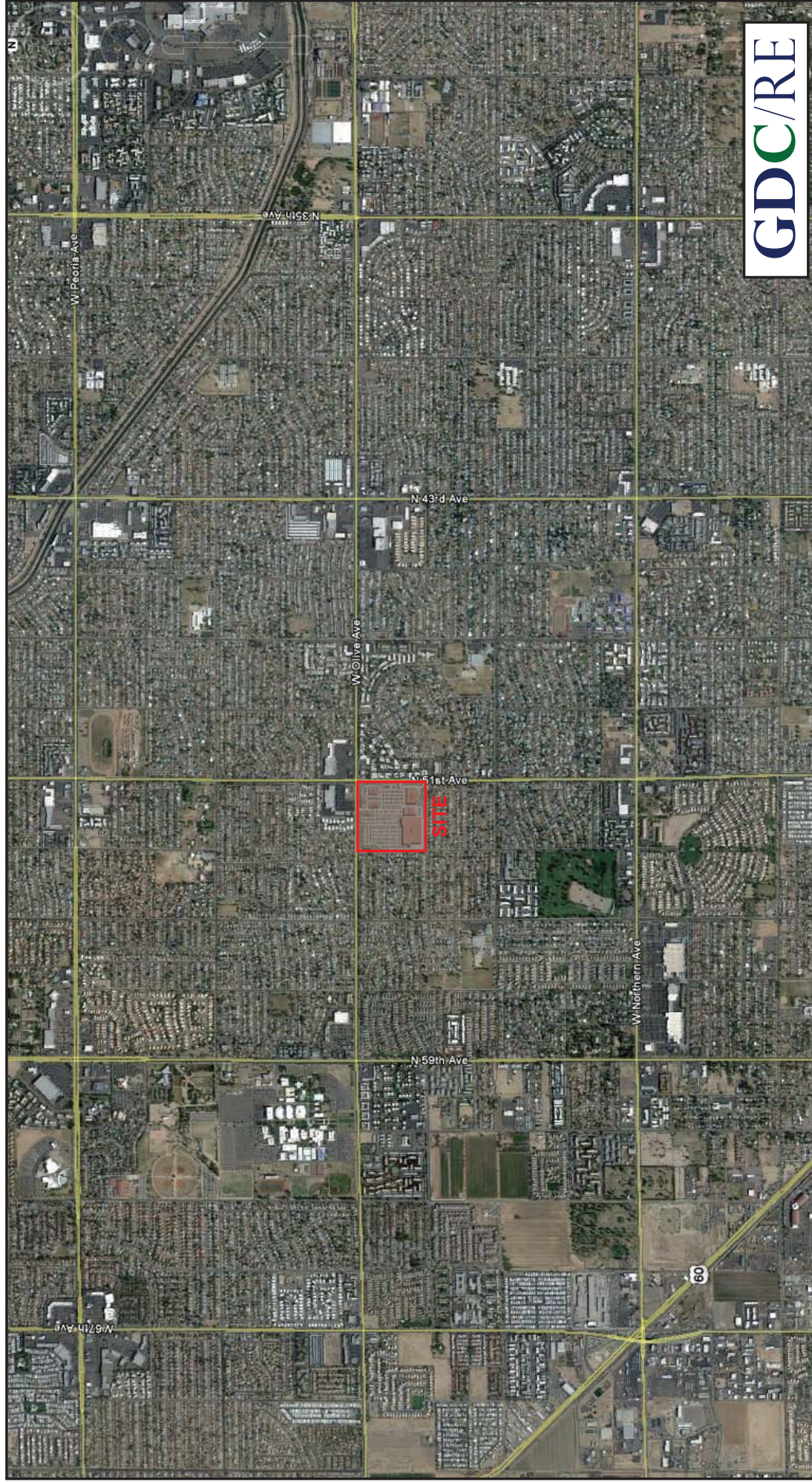
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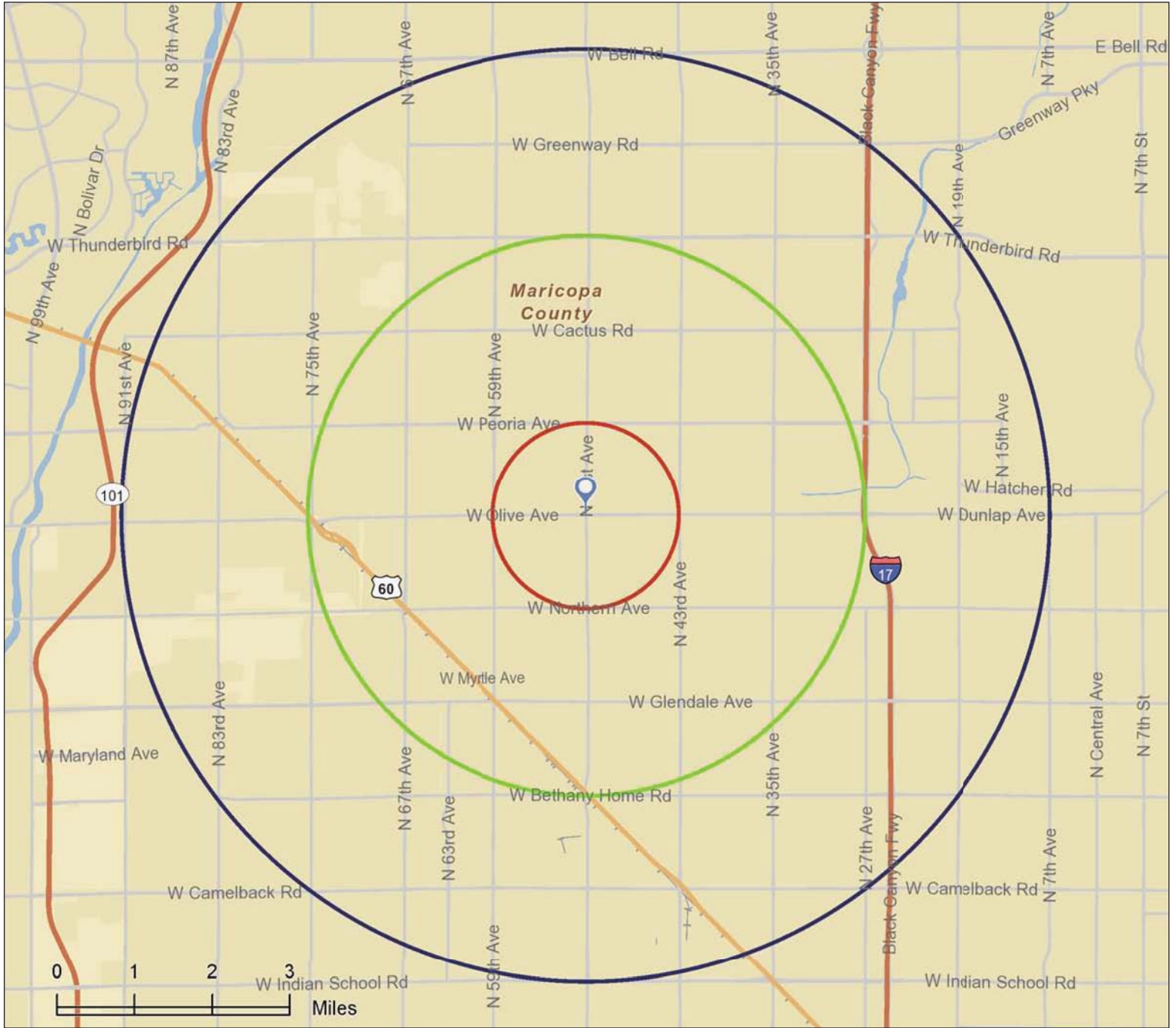
OLIVE MARKETPLACE



