

GDC/RE

Our business is your success.

SUPERSTITION SPRINGS MALL - FREESTANDING BUILDING

SWC Power Rd. & Southern Ave. | Mesa, Arizona

AVAILABLE

6709 E. Southern Avenue
Mesa, AZ

PROPERTY HIGHLIGHTS

- 6,131 SF Available
- Rare Freestanding Building with great visibility in front of Superstition Springs Mall.
- Great infill location with strong demographics and high traffic counts.
- Join every major retailer at the Superstition Springs Regional Shopping Destination.



**PLEASE DO NOT DISTURB TENANT
EXISTING LEASE THROUGH 8/31/2012**



for further
information:

Tim Westfall
602.368.3555 x 109
602.628.6298 Cell
Tim.Westfall@GDCRE.com

602.368.3555
www.GDCRE.com



Our business is your success.

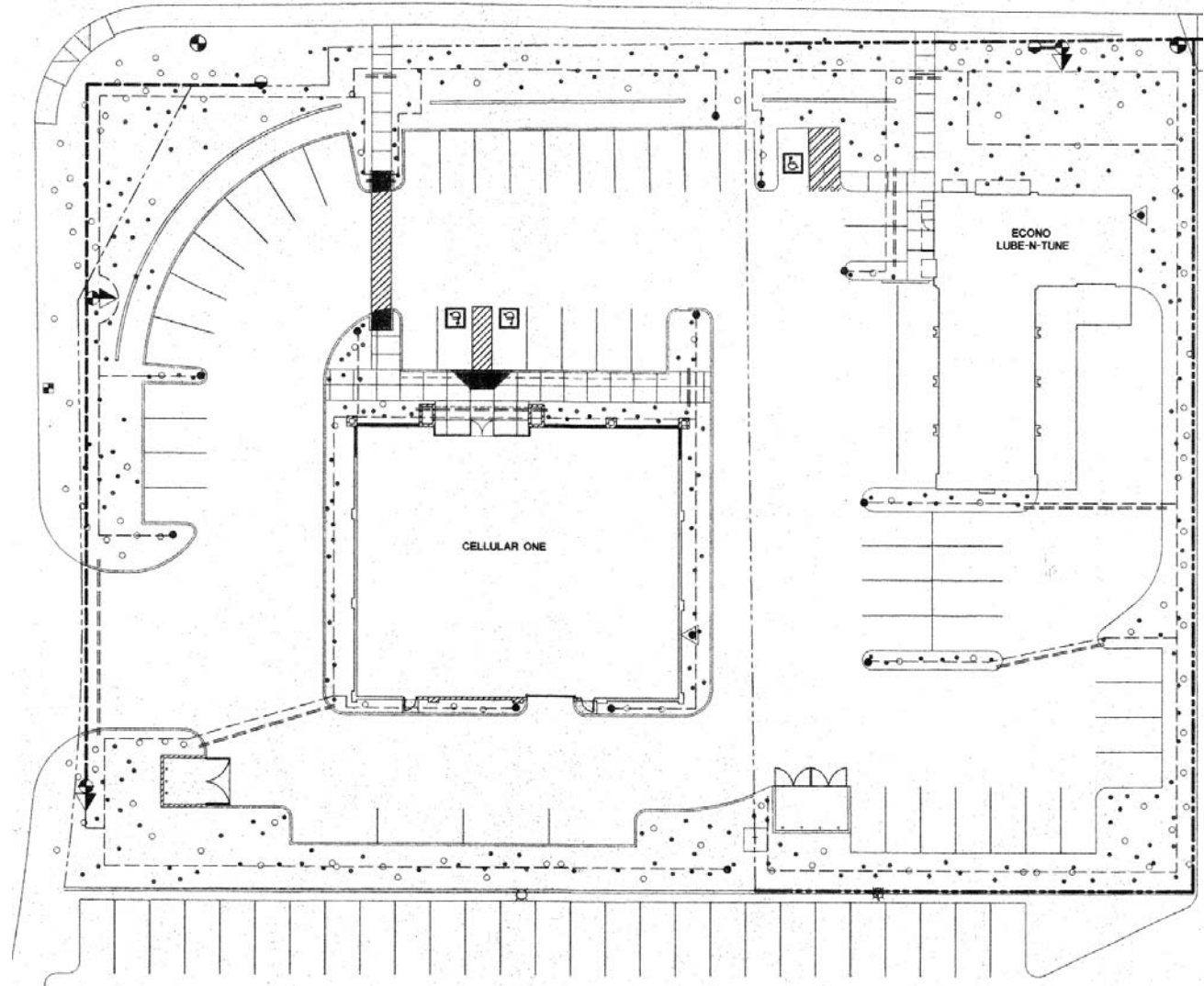
SUPERSTITION SPRINGS MALL - FREESTANDING BUILDING

SWC Power Rd. & Southern Ave. | Mesa, Arizona

AVAILABLE

for further
information:

Tim Westfall
602.368.3555 x109
602.628.6298 Cell
Tim.Westfall@GDCRE.com



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.

