

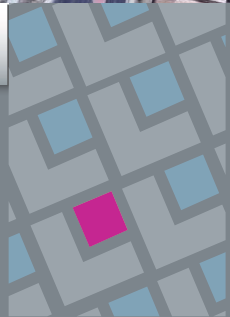


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
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Brian Gast
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Kevin Trujillo
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UNION HILLS SHOPS

Union Hills Dr & Loop 101 - Southwest Corner
Glendale, Arizona



◆ ONLY 1 SPACE LEFT!

Property Highlights

- Direct access from Loop 101
- Great street visibility
- Excellent co-tenancy with national tenants
- Next to busy Walmart and Sam's Club
- ±1,366 SF Available (Former GameStop)

Traffic Counts

Union Hills Drive	31,685 CPD
Loop 101	97,728 CPD

Total	129,413 CPD
--------------	--------------------

Demographics	1 mi	3 mi	5 mi
Estimated Population	13,103	100,831	243,587
Estimated Households	5,989	44,483	103,689
Avg Household Income	\$78,454	\$93,738	\$90,801
Daytime Employees	3,741	35,867	75,649

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

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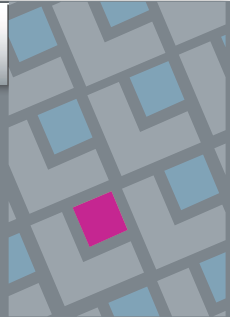
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Glendale, Arizona



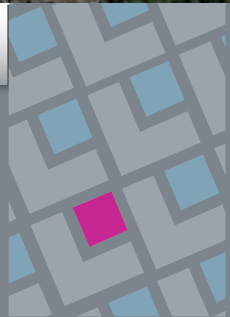
140	Verizon	3,467
135	Goodwill	1,285
130	Vapor	1,422
125	Papa Johns	1,509
120	Perfect Nails	1,423
115	Available	1,366
110	Sports Clips	1,366
105	Paleta Bar	1,485
100	Starbucks	1,500

