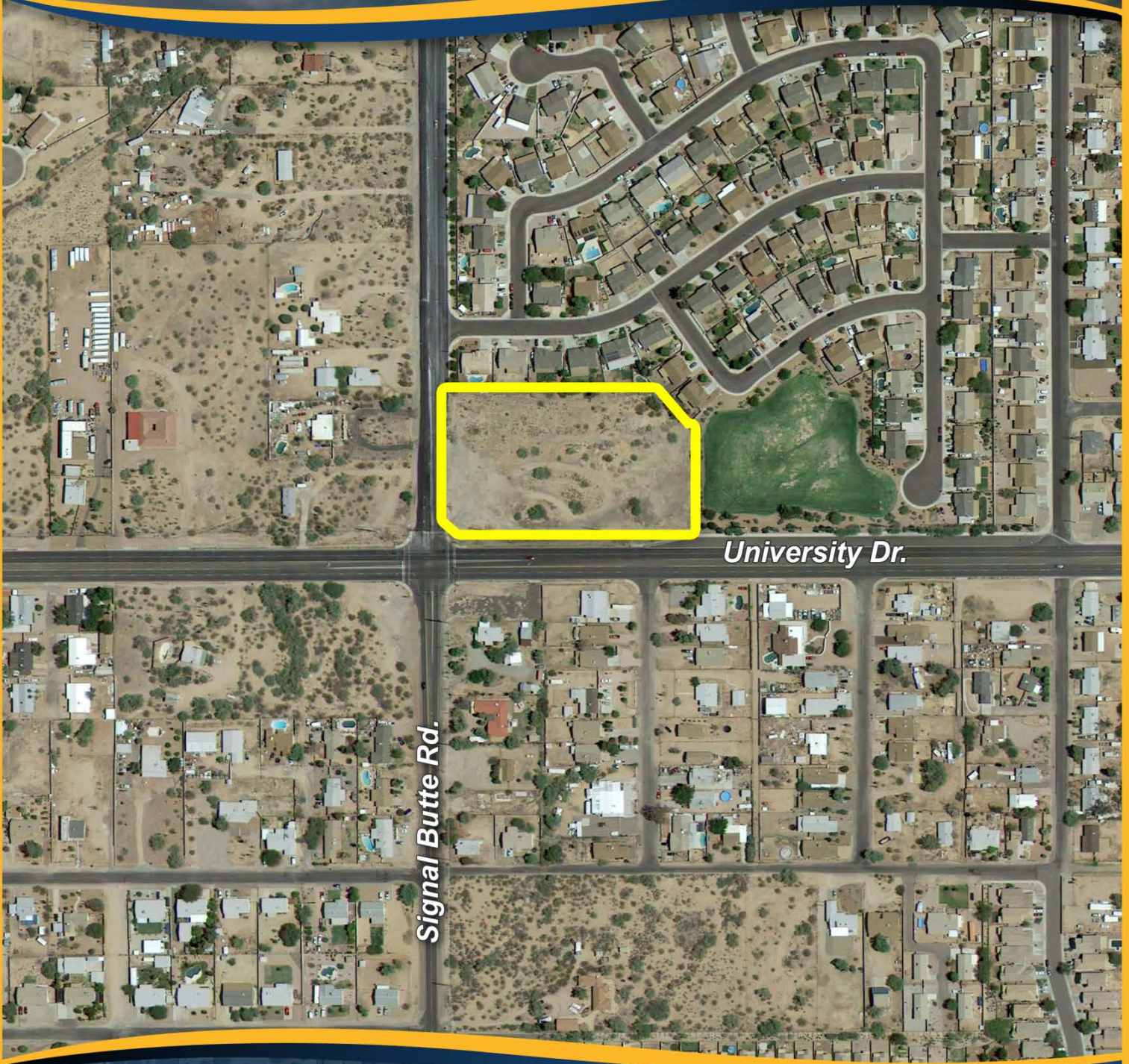


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# SIGNAL BUTTE ROAD AND UNIVERSITY DRIVE



Signal Butte Rd.

University Dr.



NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE - ARIZONA - 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)



# SIGNAL BUTTE ROAD AND UNIVERSITY DRIVE

**LOCATION:**

Located at the northeast corner of Signal Butte Road and University Drive in Mesa, Arizona.

**SIZE:**

±3.23 Acres (140,699 SF)

**ASSESSOR PARCEL NUMBER:**

220-09-002F

**ZONING:**

LC | City of Mesa

**PRICE:**

Submit

**TERMS:**

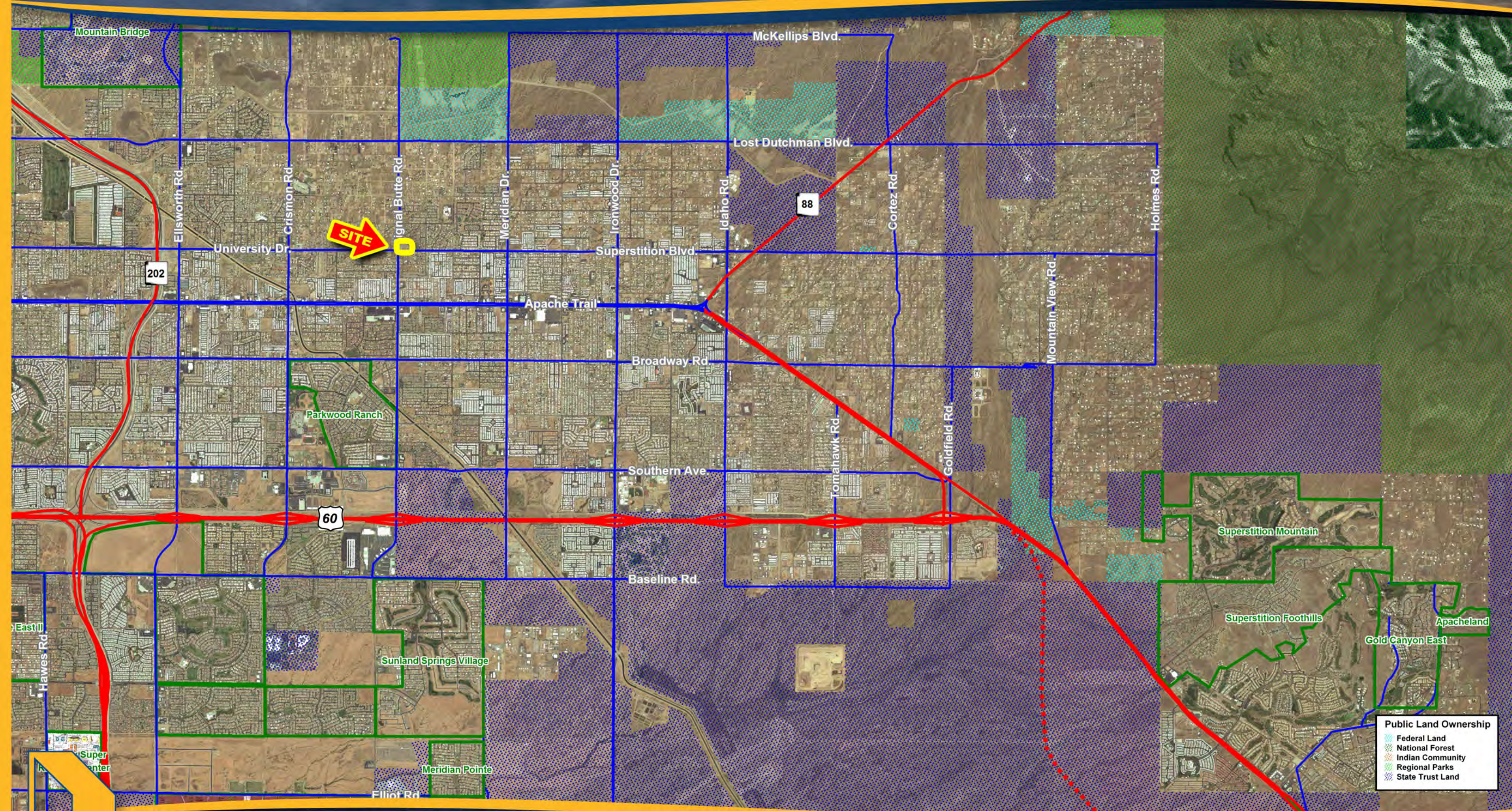
Submit, Seller would consider a partial sale.