GDC/RE

Our business is your success.

SUPERSTITION SPRINGS MALL - FREESTANDING BUILDING

SWC Power Rd. & Southern Ave. | Mesa, Arizona

AVAILABLE

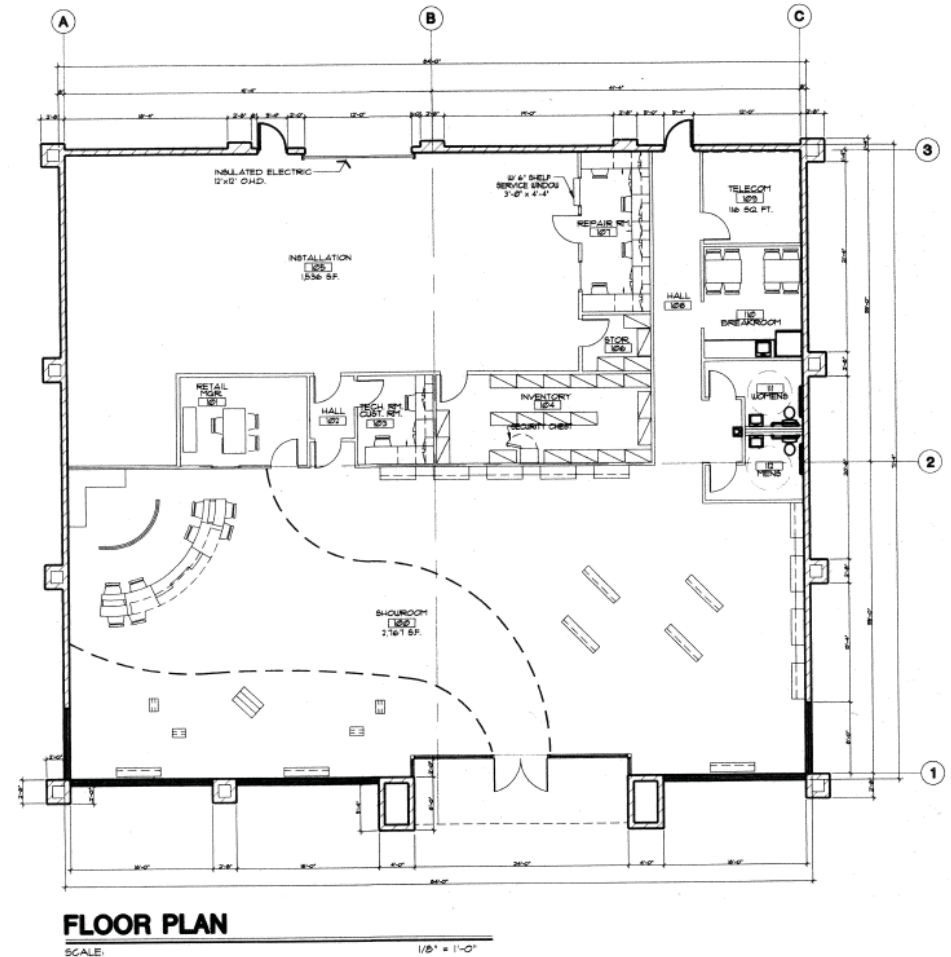


DEMOGRAPHIC OVERVIEW (2010)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,662	108,373	274,754
Median Age	61.3	45.0	38.2
Households	4,315	43,718	102,328
Average HH Income	\$62,601	\$67,986	\$73,749
Median HH Income	\$52,307	\$56,495	\$62,051

for further
information:

Tim Westfall
602.368.3555 x 109
602.628.6298 Cell
Tim.Westfall@GDCRE.com



602.368.3555
www.GDCRE.com

FREESTANDING BUILDING

SWC Power Rd. & Southern Ave. | Mesa, Arizona



GDC/RE

Banner Baywood Medical Center
(340 beds, +/- 2000 employees)

Superstition Springs

W/SWC Power Road & Southern Avenue - Mesa



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.

Site

Superstition Springs
Super Regional Retail Node

Banner Gateway Medical Center
(+/- 2,100 beds)

602.368.3555

2929 E Camelback Rd #113 | Phoenix, AZ 85016

www.GDCRE.com



6709 E Southern Ave, Mesa, AZ, 85206
Ring: 1, 3, 5 Miles

Latitude: 33.3939
Longitude: -111.68669



This site is located in:

- City:** Mesa city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013422608
- ZIP Code:** 85206
- Census Block Group:** 040134226083
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