SWC 51st Avenue & Olive Avenue
Glendale, AZ

N 51st Ave and W Olive Ave, Glendale, AZ, 85302
N 51st Ave & W Olive Ave, Glendale, AZ, 85302
Ring: 1, 3, 5 Miles

Latitude: 33.56744
Longitude: -112.16908



This site is located in:

- City:** Glendale city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013092307
- ZIP Code:** 85302
- Census Block Group:** 040130923071
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

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N 51st Ave & W Olive Ave, Glendale, AZ, 85302
Rings: 1, 3, 5 miles radii

Latitude: 33.56744
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| | 1 mile | 3 miles | 5 miles |
|--------------------------------------|--------|---------|---------|
| 2000 Summary | | | |
| Population | 19,804 | 166,951 | 440,374 |
| Households | 7,215 | 60,309 | 155,469 |
| Families | 5,165 | 41,244 | 105,760 |
| Average Household Size | 2.72 | 2.75 | 2.81 |
| Owner Occupied Housing Units | 5,724 | 39,369 | 94,043 |
| Renter Occupied Housing Units | 1,491 | 20,940 | 61,426 |
| Median Age | 36.4 | 32.0 | 30.5 |
| 2010 Summary | | | |
| Population | 20,560 | 173,316 | 467,715 |
| Households | 7,427 | 61,941 | 162,321 |
| Families | 5,030 | 40,103 | 104,785 |
| Average Household Size | 2.74 | 2.78 | 2.86 |
| Owner Occupied Housing Units | 5,591 | 38,399 | 92,774 |
| Renter Occupied Housing Units | 1,835 | 23,542 | 69,547 |
| Median Age | 38.0 | 33.6 | 31.6 |
| 2015 Summary | | | |
| Population | 21,031 | 176,537 | 479,952 |
| Households | 7,573 | 62,911 | 166,043 |
| Families | 5,021 | 39,894 | 105,106 |
| Average Household Size | 2.75 | 2.78 | 2.87 |
| Owner Occupied Housing Units | 5,689 | 38,917 | 94,533 |
| Renter Occupied Housing Units | 1,884 | 23,993 | 71,510 |
| Median Age | 38.2 | 34.3 | 32.3 |
| Trends: 2010-2015 Annual Rate | | | |
| Population | 0.45% | 0.37% | 0.52% |
| Households | 0.39% | 0.31% | 0.45% |
| Families | -0.03% | -0.10% | 0.06% |
| Owner Households | 0.35% | 0.27% | 0.38% |
| Median Household Income | 2.24% | 2.39% | 2.54% |