- PROPERTY HIGHLIGHTS
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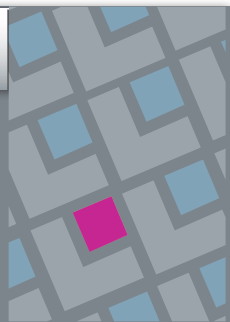
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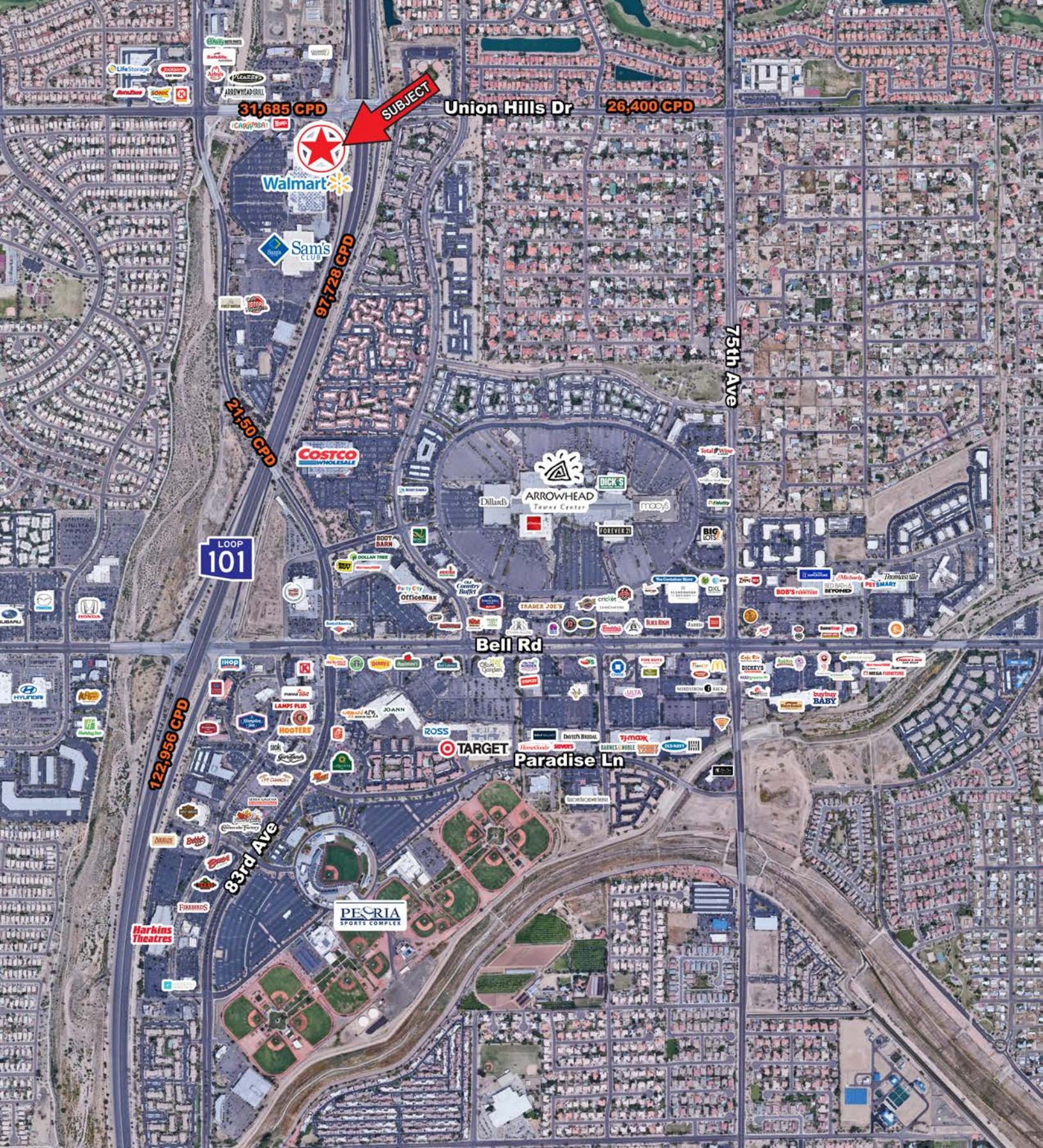
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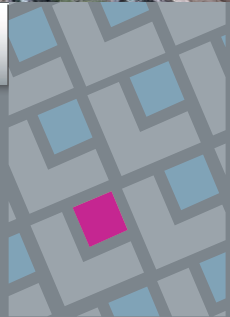
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Lake Pleasant Pkwy

Sunrise Mountain High School
1,920 Students

DREAM CITY CHURCH

LOOP 101

144,700

Westbrook Village
3,910 homes

AMC THEATRES Dillard's JCPenney
macy's DICK'S SPORTING GOODS H&M Apple

Arrowhead Country Club

SUBJECT

Walmart

Union Hills Dr

BEST BUY OfficeMax
DOLLAR TREE Party City

Sam's Club LA FITNESS COSTCO WHOLESALE

Michaels Super Store
PET SMART BED BATH & BEYOND

Bell Rd

Sun City
Sun City West
±45,000 homes
Sun City is the largest retirement community in the nation and is world-famous for its active, resort retirement lifestyle and has set the standard for other retirement communities to follow

Bell Road Auto Corridor
6.9 Million SF

121,900 CPD

PEORIA SPORTS COMPLEX

WORLD MARKET
buybuy BABY

fray's THE HOME DEPOT
DESERET INDUSTRIES ASHLEY

TARGET ROSS Michaels
JO-ANN Pier 1 imports STAPLES

BARNES & NOBLE NORDSTROM RACK
HOBBY LOBBY TJ-MAXX

Rio Vista Park

Centennial High School
1,905 Students

LOOP 101

Thunderbird Rd

LOWE'S

99th Ave

60

83rd Ave

75th Ave

67th Ave



PROPERTY HIGHLIGHTS

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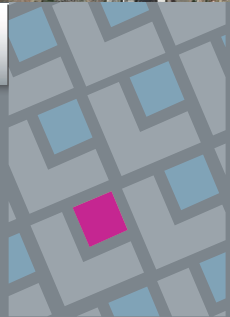
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EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