**COMMENTS:**

Site is located ±2.5 miles from the US 60 and ±2.20 miles from the Loop 202 (Red Mountain) Freeway. There is an off-ramp on the Loop 202 for University Drive but not for Apache Road.

# EAST MESA SUBMARKET

## SIGNAL BUTTE AND UNIVERSITY DRIVE



**Public Land Ownership**

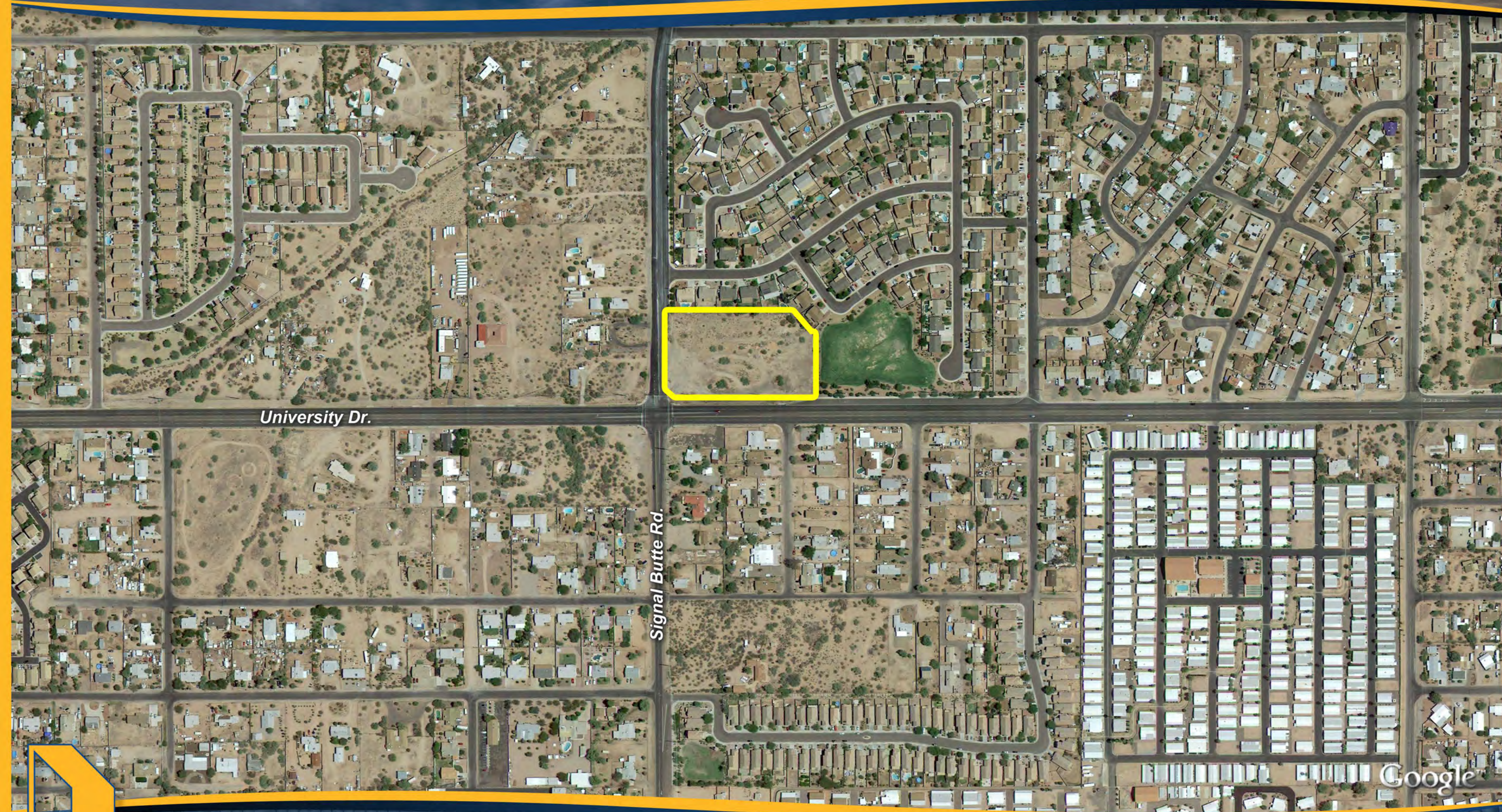
- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

NATHAN & ASSOCIATES, INC.  
 7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
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This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