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

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| 2000 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 626 | 8.7% | 8,220 | 13.6% | 22,274 | 14.3% |
| \$15,000 - \$24,999 | 679 | 9.4% | 8,302 | 13.8% | 22,522 | 14.5% |
| \$25,000 - \$34,999 | 841 | 11.6% | 8,505 | 14.1% | 22,749 | 14.6% |
| \$35,000 - \$49,999 | 1,424 | 19.7% | 11,661 | 19.3% | 29,799 | 19.2% |
| \$50,000 - \$74,999 | 1,903 | 26.3% | 13,183 | 21.9% | 32,408 | 20.8% |
| \$75,000 - \$99,999 | 934 | 12.9% | 5,971 | 9.9% | 14,916 | 9.6% |
| \$100,000 - \$149,999 | 693 | 9.6% | 3,449 | 5.7% | 7,942 | 5.1% |
| \$150,000 - \$199,000 | 108 | 1.5% | 650 | 1.1% | 1,640 | 1.1% |
| \$200,000+ | 26 | 0.4% | 378 | 0.6% | 1,327 | 0.9% |
| Median Household Income | \$50,496 | | \$40,986 | | \$39,595 | |
| Average Household Income | \$56,357 | | \$48,633 | | \$47,754 | |
| Per Capita Income | \$20,810 | | \$17,768 | | \$17,116 | |

| 2010 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 388 | 5.2% | 5,286 | 8.5% | 14,946 | 9.2% |
| \$15,000 - \$24,999 | 422 | 5.7% | 5,485 | 8.9% | 14,974 | 9.2% |
| \$25,000 - \$34,999 | 498 | 6.7% | 5,969 | 9.6% | 16,639 | 10.3% |
| \$35,000 - \$49,999 | 1,090 | 14.7% | 10,409 | 16.8% | 27,369 | 16.9% |
| \$50,000 - \$74,999 | 1,973 | 26.6% | 15,341 | 24.8% | 39,123 | 24.1% |
| \$75,000 - \$99,999 | 1,512 | 20.4% | 9,551 | 15.4% | 23,797 | 14.7% |
| \$100,000 - \$149,999 | 1,188 | 16.0% | 7,627 | 12.3% | 19,200 | 11.8% |
| \$150,000 - \$199,000 | 240 | 3.2% | 1,291 | 2.1% | 3,413 | 2.1% |
| \$200,000+ | 115 | 1.5% | 981 | 1.6% | 2,856 | 1.8% |
| Median Household Income | \$65,686 | | \$55,288 | | \$53,841 | |
| Average Household Income | \$73,329 | | \$64,450 | | \$63,864 | |
| Per Capita Income | \$26,734 | | \$23,146 | | \$22,323 | |

| 2015 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 283 | 3.7% | 3,988 | 6.3% | 11,450 | 6.9% |
| \$15,000 - \$24,999 | 321 | 4.2% | 4,331 | 6.9% | 12,094 | 7.3% |
| \$25,000 - \$34,999 | 375 | 5.0% | 4,835 | 7.7% | 13,832 | 8.3% |
| \$35,000 - \$49,999 | 763 | 10.1% | 8,017 | 12.7% | 21,297 | 12.8% |
| \$50,000 - \$74,999 | 2,142 | 28.3% | 17,311 | 27.5% | 44,721 | 26.9% |
| \$75,000 - \$99,999 | 1,591 | 21.0% | 10,532 | 16.7% | 26,637 | 16.0% |
| \$100,000 - \$149,999 | 1,597 | 21.1% | 10,549 | 16.8% | 26,615 | 16.0% |
| \$150,000 - \$199,000 | 351 | 4.6% | 1,964 | 3.1% | 5,397 | 3.3% |
| \$200,000+ | 150 | 2.0% | 1,385 | 2.2% | 3,998 | 2.4% |
| Median Household Income | \$73,393 | | \$62,220 | | \$61,045 | |
| Average Household Income | \$81,562 | | \$73,085 | | \$72,692 | |
| Per Capita Income | \$29,650 | | \$26,170 | | \$25,327 | |

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

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Latitude: 33.56744
 Longitude: -112.16908

| | 1 mile | | 3 miles | | 5 miles | |
|-------------------------------|--------|-------|---------|-------|---------|-------|
| 2000 Population by Age | | | | | | |
| Age 0 - 4 | 1,257 | 6.3% | 12,813 | 7.7% | 36,496 | 8.3% |
| Age 5 - 9 | 1,357 | 6.9% | 13,587 | 8.1% | 37,071 | 8.4% |
| Age 10 - 14 | 1,480 | 7.5% | 13,214 | 7.9% | 35,213 | 8.0% |
| Age 15 - 19 | 1,656 | 8.4% | 13,391 | 8.0% | 35,720 | 8.1% |
| Age 20 - 24 | 1,265 | 6.4% | 12,967 | 7.8% | 36,099 | 8.2% |
| Age 25 - 34 | 2,460 | 12.4% | 24,959 | 15.0% | 69,934 | 15.9% |
| Age 35 - 44 | 3,070 | 15.5% | 25,682 | 15.4% | 67,907 | 15.4% |
| Age 45 - 54 | 3,144 | 15.9% | 21,073 | 12.6% | 52,227 | 11.9% |
| Age 55 - 64 | 2,111 | 10.7% | 13,622 | 8.2% | 31,761 | 7.2% |
| Age 65 - 74 | 1,147 | 5.8% | 8,524 | 5.1% | 20,283 | 4.6% |
| Age 75 - 84 | 688 | 3.5% | 5,409 | 3.2% | 13,108 | 3.0% |
| Age 85+ | 168 | 0.9% | 1,708 | 1.0% | 4,554 | 1.0% |