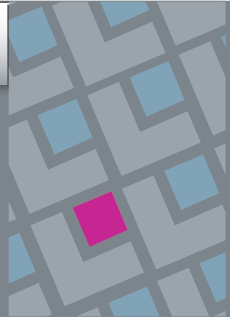
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6527/-112.2376

RF5

W Union Hills Dr & N 83rd Ave		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2021)		13,103		100,831		243,587	
Projected Population (2026)		13,660		107,096		259,538	
Census Population (2010)		13,002		98,968		233,165	
Census Population (2000)		11,879		86,716		209,098	
Projected Annual Growth (2021 to 2026)		557 0.9%		6,265 1.2%		15,951 1.3%	
Historical Annual Growth (2010 to 2021)		101 -		1,863 0.2%		10,421 0.4%	
Historical Annual Growth (2000 to 2010)		1,123 0.9%		12,252 1.4%		24,067 1.2%	
Estimated Population Density (2021)		4,173 psm		3,568 psm		3,103 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2021)		5,989		44,483		103,689	
Projected Households (2026)		6,011		45,583		106,788	
Census Households (2010)		5,711		41,994		95,508	
Census Households (2000)		4,798		35,003		82,122	
Estimated Households with Children (2021)		1,384 23.1%		10,833 24.4%		26,598 25.7%	
Estimated Average Household Size (2021)		2.18		2.25		2.32	
Average Household Income							
Estimated Average Household Income (2021)		\$78,454		\$93,738		\$90,801	
Projected Average Household Income (2026)		\$90,104		\$107,771		\$105,322	
Estimated Average Family Income (2021)		\$97,931		\$115,710		\$112,194	
Median Household Income							
Estimated Median Household Income (2021)		\$75,935		\$80,378		\$77,351	
Projected Median Household Income (2026)		\$87,127		\$92,738		\$89,346	
Estimated Median Family Income (2021)		\$92,911		\$97,774		\$94,863	
Per Capita Income							
Estimated Per Capita Income (2021)		\$35,903		\$41,422		\$38,749	
Projected Per Capita Income (2026)		\$39,690		\$45,934		\$43,426	
Estimated Per Capita Income 5 Year Growth		\$3,787 10.5%		\$4,512 10.9%		\$4,677 12.1%	
Estimated Average Household Net Worth (2021)		\$806,613		\$918,671		\$848,711	
Daytime Demos (2021)							
Total Businesses		524		4,772		9,862	
Total Employees		3,741		35,876		75,649	
Company Headquarter Businesses		12 2.3%		113 2.4%		256 2.6%	
Company Headquarter Employees		151 4.0%		1,771 4.9%		5,269 7.0%	
Employee Population per Business		7.1		7.5		7.7	
Residential Population per Business		25.0		21.1		24.7	

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EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6527/-112.2376