# SIGNAL BUTTE ROAD AND UNIVERSITY DRIVE

MESA, ARIZONA



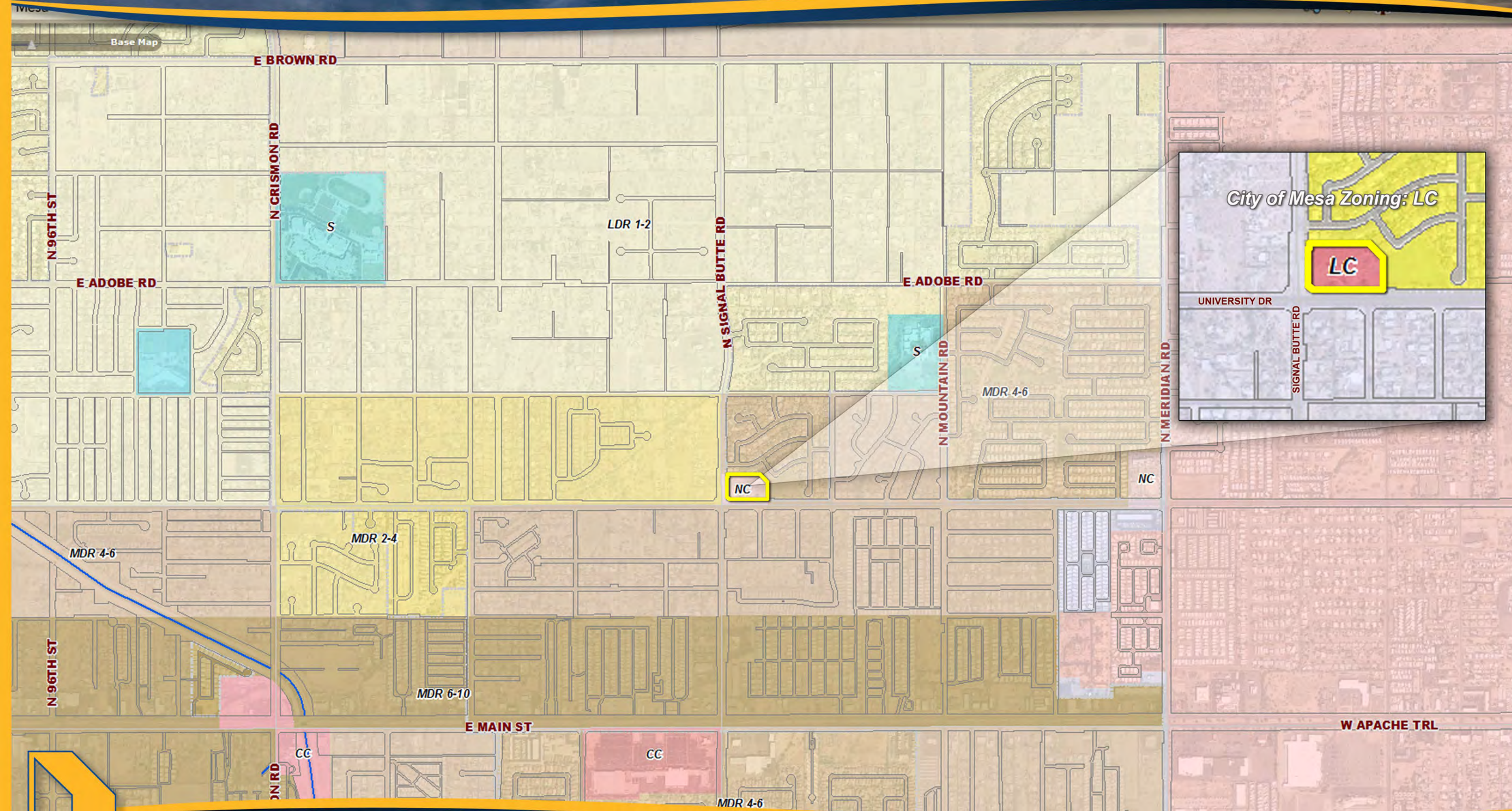
University Dr.

Signal Butte Rd.

Google

# SIGNAL BUTTE ROAD AND UNIVERSITY DRIVE

## GENERAL PLAN MAP



NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
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This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

**PROPERTY DESCRIPTIONS**

That portion of the West half of the Southwest quarter of the Southwest quarter of Section Thirteen (13), Township One (1) North, Range Seven (7) East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of said Section 13;

thence North 00 degrees 02 minutes 37 seconds East, along the Westerly line of the Southwest quarter of said Section 13, a distance of 345.00 feet;

thence North 89 degrees 59 minutes 53 seconds East, along a line 345.00 feet North of and parallel with the Southerly line of the Southwest quarter of said Section 13, a distance of 480.00 feet;

thence South 39 degrees 46 minutes 50 seconds East, a distance of 117.11 feet;

thence South 00 degrees 02 minutes 37 seconds West, along a line 555.00 feet East of and parallel with the Westerly line of the Southwest quarter of said Section 13, a distance of 255.00 feet to a point on the Southerly line of the Southwest quarter of said Section 13;

thence South 89 degrees 59 minutes 53 seconds West, along said Southerly line, a distance of 555.00 feet to the Southwest corner of said Section 13 and the Point of Beginning;

EXCEPT the North 10 feet of the South 65 feet of the East 35 feet of the West 90 feet; and  
EXCEPT the East 10 feet of the West 65 feet of the North 25 feet of the South 90 feet; and

EXCEPT that portion described as follows:

Commencing at the point of intersection of the North line of the South 65 feet and the East line of the West 65 feet of said West one-half of the Southwest quarter of the Southwest quarter of Section 13;

thence Easterly 25 feet along said North line to the South 65 feet to a point;

thence in a Northwesterly direction to a point on said East line of the West 65 feet that is 25 feet North from said point of intersection;

thence Southerly to the point of intersection; and

EXCEPT the West 55 feet; and

EXCEPT the South 55 feet thereat.