| 2010 Population by Age | Number | Percent | Number | Percent | Number | Percent |
|-------------------------------|---------------|----------------|---------------|----------------|---------------|----------------|
| Age 0 - 4 | 1,309 | 6.4% | 13,329 | 7.7% | 39,567 | 8.5% |
| Age 5 - 9 | 1,323 | 6.4% | 12,659 | 7.3% | 35,882 | 7.7% |
| Age 10 - 14 | 1,344 | 6.5% | 11,823 | 6.8% | 32,269 | 6.9% |
| Age 15 - 19 | 1,350 | 6.6% | 12,407 | 7.2% | 34,276 | 7.3% |
| Age 20 - 24 | 1,107 | 5.4% | 12,406 | 7.2% | 37,105 | 7.9% |
| Age 25 - 34 | 3,080 | 15.0% | 27,607 | 15.9% | 78,482 | 16.8% |
| Age 35 - 44 | 2,589 | 12.6% | 22,466 | 13.0% | 60,279 | 12.9% |
| Age 45 - 54 | 2,902 | 14.1% | 22,697 | 13.1% | 59,219 | 12.7% |
| Age 55 - 64 | 2,755 | 13.4% | 18,201 | 10.5% | 44,261 | 9.5% |
| Age 65 - 74 | 1,674 | 8.1% | 10,832 | 6.3% | 24,783 | 5.3% |
| Age 75 - 84 | 847 | 4.1% | 6,272 | 3.6% | 14,726 | 3.1% |
| Age 85+ | 280 | 1.4% | 2,618 | 1.5% | 6,867 | 1.5% |

| 2015 Population by Age | Number | Percent | Number | Percent | Number | Percent |
|-------------------------------|---------------|----------------|---------------|----------------|---------------|----------------|
| Age 0 - 4 | 1,338 | 6.4% | 13,499 | 7.6% | 40,598 | 8.5% |
| Age 5 - 9 | 1,368 | 6.5% | 12,947 | 7.3% | 37,219 | 7.8% |
| Age 10 - 14 | 1,467 | 7.0% | 12,584 | 7.1% | 34,593 | 7.2% |
| Age 15 - 19 | 1,326 | 6.3% | 11,425 | 6.5% | 31,499 | 6.6% |
| Age 20 - 24 | 1,123 | 5.3% | 12,669 | 7.2% | 37,751 | 7.9% |
| Age 25 - 34 | 2,838 | 13.5% | 27,041 | 15.3% | 79,646 | 16.6% |
| Age 35 - 44 | 2,915 | 13.9% | 23,589 | 13.4% | 62,955 | 13.1% |
| Age 45 - 54 | 2,653 | 12.6% | 20,921 | 11.9% | 54,623 | 11.4% |
| Age 55 - 64 | 2,603 | 12.4% | 19,026 | 10.8% | 47,381 | 9.9% |
| Age 65 - 74 | 2,138 | 10.2% | 13,352 | 7.6% | 30,981 | 6.5% |
| Age 75 - 84 | 967 | 4.6% | 6,745 | 3.8% | 15,541 | 3.2% |
| Age 85+ | 297 | 1.4% | 2,739 | 1.6% | 7,165 | 1.5% |

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

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Made with Esri Business Analyst