6709 E Southern Ave, Mesa, AZ, 85206

Rings: 1, 3, 5 miles radii

Latitude: 33.3939
Longitude: -111.68669

	1 mile	3 miles	5 miles
2000 Summary			
Population	7,390	83,522	202,025
Households	3,807	35,353	78,678
Families	2,279	24,101	55,905
Average Household Size	1.93	2.32	2.54
Owner Occupied Housing Units	2,926	29,912	65,147
Renter Occupied Housing Units	881	5,441	13,532
Median Age	66.2	46.9	38.6
2010 Summary			
Population	8,662	108,373	274,754
Households	4,315	43,718	102,328
Families	2,248	28,450	70,659
Average Household Size	2.00	2.44	2.66
Owner Occupied Housing Units	2,918	33,825	79,476
Renter Occupied Housing Units	1,397	9,893	22,852
Median Age	61.3	45.0	38.2
2015 Summary			
Population	9,192	119,906	305,599
Households	4,532	47,682	112,640
Families	2,262	30,532	76,788
Average Household Size	2.02	2.48	2.69
Owner Occupied Housing Units	2,931	36,463	86,868
Renter Occupied Housing Units	1,601	11,218	25,772
Median Age	60.3	44.2	37.9
Trends: 2010-2015 Annual Rate			
Population	1.19%	2.04%	2.15%
Households	0.98%	1.75%	1.94%
Families	0.12%	1.42%	1.68%
Owner Households	0.09%	1.51%	1.80%
Median Household Income	3.00%	2.92%	2.92%

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

December 21, 2011

Made with Esri Business Analyst



Demographic and Income Comparison Profile

6709 E Southern Ave, Mesa, AZ, 85206

Rings: 1, 3, 5 miles radii

Latitude: 33.3939

Longitude: -111.68669

2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	381	10.0%	4,451	12.5%	9,045	11.5%
\$15,000 - \$24,999	512	13.4%	5,340	15.0%	10,293	13.1%
\$25,000 - \$34,999	580	15.2%	5,090	14.3%	10,545	13.4%
\$35,000 - \$49,999	645	16.9%	6,660	18.8%	14,149	18.0%
\$50,000 - \$74,999	912	23.9%	7,248	20.4%	17,406	22.1%
\$75,000 - \$99,999	417	10.9%	3,725	10.5%	9,187	11.7%
\$100,000 - \$149,999	248	6.5%	2,242	6.3%	5,868	7.4%
\$150,000 - \$199,000	74	1.9%	448	1.3%	1,227	1.6%
\$200,000+	44	1.2%	284	0.8%	1,052	1.3%
Median Household Income	\$45,154		\$40,791		\$44,588	
Average Household Income	\$53,147		\$49,704		\$54,224	
Per Capita Income	\$27,698		\$21,451		\$21,413	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	337	7.8%	3,241	7.4%	7,015	6.9%
\$15,000 - \$24,999	461	10.7%	4,372	10.0%	8,496	8.3%
\$25,000 - \$34,999	481	11.2%	4,231	9.7%	8,691	8.5%
\$35,000 - \$49,999	749	17.4%	7,091	16.2%	14,774	14.4%
\$50,000 - \$74,999	1,079	25.0%	9,755	22.3%	23,386	22.9%
\$75,000 - \$99,999	590	13.7%	6,610	15.1%	16,889	16.5%
\$100,000 - \$149,999	440	10.2%	6,399	14.6%	17,280	16.9%
\$150,000 - \$199,000	94	2.2%	1,180	2.7%	3,140	3.1%
\$200,000+	83	1.9%	839	1.9%	2,657	2.6%
Median Household Income	\$52,307		\$56,495		\$62,051	
Average Household Income	\$62,601		\$67,986		\$73,749	
Per Capita Income	\$31,583		\$27,632		\$27,793	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	246	5.4%	2,521	5.3%	5,468	4.9%
\$15,000 - \$24,999	354	7.8%	3,613	7.6%	6,964	6.2%
\$25,000 - \$34,999	384	8.5%	3,649	7.7%	7,301	6.5%
\$35,000 - \$49,999	549	12.1%	5,654	11.9%	11,395	10.1%
\$50,000 - \$74,999	1,352	29.8%	11,884	24.9%	27,790	24.7%
\$75,000 - \$99,999	702	15.5%	7,877	16.5%	19,797	17.6%
\$100,000 - \$149,999	661	14.6%	9,355	19.6%	25,127	22.3%
\$150,000 - \$199,000	173	3.8%	1,870	3.9%	4,978	4.4%
\$200,000+	110	2.4%	1,258	2.6%	3,819	3.4%
Median Household Income	\$60,641		\$65,225		\$71,667	
Average Household Income	\$72,532		\$78,025		\$84,086	
Per Capita Income	\$36,200		\$31,226		\$31,373	