RF5

W Union Hills Dr & N 83rd Ave

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2021)	10,215	78.0%	82,666	82.0%	195,943	80.4%
Black or African American (2021)	653	5.0%	4,127	4.1%	10,799	4.4%
American Indian or Alaska Native (2021)	151	1.1%	750	0.7%	2,208	0.9%
Asian (2021)	870	6.6%	5,401	5.4%	11,803	4.8%
Hawaiian or Pacific Islander (2021)	24	0.2%	143	0.1%	378	0.2%
Other Race (2021)	621	4.7%	3,876	3.8%	13,296	5.5%
Two or More Races (2021)	570	4.3%	3,869	3.8%	9,160	3.8%
Not Hispanic or Latino Population (2021)	10,870	83.0%	85,073	84.4%	199,624	82.0%
Hispanic or Latino Population (2021)	2,233	17.0%	15,758	15.6%	43,963	18.0%
Not Hispanic or Latino Population (2026)	11,095	81.2%	88,463	82.6%	208,423	80.3%
Hispanic or Latino Population (2026)	2,565	18.8%	18,633	17.4%	51,114	19.7%
Not Hispanic or Latino Population (2010)	11,468	88.2%	89,430	90.4%	203,803	87.4%
Hispanic or Latino Population (2010)	1,534	11.8%	9,538	9.6%	29,362	12.6%
Not Hispanic or Latino Population (2000)	10,898	91.7%	80,790	93.2%	189,672	90.7%
Hispanic or Latino Population (2000)	981	8.3%	5,927	6.8%	19,426	9.3%
Projected Hispanic Annual Growth (2021 to 2026)	332	3.0%	2,875	3.6%	7,151	3.3%
Historic Hispanic Annual Growth (2000 to 2021)	1,252	6.1%	9,831	7.9%	24,537	6.0%
Age Distribution (2021)						
Age Under 5	637	4.9%	4,437	4.4%	11,139	4.6%
Age 5 to 9 Years	664	5.1%	4,962	4.9%	12,474	5.1%
Age 10 to 14 Years	720	5.5%	5,890	5.8%	14,510	6.0%
Age 15 to 19 Years	732	5.6%	5,618	5.6%	14,183	5.8%
Age 20 to 24 Years	857	6.5%	4,986	4.9%	12,383	5.1%
Age 25 to 29 Years	1,036	7.9%	5,682	5.6%	13,883	5.7%
Age 30 to 34 Years	864	6.6%	5,412	5.4%	13,544	5.6%
Age 35 to 39 Years	762	5.8%	5,723	5.7%	13,914	5.7%
Age 40 to 44 Years	693	5.3%	5,846	5.8%	14,223	5.8%
Age 45 to 49 Years	773	5.9%	6,034	6.0%	14,736	6.0%
Age 50 to 54 Years	826	6.3%	6,168	6.1%	15,389	6.3%
Age 55 to 59 Years	817	6.2%	6,505	6.5%	15,972	6.6%
Age 60 to 64 Years	831	6.3%	6,818	6.8%	16,286	6.7%
Age 65 to 74 Years	1,474	11.2%	13,259	13.1%	30,724	12.6%
Age 75 to 84 Years	960	7.3%	9,024	8.9%	20,286	8.3%
Age 85 Years or Over	458	3.5%	4,465	4.4%	9,942	4.1%
Median Age	41.7		45.4		44.5	
Gender Age Distribution (2021)						
Female Population	6,910	52.7%	53,289	52.9%	127,981	52.5%
Age 0 to 19 Years	1,311	19.0%	10,213	19.2%	25,528	19.9%
Age 20 to 64 Years	3,937	57.0%	27,817	52.2%	67,627	52.8%
Age 65 Years or Over	1,661	24.0%	15,259	28.6%	34,825	27.2%
Female Median Age	43.1		47.1		46.2	
Male Population	6,193	47.3%	47,542	47.1%	115,606	47.5%
Age 0 to 19 Years	1,441	23.3%	10,694	22.5%	26,778	23.2%
Age 20 to 64 Years	3,521	56.9%	25,358	53.3%	62,702	54.2%
Age 65 Years or Over	1,231	19.9%	11,489	24.2%	26,126	22.6%
Male Median Age	40.0		43.6		42.7	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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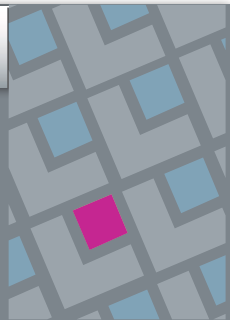
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EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6527/-112.2376