**UNDERGROUND UTILITY STATEMENT**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

**BASIS OF BEARING**

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T.1N., R.7E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA. BASIS OF BEARING BEING N 07°02'37" E

**BENCH MARK**

SOUTHWEST CORNER OF SECTION 13, T.1N., R.7E., MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE. 1623.52'

**LEGEND**

- = BRASS CAP
- = SET 1/2" REBAR W/CAP #19857
- = SET P.A. M.L. W/SIDNER #19857
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = LIGHTING ELECTRIC BOX
- ⊙ = TRAFFIC SIGNAL POLE
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = TELEPHONE RISER
- ⊙ = SIGN
- ⊙ = POWER POLE
- ⊙ = STREET LIGHT
- ⊙ = DOWN GUT
- ⊙ = ELECTRICAL BOX
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = GAS VALVE
- ⊙ = GAS LINE MARKER
- M.C.R. = MARICOPA COUNTY RECORDER
- M.C. = MARICOPA COUNTY
- DOT = DEPARTMENT OF TRANSPORTATION
- R.L.M. = ROUTE OF WAY
- (R) = RECORD
- (C) = CALCULATED
- = DRAINAGE PIPE
- = PARCEL BOUNDARY LINE
- = CENTERLINE
- = EASEMENT LINE
- = WALL LINE
- = SEWER LINE
- = WATER LINE
- = UNDERGROUND TELECOMMUNICATION LINE
- = UNDERGROUND ELECTRIC LINE
- = OVERHEAD ELECTRIC LINE
- = GAS LINE
- = ANNOTATION TIE LINE

**FLOOD ZONE**

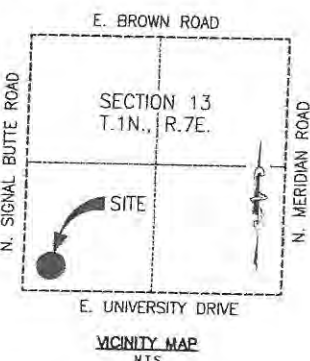
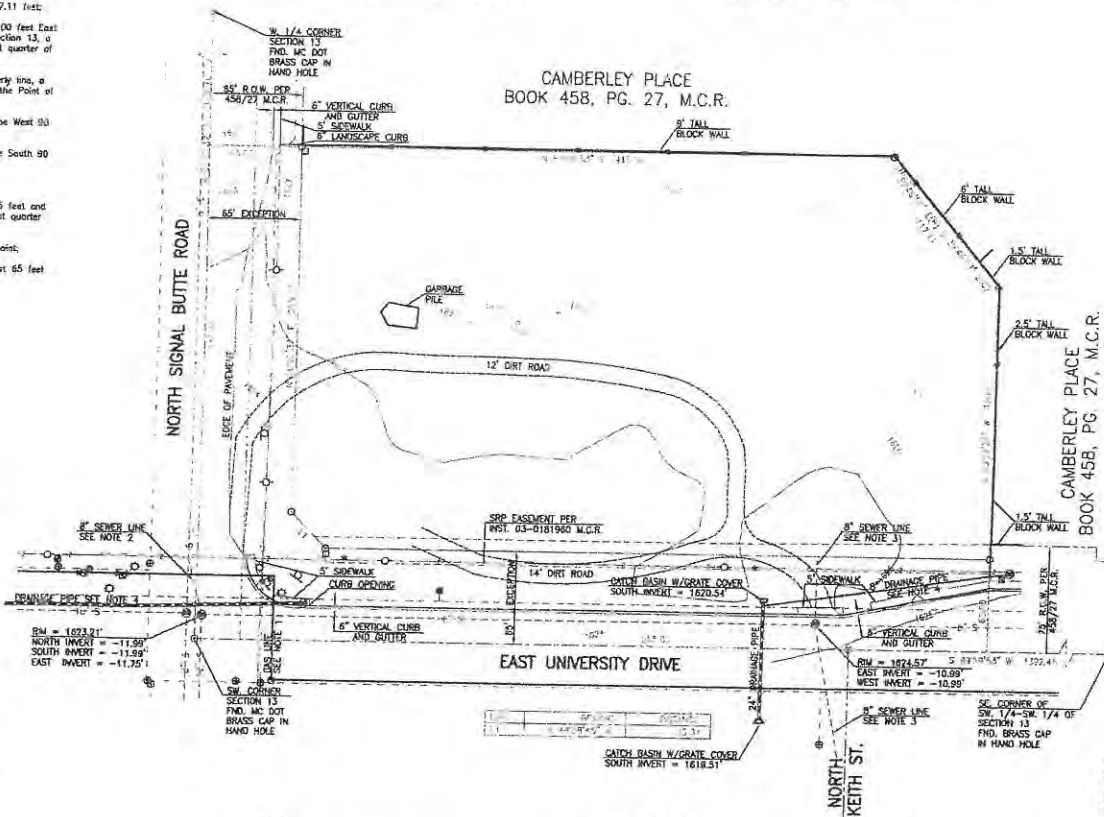
This Parcel lies within the Flood Insurance Rate Map (FIRM), Map Number D481302D, Panel 1224 of 1350, which is currently unapplied. Flood Zone designation for this Parcel is Zone X, defined as areas of 0.25 annual chance flood, areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from less than 1% annual chance flood.

**AREA**

133,515 Sq. Ft. and/or 3.07 Acres

**ZONING**

This parcel is Zoned C-2, Limited Commercial District. The purpose of this District is to provide for a broad range of indoor retail businesses. The intent of this District is to allow commercial uses to satisfy the needs of the community with emphasis on shopping center and group commercial developments.



**NOTES**

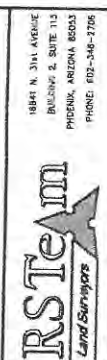
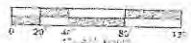
1. GAS LINE ALIGNMENT IN THIS AREA IS BASED ON UTILITY MAPS PROVIDED BY SOUTHWEST GAS CORPORATION. THERE IS NO FIELD EVIDENCE TO SUPPORT THIS ALIGNMENT.
2. SEWER LINE ALIGNMENT IN THIS AREA IS BASED ON UTILITY MAPS PROVIDED BY THE CITY OF MESA AND FIELD EVIDENCE.
3. SEWER LINE STUB OUT TO THE NORTH AND CONNECTION TO THE SOUTH IS BASED ON IMPROVEMENT PLANS AND UTILITY MAPS PROVIDED BY THE CITY OF MESA. THERE IS NO FIELD EVIDENCE TO SUPPORT THESE CONNECTIONS.
4. DRAINAGE PIPE ALIGNMENT IS BASED ON UTILITY MAPS PROVIDED BY THE CITY OF MESA.