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

Made with Esri Business Analyst



Demographic and Income Comparison Profile

6709 E Southern Ave, Mesa, AZ, 85206
Rings: 1, 3, 5 miles radii

Latitude: 33.3939
Longitude: -111.68669

	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	251	3.4%	5,197	6.2%	14,772	7.3%
Age 5 - 9	214	2.9%	5,113	6.1%	14,824	7.3%
Age 10 - 14	188	2.6%	4,574	5.5%	14,054	7.0%
Age 15 - 19	211	2.9%	3,838	4.6%	12,074	6.0%
Age 20 - 24	221	3.0%	2,998	3.6%	9,558	4.7%
Age 25 - 34	594	8.0%	9,154	11.0%	25,140	12.4%
Age 35 - 44	523	7.1%	9,529	11.4%	27,852	13.8%
Age 45 - 54	600	8.1%	6,972	8.3%	20,633	10.2%
Age 55 - 64	755	10.2%	7,782	9.3%	17,150	8.5%
Age 65 - 74	1,490	20.2%	12,809	15.3%	22,002	10.9%
Age 75 - 84	1,807	24.4%	11,999	14.4%	18,744	9.3%
Age 85+	536	7.3%	3,558	4.3%	5,222	2.6%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	353	4.1%	7,592	7.0%	21,931	8.0%
Age 5 - 9	306	3.5%	6,984	6.4%	20,213	7.4%
Age 10 - 14	293	3.4%	6,220	5.7%	18,372	6.7%
Age 15 - 19	275	3.2%	5,318	4.9%	16,102	5.9%
Age 20 - 24	350	4.0%	4,115	3.8%	13,219	4.8%
Age 25 - 34	759	8.8%	11,766	10.9%	35,770	13.0%
Age 35 - 44	702	8.1%	12,221	11.3%	35,244	12.8%
Age 45 - 54	700	8.1%	10,710	9.9%	31,843	11.6%
Age 55 - 64	1,009	11.7%	10,852	10.0%	27,098	9.9%
Age 65 - 74	1,329	15.3%	13,381	12.3%	24,702	9.0%
Age 75 - 84	1,575	18.2%	12,808	11.8%	20,730	7.5%
Age 85+	1,010	11.7%	6,406	5.9%	9,529	3.5%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	386	4.2%	8,526	7.1%	24,553	8.0%
Age 5 - 9	345	3.7%	8,017	6.7%	23,183	7.6%
Age 10 - 14	318	3.5%	7,243	6.0%	21,483	7.0%
Age 15 - 19	308	3.4%	5,838	4.9%	17,434	5.7%
Age 20 - 24	419	4.6%	4,725	3.9%	14,483	4.7%
Age 25 - 34	916	10.0%	13,171	11.0%	39,398	12.9%
Age 35 - 44	731	7.9%	13,520	11.3%	39,933	13.1%
Age 45 - 54	742	8.1%	11,263	9.4%	32,842	10.7%
Age 55 - 64	994	10.8%	12,020	10.0%	30,621	10.0%
Age 65 - 74	1,573	17.1%	15,841	13.2%	30,261	9.9%
Age 75 - 84	1,417	15.4%	12,785	10.7%	21,085	6.9%
Age 85+	1,044	11.4%	6,958	5.8%	10,325	3.4%

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

6709 E Southern Ave, Mesa, AZ, 85206

Rings: 1, 3, 5 miles radii

Latitude: 33.3939

Longitude: -111.68669

2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,989	94.6%	76,497	91.6%	182,784	90.5%
Black Alone	65	0.9%	1,059	1.3%	3,107	1.5%
American Indian Alone	25	0.3%	544	0.7%	1,502	0.7%
Asian Alone	63	0.9%	899	1.1%	2,536	1.3%
Pacific Islander Alone	5	0.1%	87	0.1%	259	0.1%
Some Other Race Alone	135	1.8%	2,969	3.6%	7,739	3.8%
Two or More Races	108	1.5%	1,467	1.8%	4,098	2.0%
Hispanic Origin (Any Race)	417	5.6%	7,605	9.1%	19,867	9.8%
2010 Race and Ethnicity						
White Alone	7,825	90.3%	93,423	86.2%	232,310	84.6%
Black Alone	142	1.6%	2,323	2.1%	6,944	2.5%
American Indian Alone	46	0.5%	1,010	0.9%	2,741	1.0%
Asian Alone	126	1.5%	1,944	1.8%	5,473	2.0%
Pacific Islander Alone	9	0.1%	167	0.2%	525	0.2%
Some Other Race Alone	296	3.4%	6,550	6.0%	18,186	6.6%
Two or More Races	219	2.5%	2,956	2.7%	8,575	3.1%
Hispanic Origin (Any Race)	902	10.4%	16,508	15.2%	45,410	16.5%
2015 Race and Ethnicity						
White Alone	8,102	88.1%	100,181	83.5%	249,770	81.7%
Black Alone	190	2.1%	3,163	2.6%	9,380	3.1%
American Indian Alone	56	0.6%	1,245	1.0%	3,346	1.1%
Asian Alone	165	1.8%	2,637	2.2%	7,283	2.4%
Pacific Islander Alone	10	0.1%	192	0.2%	602	0.2%
Some Other Race Alone	386	4.2%	8,666	7.2%	24,167	7.9%
Two or More Races	282	3.1%	3,824	3.2%	11,051	3.6%
Hispanic Origin (Any Race)	1,198	13.0%	22,047	18.4%	60,717	19.9%