RF5

W Union Hills Dr & N 83rd Ave		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2021)							
HH Income \$200,000 or More	399	6.7%	3,435	7.7%	7,318	7.1%	
HH Income \$150,000 to \$199,999	382	6.4%	3,595	8.1%	7,109	6.9%	
HH Income \$100,000 to \$149,999	931	15.6%	8,541	19.2%	18,940	18.3%	
HH Income \$75,000 to \$99,999	1,077	18.0%	6,933	15.6%	16,740	16.1%	
HH Income \$50,000 to \$74,999	1,317	22.0%	8,530	19.2%	20,113	19.4%	
HH Income \$35,000 to \$49,999	574	9.6%	4,865	10.9%	12,029	11.6%	
HH Income \$25,000 to \$34,999	396	6.6%	3,004	6.8%	7,604	7.3%	
HH Income \$15,000 to \$24,999	365	6.1%	2,586	5.8%	6,426	6.2%	
HH Income Under \$15,000	547	9.1%	2,995	6.7%	7,410	7.1%	
HH Income \$35,000 or More	4,681	78.2%	35,899	80.7%	82,249	79.3%	
HH Income \$75,000 or More	2,789	46.6%	22,504	50.6%	50,108	48.3%	
Housing (2021)							
Total Housing Units	6,340		47,996		112,138		
Housing Units Occupied	5,989	94.5%	44,483	92.7%	103,689	92.5%	
Housing Units Owner-Occupied	2,982	49.8%	31,162	70.1%	75,714	73.0%	
Housing Units, Renter-Occupied	3,007	50.2%	13,322	29.9%	27,975	27.0%	
Housing Units, Vacant	351	5.9%	3,513	7.9%	8,449	8.1%	
Marital Status (2021)							
Never Married	3,366	30.4%	21,411	25.0%	53,729	26.1%	
Currently Married	4,740	42.8%	43,576	50.9%	101,798	49.5%	
Separated	438	4.0%	2,658	3.1%	7,036	3.4%	
Widowed	966	8.7%	6,861	8.0%	16,122	7.8%	
Divorced	1,572	14.2%	11,035	12.9%	26,780	13.0%	
Household Type (2021)							
Population Family	9,893	75.5%	80,114	79.5%	195,384	80.2%	
Population Non-Family	3,150	24.0%	19,910	19.7%	45,154	18.5%	
Population Group Quarters	59	0.5%	807	0.8%	3,049	1.3%	
Family Households	3,479	58.1%	27,666	62.2%	65,755	63.4%	
Non-Family Households	2,510	41.9%	16,817	37.8%	37,934	36.6%	
Married Couple with Children	775	16.4%	7,415	17.0%	17,729	17.4%	
Average Family Household Size	2.8		2.9		3.0		
Household Size (2021)							
1 Person Households	2,062	34.4%	14,297	32.1%	32,043	30.9%	
2 Person Households	2,274	38.0%	16,995	38.2%	38,551	37.2%	
3 Person Households	809	13.5%	5,516	12.4%	13,494	13.0%	
4 Person Households	536	9.0%	4,701	10.6%	11,356	11.0%	
5 Person Households	199	3.3%	1,924	4.3%	5,143	5.0%	
6 or More Person Households	108	1.8%	1,050	2.4%	3,103	3.0%	
Household Vehicles (2021)							
Households with 0 Vehicles Available	493	8.2%	2,279	5.1%	5,149	5.0%	
Households with 1 Vehicles Available	2,342	39.1%	15,926	35.8%	36,865	35.6%	
Households with 2 or More Vehicles Available	3,154	52.7%	26,278	59.1%	61,676	59.5%	
Total Vehicles Available	9,949		81,052		192,390		
Average Vehicles Per Household	1.7		1.8		1.9		