**CERTIFICATION**

To Capital Title Agency, Sovereign Holdings, L.L.C. an Arizona limited liability company and Gold Rush 88 Development, L.L.C. an Arizona limited liability company.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and include Items 1, 2, 3, 4, 5, 6, 10, 11a, 11b, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of certification, undersigned further certifies that in my professional opinion, and in effect on the date of certification, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DATE: 10-13-06

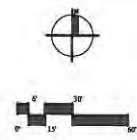
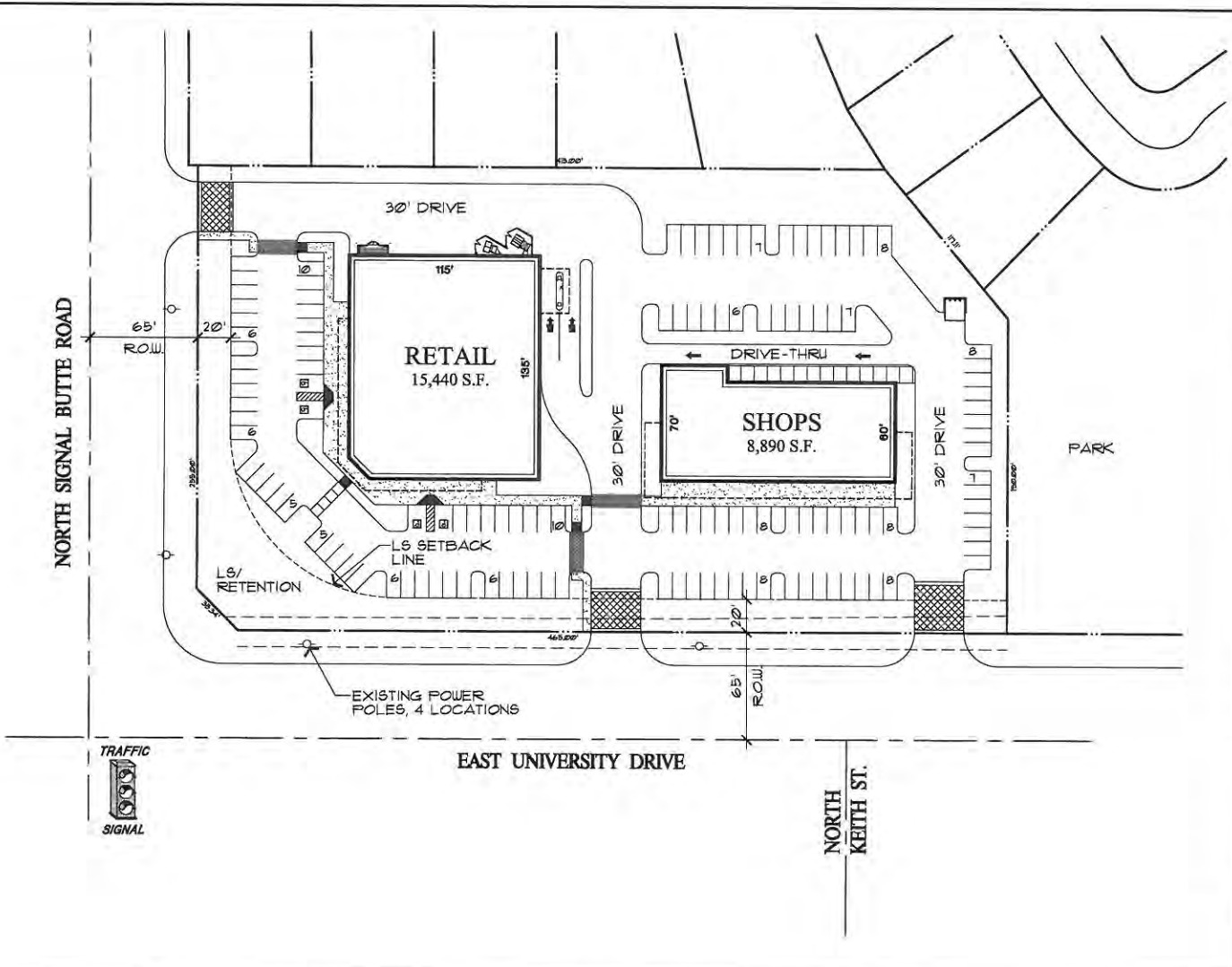
Richard D. Tober R.L.S. #19857



A.L.T.A./A.C.S.M. LAND TITLE SURVEY  
NORTHEAST CORNER  
SIGNAL BUTTE RD. + UNIVERSITY DR.



REVISIONS:  
Δ  
Δ  
Δ  
DRAWING NAME: ACTA\_BSE.dwg  
JOB NO. 38-1  
DRAWN: DAL  
CHECKED:  
DATE: Oct. 13, 2006  
SCALE: 1" = 40'  
SHEET: 1 OF 1



**SITE DATA**

OVERALL SITE DATA

SITE AREA	: 133,213 S.F. (3.07 ACRES)
BUILDING AREA	: 24,415 S.F.
% COVERAGE	: 18.3 %
PARKING PROVIDED	: 129 SPACES
PARKING RATIO	: 5.33/1,000