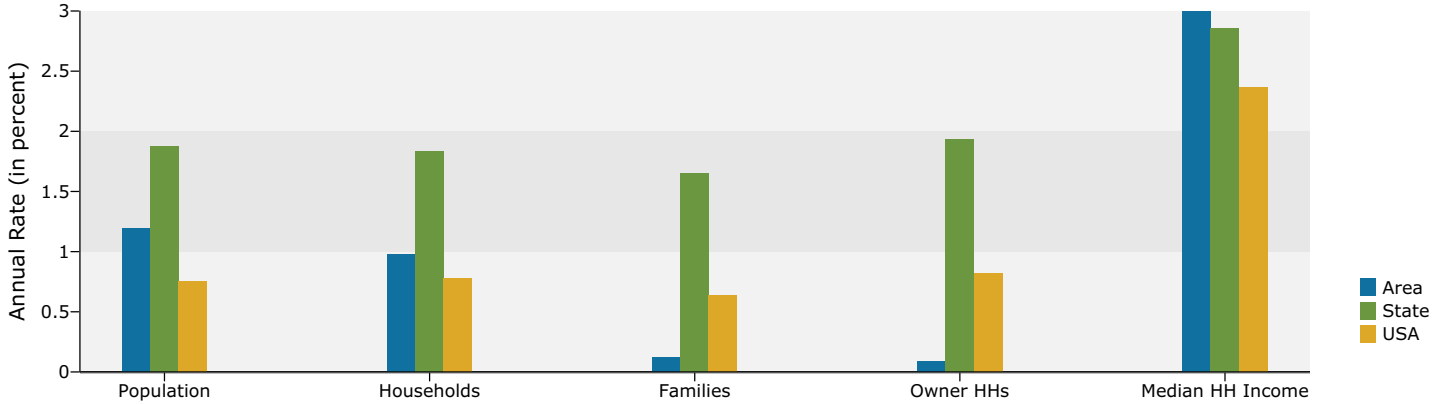
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