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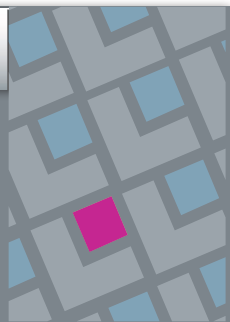
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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2021)						
Estimated Labor Population Age 16 Years or Over	10,935		84,382		202,550	
Estimated Civilian Employed	6,332	57.9%	44,987	53.3%	108,256	53.4%
Estimated Civilian Unemployed	413	3.8%	2,858	3.4%	7,188	3.5%
Estimated in Armed Forces	8	-	111	0.1%	350	0.2%
Estimated Not in Labor Force	4,182	38.2%	36,427	43.2%	86,755	42.8%
Unemployment Rate	3.8%		3.4%		3.5%	
Occupation (2021)						
Occupation: Population Age 16 Years or Over	6,332		44,987		108,256	
Management, Business, Financial Operations	1,148	18.1%	9,070	20.2%	19,836	18.3%
Professional, Related	1,466	23.1%	11,644	25.9%	26,086	24.1%
Service	1,195	18.9%	6,269	13.9%	16,583	15.3%
Sales, Office	1,476	23.3%	10,922	24.3%	26,706	24.7%
Farming, Fishing, Forestry	-	-	92	0.2%	190	0.2%
Construct, Extraction, Maintenance	425	6.7%	3,173	7.1%	8,400	7.8%
Production, Transport Material Moving	622	9.8%	3,818	8.5%	10,448	9.7%
White Collar Workers	4,090	64.6%	31,636	70.3%	72,629	67.1%
Blue Collar Workers	2,242	35.4%	13,351	29.7%	35,627	32.9%
Consumer Expenditure (2021)						
Total Household Expenditure	\$352.03 M		\$2.97 B		\$6.74 B	
Total Non-Retail Expenditure	\$186.05 M	52.8%	\$1.57 B	52.8%	\$3.56 B	52.7%
Total Retail Expenditure	\$165.98 M	47.2%	\$1.4 B	47.2%	\$3.19 B	47.3%
Apparel	\$12.37 M	3.5%	\$104.44 M	3.5%	\$236.8 M	3.5%
Contributions	\$11.56 M	3.3%	\$99.01 M	3.3%	\$223.43 M	3.3%
Education	\$10.53 M	3.0%	\$89.5 M	3.0%	\$200.74 M	3.0%
Entertainment	\$19.93 M	5.7%	\$169.51 M	5.7%	\$383.9 M	5.7%
Food and Beverages	\$51.79 M	14.7%	\$435.61 M	14.7%	\$990.82 M	14.7%
Furnishings and Equipment	\$12.4 M	3.5%	\$105.47 M	3.5%	\$238.86 M	3.5%
Gifts	\$8.76 M	2.5%	\$74.25 M	2.5%	\$167.44 M	2.5%
Health Care	\$29.84 M	8.5%	\$252.62 M	8.5%	\$575.29 M	8.5%
Household Operations	\$13.81 M	3.9%	\$117.45 M	4.0%	\$266.14 M	3.9%
Miscellaneous Expenses	\$6.67 M	1.9%	\$56.54 M	1.9%	\$128.16 M	1.9%
Personal Care	\$4.73 M	1.3%	\$40 M	1.3%	\$90.75 M	1.3%
Personal Insurance	\$2.48 M	0.7%	\$21.41 M	0.7%	\$48.33 M	0.7%
Reading	\$773.74 K	0.2%	\$6.57 M	0.2%	\$14.87 M	0.2%
Shelter	\$74.36 M	21.1%	\$622.35 M	20.9%	\$1.41 B	20.9%
Tobacco	\$2.12 M	0.6%	\$17.27 M	0.6%	\$39.77 M	0.6%
Transportation	\$64.06 M	18.2%	\$542.41 M	18.3%	\$1.23 B	18.3%
Utilities	\$25.83 M	7.3%	\$216.62 M	7.3%	\$495.12 M	7.3%
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	9,493		74,938		178,898	
Elementary (Grade Level 0 to 8)	141	1.5%	1,117	1.5%	3,478	1.9%
Some High School (Grade Level 9 to 11)	350	3.7%	3,018	4.0%	8,187	4.6%
High School Graduate	2,086	22.0%	18,040	24.1%	45,108	25.2%
Some College	2,189	23.1%	18,169	24.2%	45,924	25.7%
Associate Degree Only	1,000	10.5%	7,541	10.1%	18,698	10.5%
Bachelor Degree Only	2,491	26.2%	17,605	23.5%	37,223	20.8%
Graduate Degree	1,237	13.0%	9,447	12.6%	20,280	11.3%

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PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
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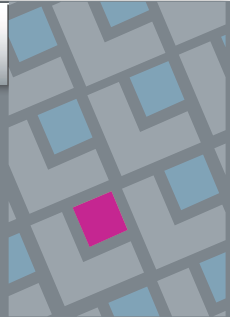
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EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6527/-112.2376