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Rings: 1, 3, 5 miles radii

Latitude: 33.56744
Longitude: -112.16908

| 2000 Race and Ethnicity | 1 mile | | 3 miles | | 5 miles | |
|--------------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 16,668 | 84.2% | 129,191 | 77.4% | 325,464 | 73.9% |
| Black Alone | 628 | 3.2% | 6,882 | 4.1% | 20,493 | 4.7% |
| American Indian Alone | 217 | 1.1% | 2,706 | 1.6% | 8,758 | 2.0% |
| Asian Alone | 699 | 3.5% | 4,397 | 2.6% | 11,842 | 2.7% |
| Pacific Islander Alone | 14 | 0.1% | 276 | 0.2% | 692 | 0.2% |
| Some Other Race Alone | 1,022 | 5.2% | 18,112 | 10.8% | 57,364 | 13.0% |
| Two or More Races | 556 | 2.8% | 5,387 | 3.2% | 15,762 | 3.6% |
| Hispanic Origin (Any Race) | 3,014 | 15.2% | 40,584 | 24.3% | 121,636 | 27.6% |
| 2010 Race and Ethnicity | | | | | | |
| White Alone | 15,826 | 77.0% | 120,347 | 69.4% | 308,072 | 65.9% |
| Black Alone | 957 | 4.7% | 9,839 | 5.7% | 28,899 | 6.2% |
| American Indian Alone | 290 | 1.4% | 3,301 | 1.9% | 10,439 | 2.2% |
| Asian Alone | 992 | 4.8% | 6,180 | 3.6% | 15,974 | 3.4% |
| Pacific Islander Alone | 19 | 0.1% | 374 | 0.2% | 914 | 0.2% |
| Some Other Race Alone | 1,677 | 8.2% | 26,015 | 15.0% | 82,665 | 17.7% |
| Two or More Races | 799 | 3.9% | 7,259 | 4.2% | 20,751 | 4.4% |
| Hispanic Origin (Any Race) | 4,797 | 23.3% | 57,305 | 33.1% | 172,211 | 36.8% |
| 2015 Race and Ethnicity | | | | | | |
| White Alone | 15,488 | 73.6% | 116,925 | 66.2% | 301,422 | 62.8% |
| Black Alone | 1,151 | 5.5% | 11,401 | 6.5% | 33,320 | 6.9% |
| American Indian Alone | 316 | 1.5% | 3,458 | 2.0% | 10,831 | 2.3% |
| Asian Alone | 1,160 | 5.5% | 7,172 | 4.1% | 18,243 | 3.8% |
| Pacific Islander Alone | 19 | 0.1% | 377 | 0.2% | 923 | 0.2% |
| Some Other Race Alone | 1,985 | 9.4% | 29,198 | 16.5% | 92,432 | 19.3% |
| Two or More Races | 913 | 4.3% | 8,006 | 4.5% | 22,781 | 4.7% |
| Hispanic Origin (Any Race) | 5,714 | 27.2% | 64,834 | 36.7% | 194,112 | 40.4% |

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

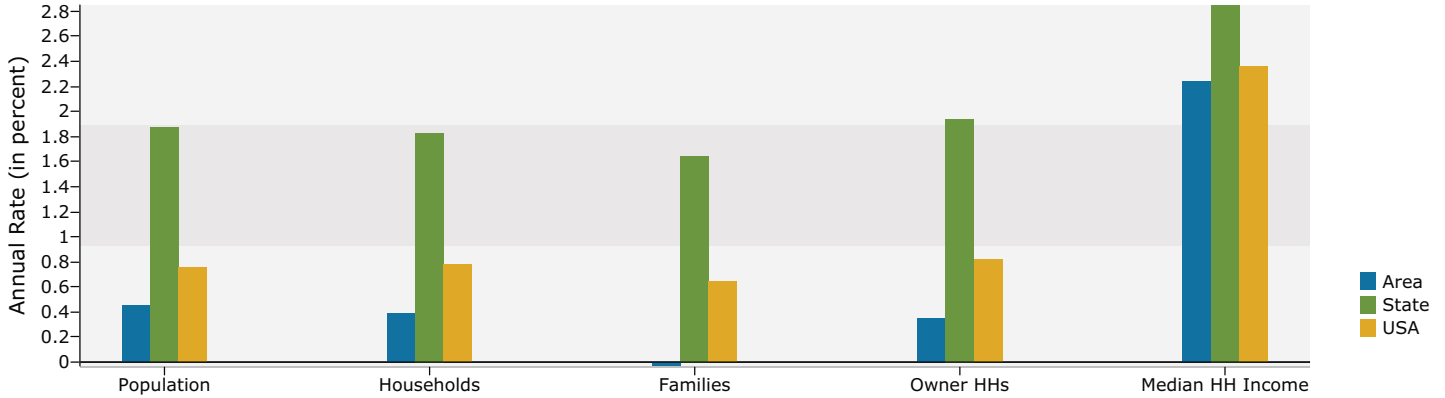
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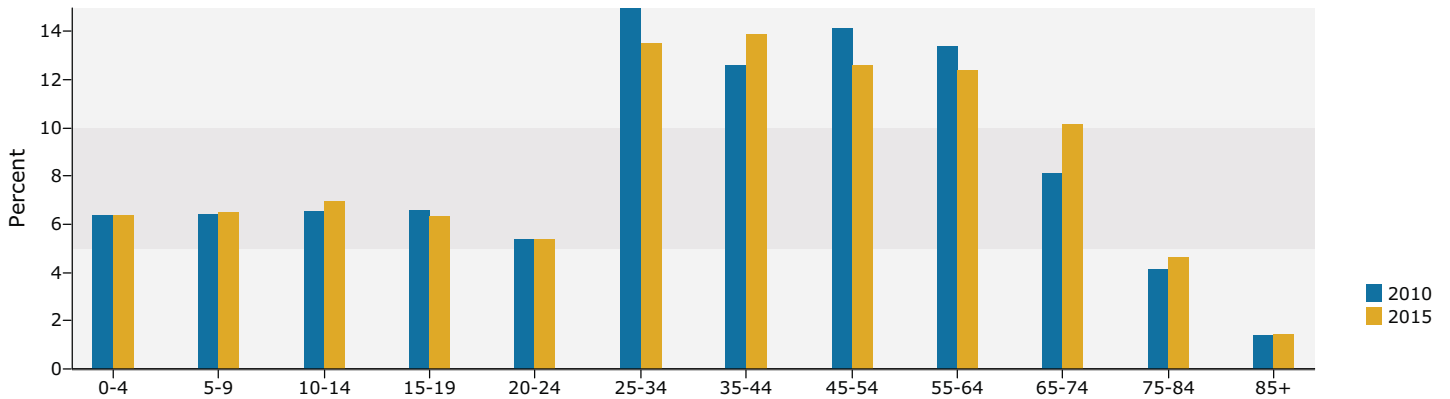
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1 mile