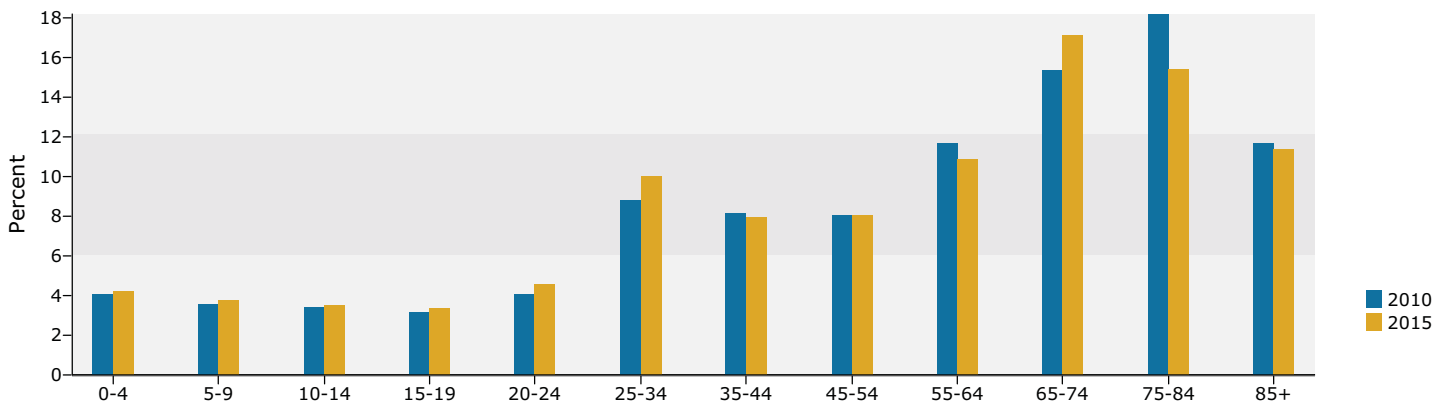
Made with Esri Business Analyst

1 mile

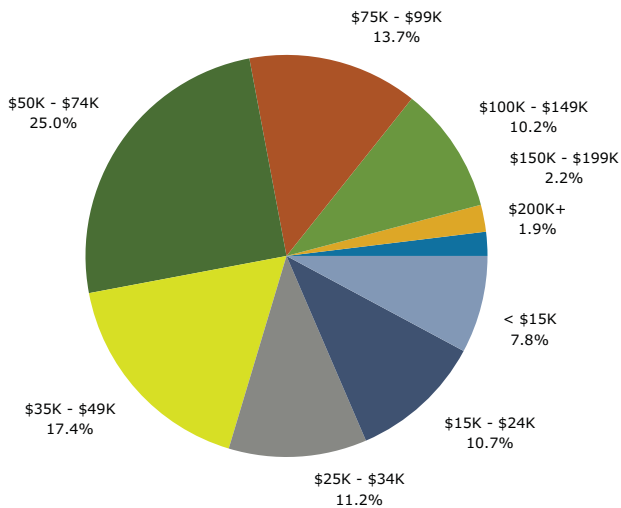
Trends 2010-2015



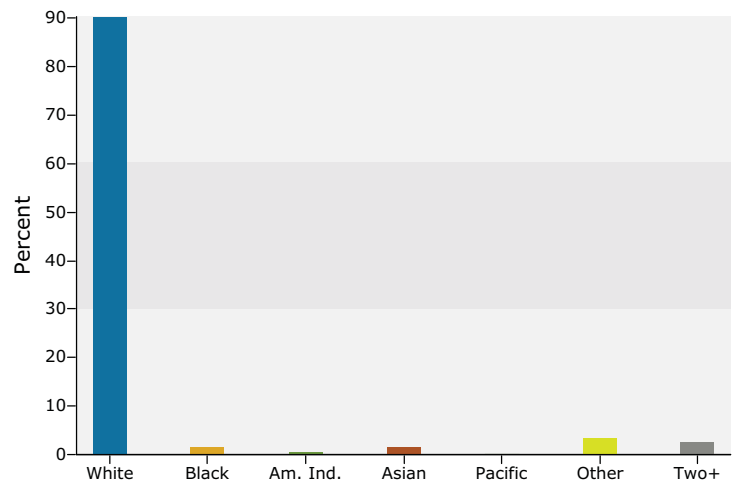
Population by Age



2010 Household Income



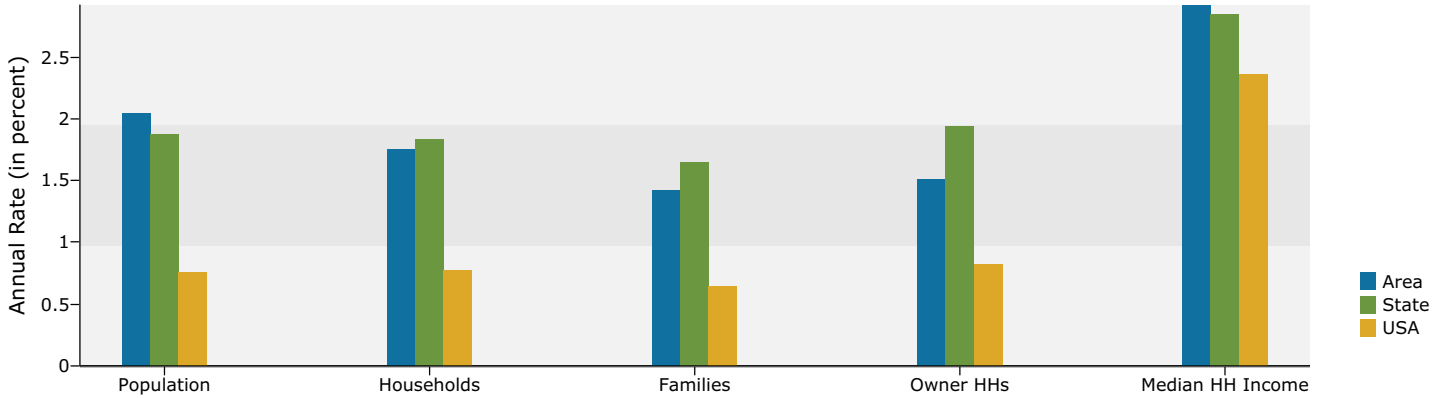
2010 Population by Race



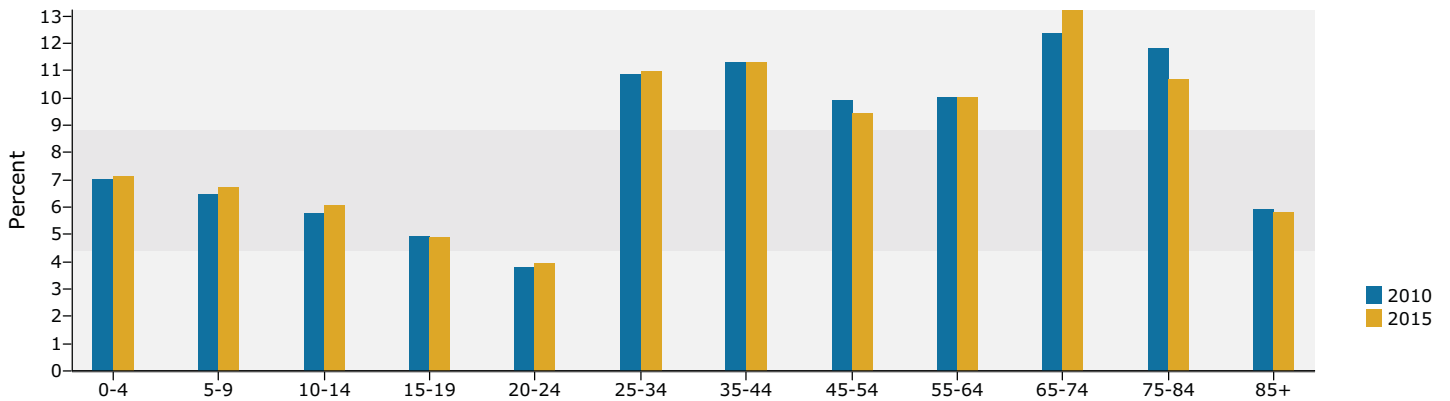
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