RF5

W Union Hills Dr & N 83rd Ave

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2021)						
1 Detached Unit	3,431	60.1%	30,677	73.1%	73,096	76.5%
1 Attached Unit	266	4.7%	3,517	8.4%	8,178	8.6%
2 to 4 Units	258	4.5%	1,325	3.2%	2,927	3.1%
5 to 9 Units	770	13.5%	2,341	5.6%	3,929	4.1%
10 to 19 Units	385	6.7%	1,459	3.5%	3,134	3.3%
20 to 49 Units	105	1.8%	896	2.1%	1,655	1.7%
50 or More Units	717	12.6%	3,191	7.6%	6,576	6.9%
Mobile Home or Trailer	49	0.9%	1,063	2.5%	3,998	4.2%
Other Structure	8	0.1%	16	-	197	0.2%
Homes Built By Year (2021)						
Homes Built 2010 or later	312	5.5%	2,492	5.9%	6,470	6.8%
Homes Built 2000 to 2009	776	13.6%	6,962	16.6%	15,317	16.0%
Homes Built 1990 to 1999	3,034	53.1%	16,618	39.6%	30,480	31.9%
Homes Built 1980 to 1989	1,027	18.0%	7,116	16.9%	20,766	21.7%
Homes Built 1970 to 1979	443	7.8%	8,688	20.7%	22,683	23.7%
Homes Built 1960 to 1969	174	3.0%	1,448	3.4%	5,099	5.3%
Homes Built 1950 to 1959	186	3.2%	832	2.0%	2,096	2.2%
Homes Built Before 1949	37	0.7%	326	0.8%	779	0.8%
Home Values (2021)						
Home Values \$1,000,000 or More	16	0.5%	245	0.8%	1,210	1.6%
Home Values \$500,000 to \$999,999	159	5.3%	2,021	6.5%	6,092	8.0%
Home Values \$400,000 to \$499,999	325	10.9%	3,217	10.3%	7,153	9.4%
Home Values \$300,000 to \$399,999	718	24.1%	8,116	26.0%	16,142	21.3%
Home Values \$200,000 to \$299,999	1,481	49.7%	11,902	38.2%	26,995	35.7%
Home Values \$150,000 to \$199,999	201	6.7%	3,287	10.5%	9,153	12.1%
Home Values \$100,000 to \$149,999	42	1.4%	1,262	4.0%	3,849	5.1%
Home Values \$70,000 to \$99,999	15	0.5%	379	1.2%	1,339	1.8%
Home Values \$50,000 to \$69,999	3	0.1%	113	0.4%	471	0.6%
Home Values \$25,000 to \$49,999	4	0.1%	213	0.7%	1,201	1.6%
Home Values Under \$25,000	17	0.6%	407	1.3%	2,109	2.8%
Owner-Occupied Median Home Value	\$285,339		\$286,769		\$278,518	
Renter-Occupied Median Rent	\$1,101		\$1,159		\$1,120	
Transportation To Work (2021)						
Drive to Work Alone	4,774	76.6%	36,263	75.7%	88,581	76.9%
Drive to Work in Carpool	631	10.1%	4,761	9.9%	11,544	10.0%
Travel to Work by Public Transportation	67	1.1%	586	1.2%	1,569	1.4%
Drive to Work on Motorcycle	13	0.2%	189	0.4%	416	0.4%
Walk or Bicycle to Work	154	2.5%	740	1.5%	1,824	1.6%
Other Means	47	0.8%	584	1.2%	1,416	1.2%
Work at Home	542	8.7%	4,765	9.9%	9,908	8.6%
Travel Time (2021)						
Travel to Work in 14 Minutes or Less	1,287	20.7%	8,093	16.9%	19,835	17.2%
Travel to Work in 15 to 29 Minutes	2,378	38.2%	14,696	30.7%	36,092	31.3%
Travel to Work in 30 to 59 Minutes	1,786	28.7%	14,168	29.6%	34,459	29.9%
Travel to Work in 60 Minutes or More	354	5.7%	3,415	7.1%	8,449	7.3%
Average Minutes Travel to Work	23.8		25.7		25.4	

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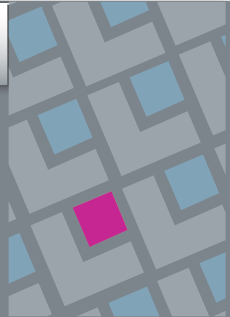
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