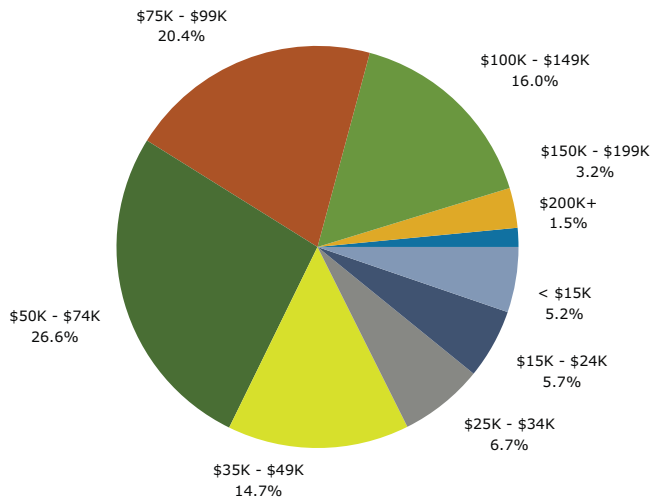
Trends 2010-2015



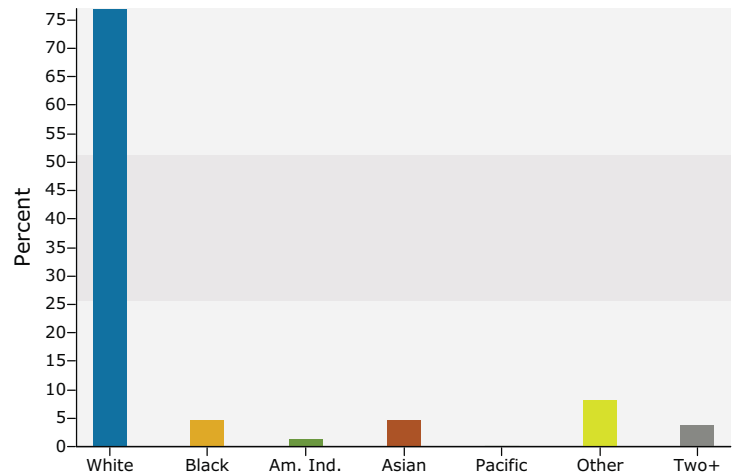
Population by Age



2010 Household Income



2010 Population by Race



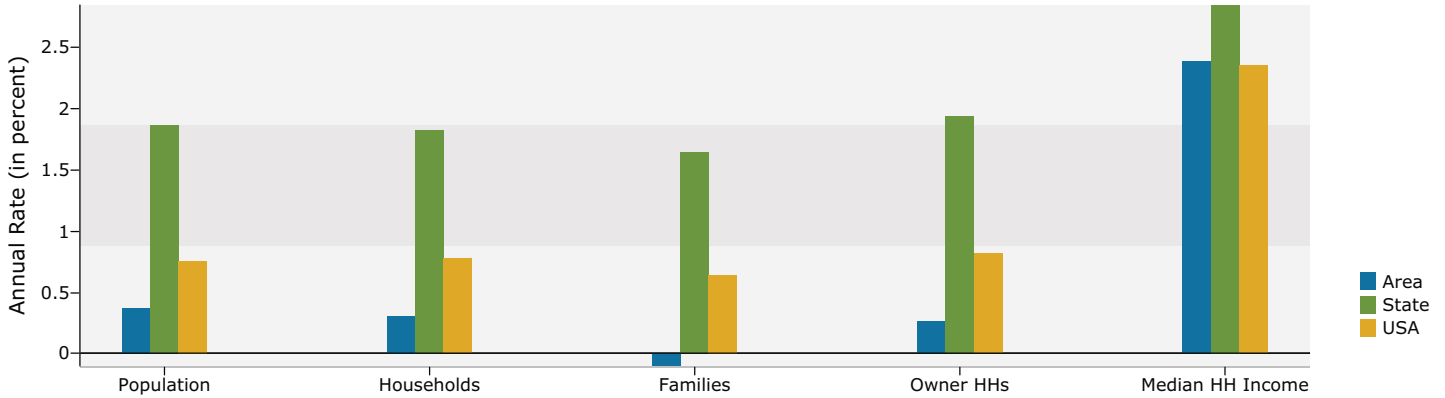
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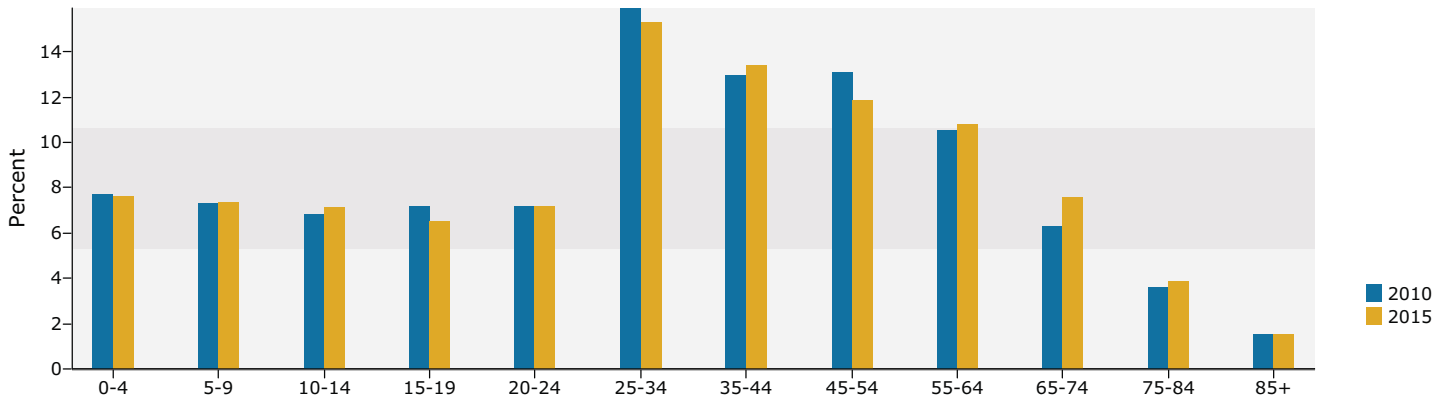
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3 miles