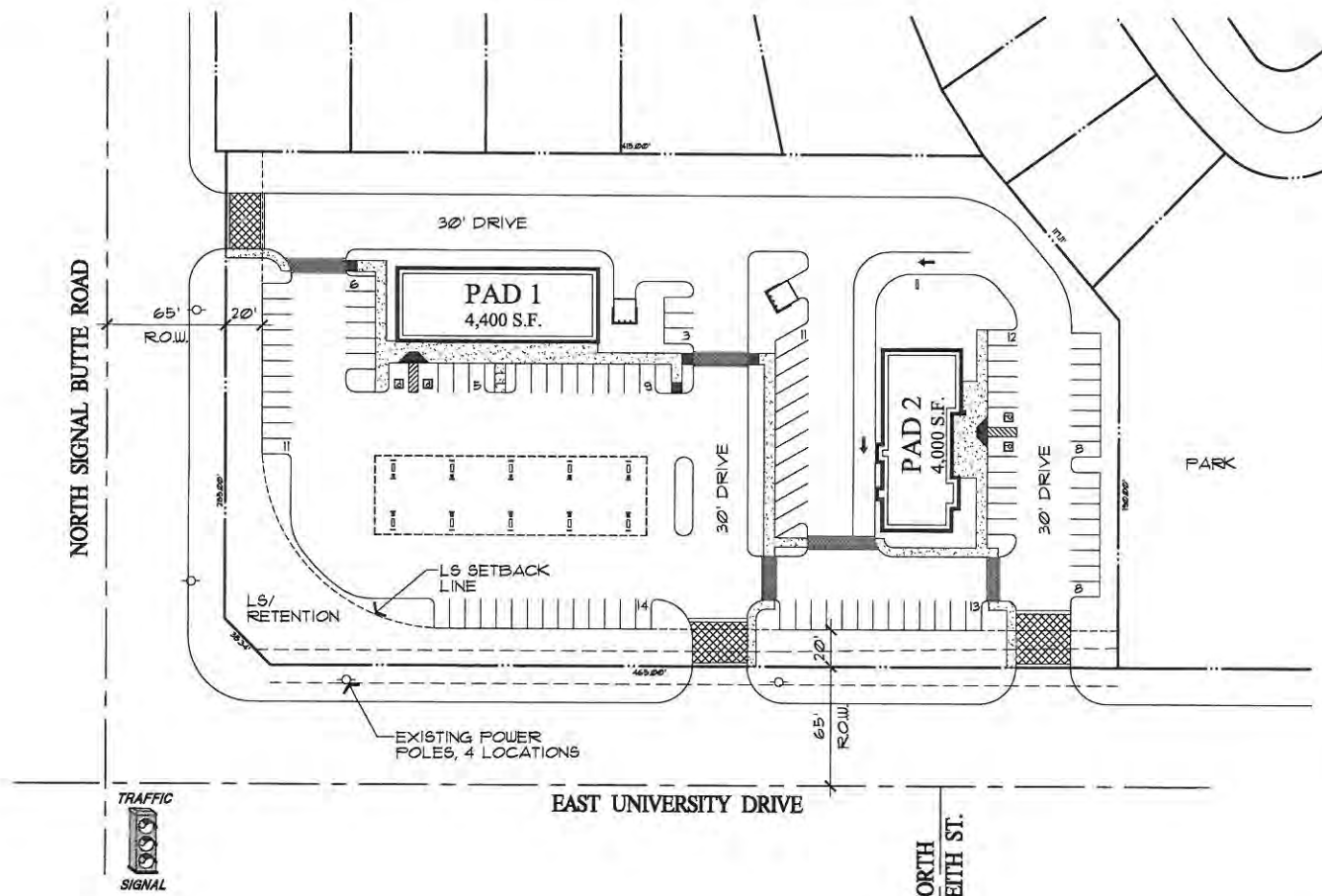
**VICINITY MAP**



DATE: 12.14.06 JOB NUMBER: 00565 0046-0721

**NEC UNIVERSITY & SIGNAL BUTTE**  
 PROPOSED RETAIL/COMERCIAL DEVELOPMENT  
 MESA, ARIZONA

**Butler Design Group**  
 Architects & Planners  
 5555 East Van Buren St.  
 Suite 215  
 Phoenix, Arizona 85008  
 phone 602-967-1800  
 fax 602-967-7722



**SITE DATA**

**OVERALL SITE DATA**

SITE AREA	: 133,513S.F. (3.07 ACRES)
BUILDING AREA	: 8,400 S.F.
% COVERAGE	: 6.3 %
PARKING PROVIDED	: 100 SPACES
PARKING RATIO	: 11.90/1,000

**VICINITY MAP**



DATE: 12.14.08 JOB NUMBER: 0603 0605-0702

**NEC UNIVERSITY & SIGNAL BUTTE**  
 PROPOSED RETAIL/COMMERCIAL DEVELOPMENT  
 MESA, ARIZONA

**Butler Design Group**  
 Architects & Planners  
 5555 East Van Buren St.  
 Suite 216  
 Phoenix, Arizona 85008  
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 fax 802-957-7722

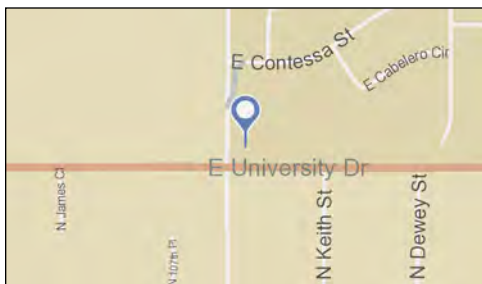
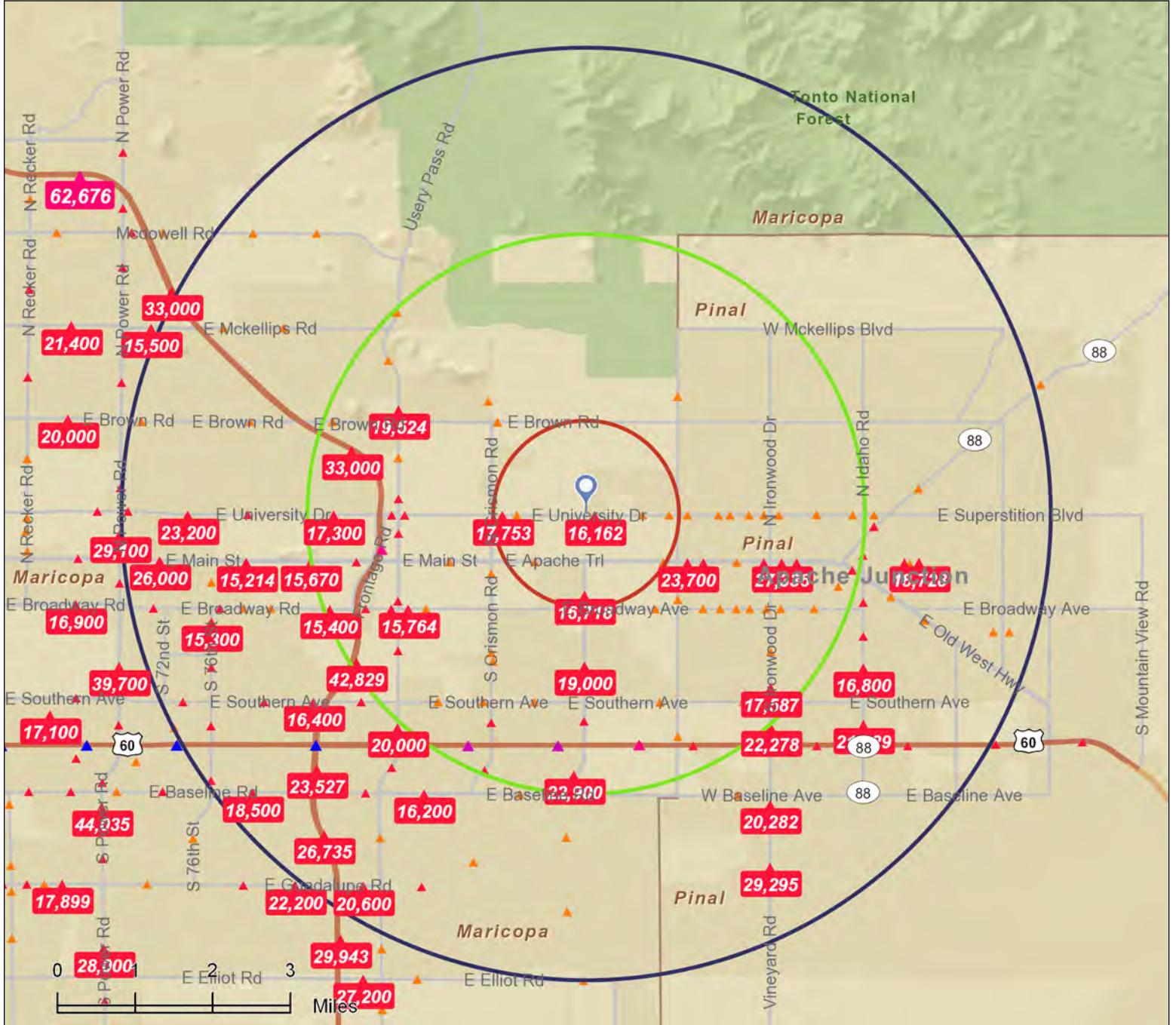