3 miles

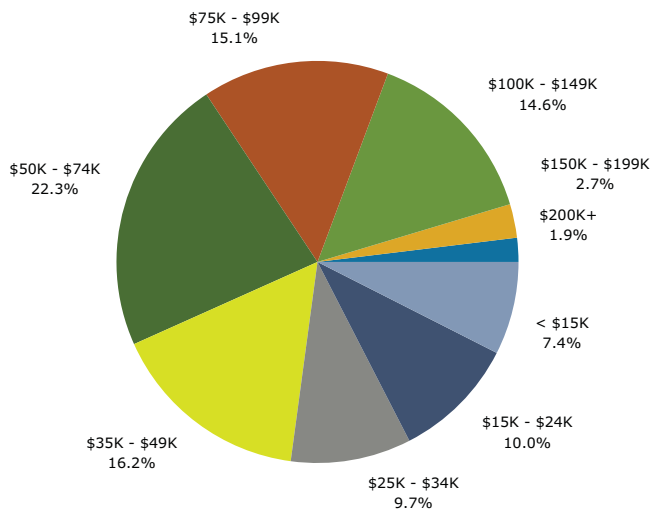
Trends 2010-2015



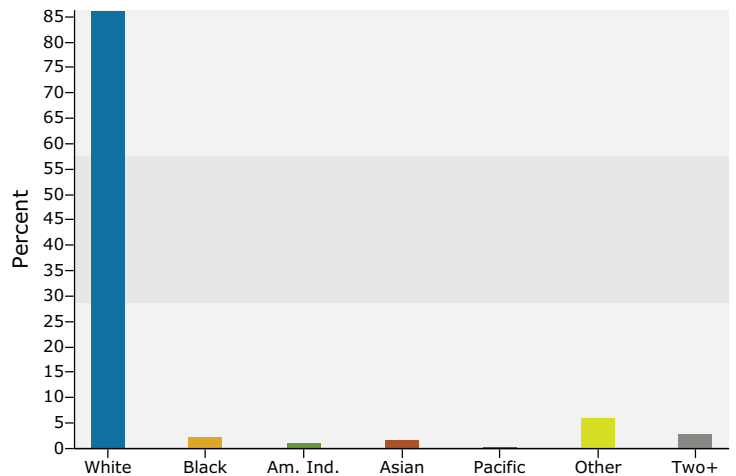
Population by Age



2010 Household Income



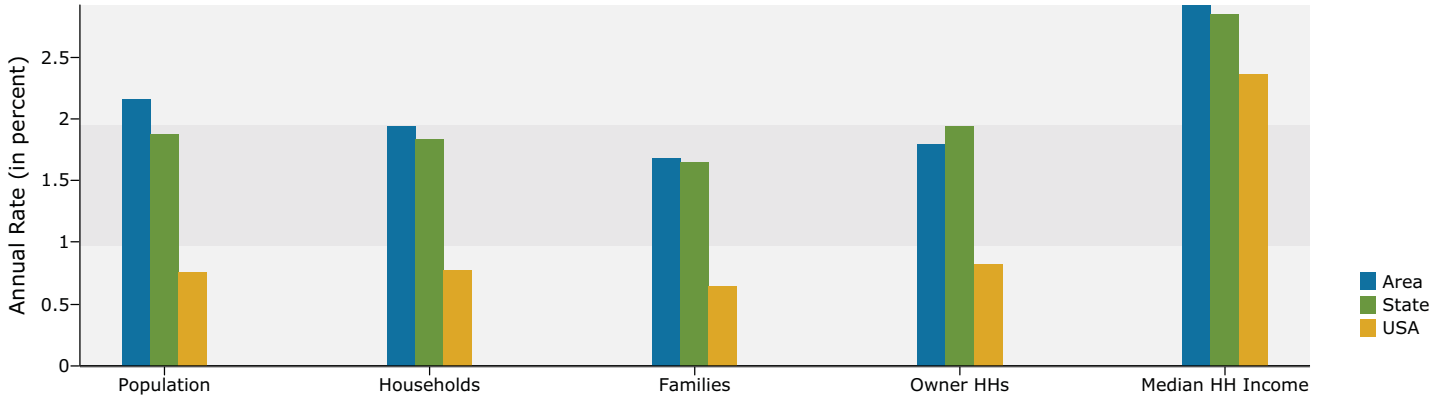
2010 Population by Race



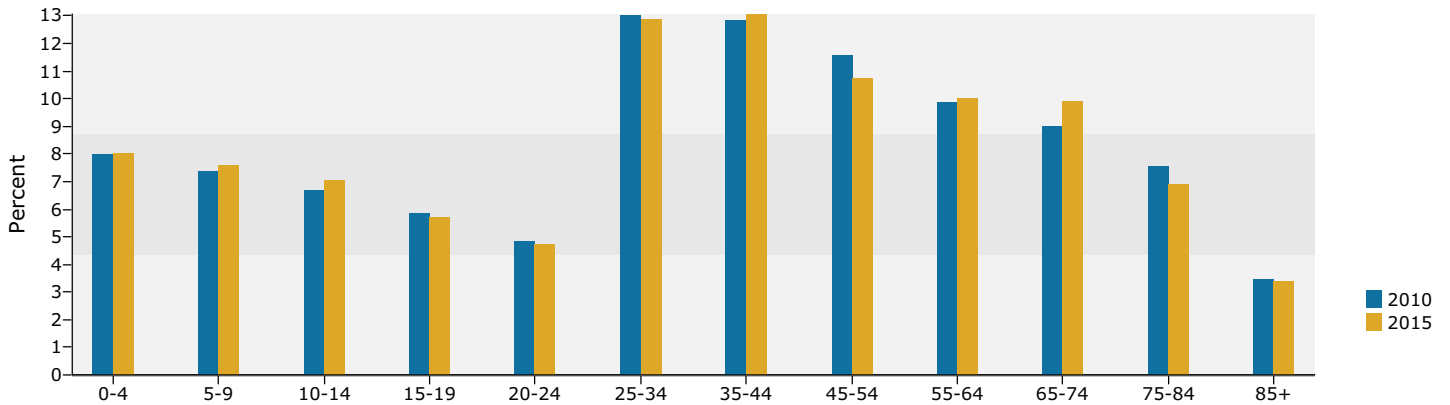