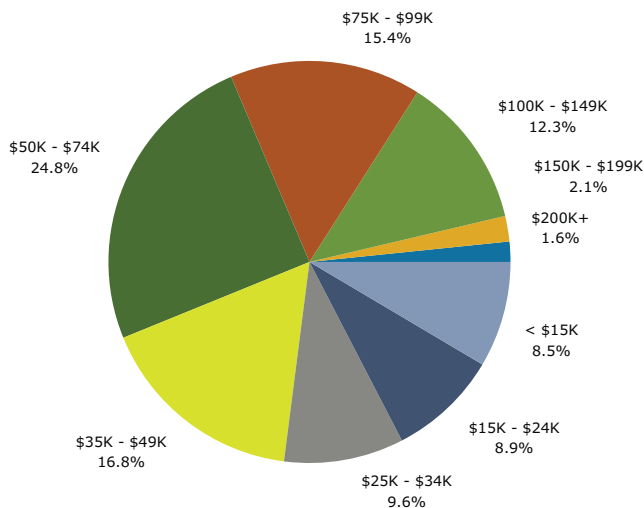
Trends 2010-2015



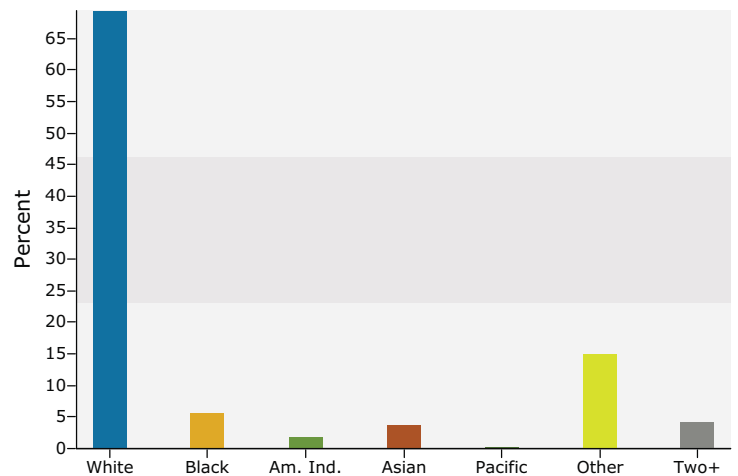
Population by Age



2010 Household Income



2010 Population by Race



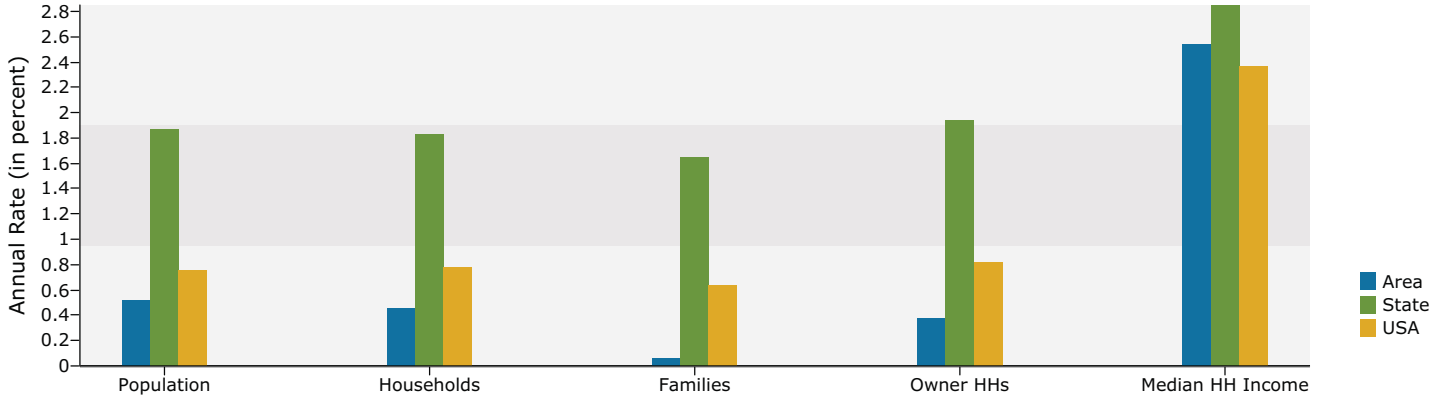
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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