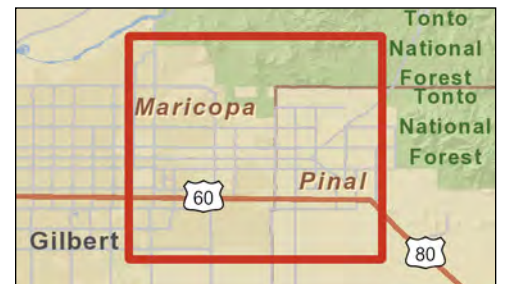
# Traffic Count Map

Signal Butte Road & University Drive  
 Mesa, Arizona  
 Ring: 1, 3, 5 Miles

Prepared by James Nathan  
 Latitude: 33.422547  
 Longitude: -111.59769



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





# Traffic Count Profile

Prepared by James Nathan

Signal Butte Road & Universi...  
Mesa, Arizona  
Ring: 5 miles radius

Latitude: 33.422547  
Longitude: -111.59769

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	E University Dr	N Keith St (0.02 miles W)	2008	16,162
0.13	N Signal Butte Rd	E Contessa St (0.05 miles S)	2008	4,595
0.48	N 112th St	E University Dr (0.04 miles S)	2004	1,710
0.53	N 112th St	E Boulder Dr (0.01 miles N)	1987	897
0.59	N Signal Butte Rd	E Edgegrove Ave (0.03 miles N)	2007	4,000
0.60	E University Dr	N Opal (0.05 miles W)	2007	11,000
0.62	N Merrill Rd	E Boulder Dr (0.02 miles N)	1987	164
0.74	E University Dr	N 102nd Pl (0.04 miles E)	2007	11,000
0.75	E Main St	N Merrill Rd (0.03 miles W)	2008	13,705
0.86	S Signal Butte Rd	Mobile Home Park (0.02 miles S)	2008	16,718
0.89	E University Dr	N Payton (0.02 miles W)	2008	13,586
0.90	E University Dr	N 100th Pl (0.06 miles W)	2008	17,753
0.98	E Main St	N 114th St (0.1 miles W)	2008	14,360
0.98	N Meridian Dr	W Trailer Park (0.13 miles S)	2004	5,473
0.99	E Brown Rd	N 109th St (0.02 miles E)	2008	7,252
1.00	N Meridian Dr	W Trailer Park (0.06 miles N)	2007	7,000
1.02	E Broadway Ave	S 110th St (0.12 miles E)	2008	13,483
1.02	N Crismon Rd	E Magnolia St (0.0 miles S)	2008	7,882
1.03	E Broadway Rd	S 107th St (0.02 miles E)	2009	10,500
1.03	E Adobe Rd	N Brice (0.06 miles W)	2007	642
1.04	N Meridian Dr	E Dover St (0.05 miles S)	2007	6,000
1.09	W Superstition Blvd	Silverado Blvd (0.08 miles E)	2007	11,000
1.19	N Meridian Dr	E Elmwood St (0.06 miles N)	2007	2,923
1.19	S Meridian Dr	E 4th Ave (0.09 miles S)	2007	8,099
1.20	S Crismon Rd	E Jones Ave (0.13 miles S)	2007	13,000
1.20	Apache Trl	N Meridian Dr (0.11 miles W)	2005	23,700
1.25	W Tepee St	N Warner Dr (0.08 miles E)	2005	585
1.25	E Broadway Ave	S 114th St (0.01 miles W)	2007	8,854
1.26	E Brown Rd	N 102nd St (0.02 miles E)	1999	7,848
1.33	E Brown Rd	N 115th Pl (0.02 miles E)	2007	5,354

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

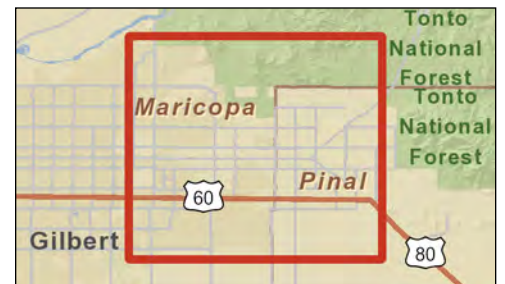
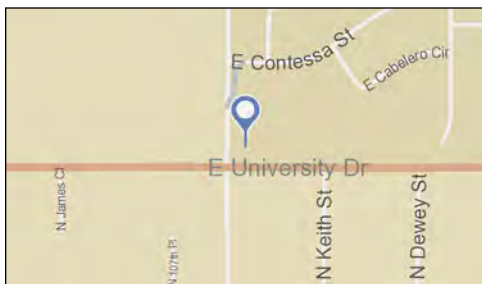
**Source:** ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



# Site Map

Signal Butte Road & University Drive  
Mesa, Arizona  
Ring: 1, 3, 5 Miles

Prepared by James Nathan  
Latitude: 33.422547  
Longitude: -111.59769





# Executive Summary

Signal Butte Road & University Drive  
Mesa, Arizona  
Ring: 1 mile radius

Prepared by James Nathan  
Latitude: 33.422547  
Longitude: -111.59769

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,224	54,513	105,277
2010 Population	11,130	70,725	149,063
2012 Population	11,261	72,277	152,041
2017 Population	11,585	75,387	157,757
2000-2010 Annual Rate	3.07%	2.64%	3.54%
2010-2012 Annual Rate	0.52%	0.97%	0.88%
2012-2017 Annual Rate	0.57%	0.85%	0.74%
2012 Male Population	49.6%	49.1%	48.6%
2012 Female Population	50.4%	50.9%	51.4%
2012 Median Age	43.5	42.7	43.2

In the identified area, the current year population is 152,041. In 2010, the Census count in the area was 149,063. The rate of change since 2010 was 0.88% annually. The five-year projection for the population in the area is 157,757 representing a change of 0.74% annually from 2012 to 2017. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 43.2, compared to U.S. median age of 37.3.