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

5 miles

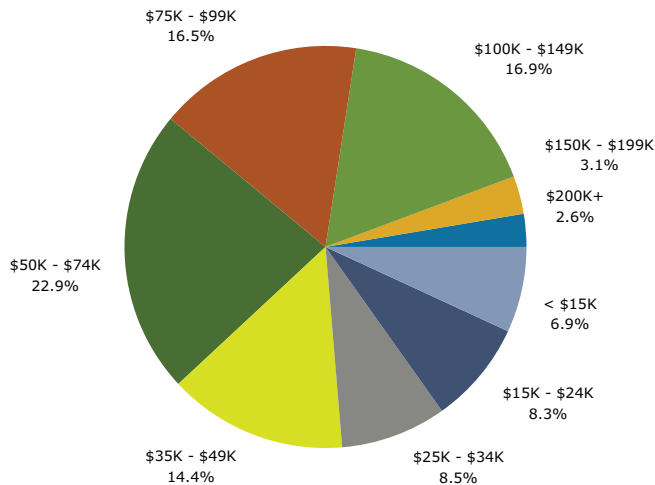
Trends 2010-2015



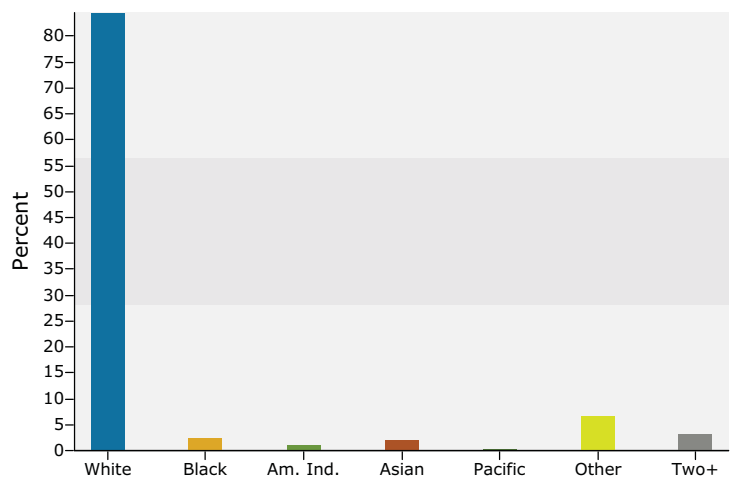
Population by Age



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.