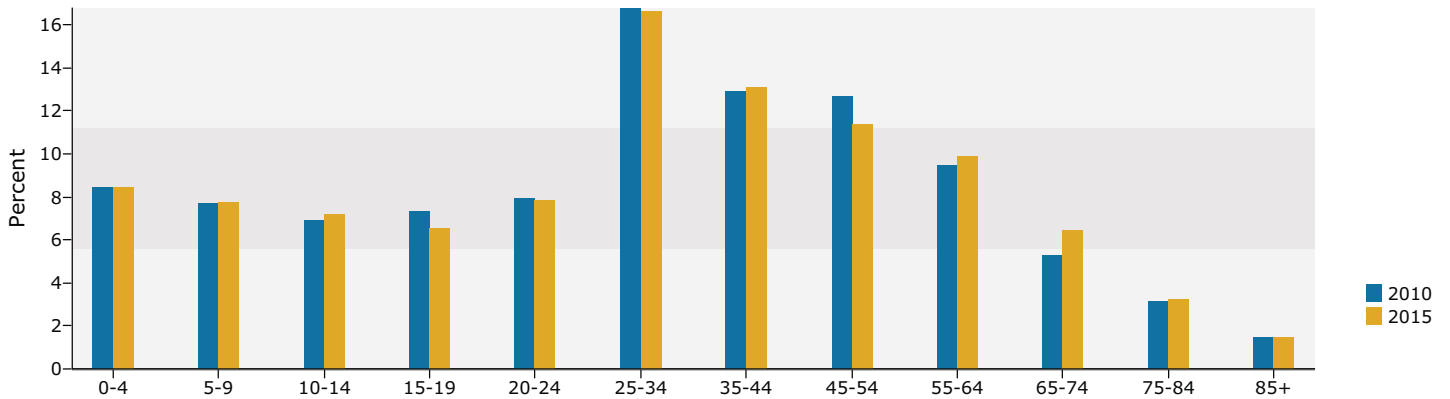
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5 miles

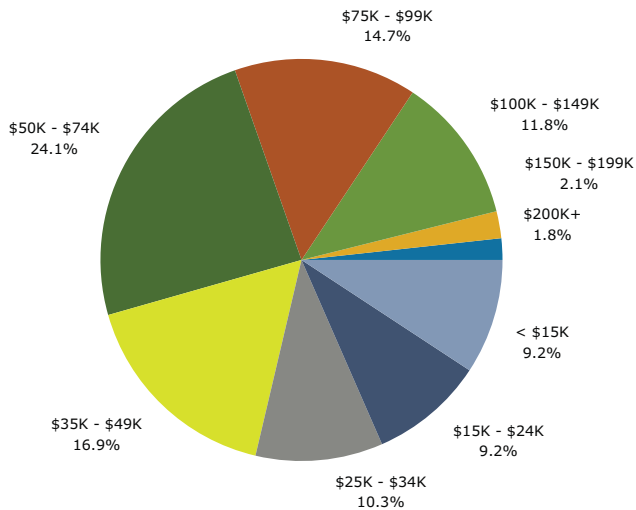
Trends 2010-2015



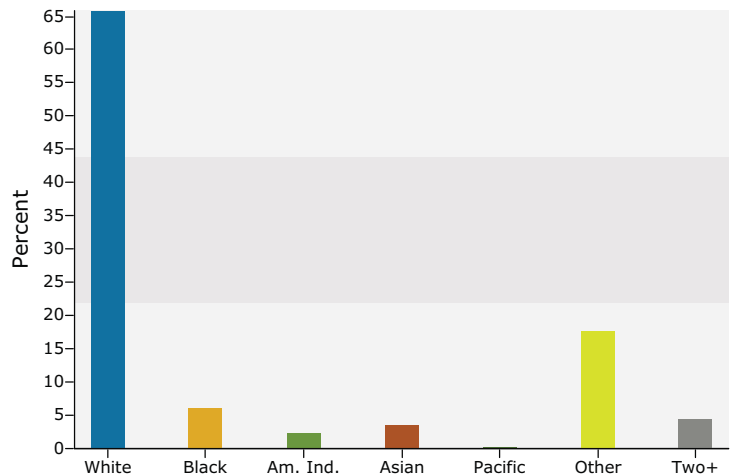
Population by Age



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.