### Race and Ethnicity

2012 White Alone	86.6%	85.7%	86.1%
2012 Black Alone	1.7%	1.9%	2.0%
2012 American Indian/Alaska Native Alone	1.4%	1.3%	1.1%
2012 Asian Alone	1.4%	1.4%	1.6%
2012 Pacific Islander Alone	0.2%	0.2%	0.2%
2012 Other Race	5.7%	6.6%	6.1%
2012 Two or More Races	3.0%	3.0%	2.9%
2012 Hispanic Origin (Any Race)	15.8%	17.8%	16.7%

Persons of Hispanic origin represent 16.7% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.5 in the identified area, compared to 61.4 for the U.S. as a whole.

### Households

2000 Households	3,267	21,906	43,040
2010 Households	4,399	28,310	60,052
2012 Total Households	4,461	29,109	61,526
2017 Total Households	4,608	30,467	64,034
2000-2010 Annual Rate	3.02%	2.60%	3.39%
2010-2012 Annual Rate	0.62%	1.24%	1.08%
2012-2017 Annual Rate	0.65%	0.92%	0.80%
2012 Average Household Size	2.52	2.47	2.46

The household count in this area has changed from 60,052 in 2010 to 61,526 in the current year, a change of 1.08% annually. The five-year projection of households is 64,034, a change of 0.80% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2010. The number of families in the current year is 40,559 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

Signal Butte Road & University Drive  
Mesa, Arizona  
Ring: 5 mile radius

Prepared by James Nathan  
Latitude: 33.422547  
Longitude: -111.59769

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2012 Median Household Income	\$42,005	\$41,674	\$45,275
2017 Median Household Income	\$50,265	\$50,474	\$53,065
2012-2017 Annual Rate	3.66%	3.91%	3.23%
<b>Average Household Income</b>			
2012 Average Household Income	\$47,902	\$50,076	\$54,729
2017 Average Household Income	\$52,327	\$55,581	\$60,758
2012-2017 Annual Rate	1.78%	2.11%	2.11%
<b>Per Capita Income</b>			
2012 Per Capita Income	\$18,976	\$20,492	\$22,307
2017 Per Capita Income	\$20,814	\$22,816	\$24,816
2012-2017 Annual Rate	1.87%	2.17%	2.15%

Current median household income is \$45,275 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$53,065 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$54,729 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$60,758 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$22,307 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$24,816 in five years, compared to \$29,882 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,207	32,989	64,075
2000 Owner Occupied Housing Units	2,845	18,961	37,179
2000 Renter Occupied Housing Units	422	2,946	5,861
2000 Vacant Housing Units	1,940	11,082	21,035
2010 Total Housing Units	5,629	38,492	80,358
2010 Owner Occupied Housing Units	3,617	22,292	46,642
2010 Renter Occupied Housing Units	782	6,018	13,410
2010 Vacant Housing Units	1,230	10,182	20,306
2012 Total Housing Units	5,608	39,096	81,547
2012 Owner Occupied Housing Units	3,568	22,222	46,411
2012 Renter Occupied Housing Units	893	6,887	15,115
2012 Vacant Housing Units	1,147	9,987	20,021
2017 Total Housing Units	5,723	40,614	84,490
2017 Owner Occupied Housing Units	3,697	23,340	48,543
2017 Renter Occupied Housing Units	910	7,127	15,491
2017 Vacant Housing Units	1,115	10,147	20,456

Currently, 56.9% of the 81,547 housing units in the area are owner occupied; 18.5%, renter occupied; and 24.6% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 80,358 housing units in the area - 58.0% owner occupied, 16.7% renter occupied, and 25.3% vacant. The annual rate of change in housing units since 2010 is 0.65%. Median home value in the area is \$112,652, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.76% annually to \$129,098.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Signal Butte Road & University Drive  
 Mesa, Arizona  
 Ring: 1 mile radius

Prepared by James Nathan  
 Latitude: 33.422547  
 Longitude: -111.59769

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	8,224	54,513	105,277
2010 Total Population	11,130	70,725	149,063
2012 Total Population	11,261	72,277	152,041
2012 Group Quarters	3	281	741
2017 Total Population	11,585	75,387	157,757
2012-2017 Annual Rate	0.57%	0.85%	0.74%
<b>Household Summary</b>			
2000 Households	3,267	21,906	43,040
2000 Average Household Size	2.52	2.48	2.44
2010 Households	4,399	28,310	60,052
2010 Average Household Size	2.53	2.49	2.47
2012 Households	4,461	29,109	61,526
2012 Average Household Size	2.52	2.47	2.46
2017 Households	4,608	30,467	64,034
2017 Average Household Size	2.51	2.47	2.45
2012-2017 Annual Rate	0.65%	0.92%	0.80%
2010 Families	2,986	18,488	39,964
2010 Average Family Size	3.03	3.03	2.98
2012 Families	3,001	18,819	40,559
2012 Average Family Size	3.03	3.01	2.97
2017 Families	3,099	19,751	42,290
2017 Average Family Size	3.03	3.01	2.97
2012-2017 Annual Rate	0.64%	0.97%	0.84%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,207	32,989	64,075
Owner Occupied Housing Units	54.6%	57.5%	58.0%
Renter Occupied Housing Units	8.1%	8.9%	9.1%
Vacant Housing Units	37.3%	33.6%	32.8%
2010 Housing Units	5,629	38,492	80,358
Owner Occupied Housing Units	64.3%	57.9%	58.0%
Renter Occupied Housing Units	13.9%	15.6%	16.7%
Vacant Housing Units	21.9%	26.5%	25.3%
2012 Housing Units	5,608	39,096	81,547
Owner Occupied Housing Units	63.6%	56.8%	56.9%
Renter Occupied Housing Units	15.9%	17.6%	18.5%
Vacant Housing Units	20.5%	25.5%	24.6%
2017 Housing Units	5,723	40,614	84,490
Owner Occupied Housing Units	64.6%	57.5%	57.5%
Renter Occupied Housing Units	15.9%	17.5%	18.3%
Vacant Housing Units	19.5%	25.0%	24.2%
<b>Median Household Income</b>			
2012	\$42,005	\$41,674	\$45,275
2017	\$50,265	\$50,474	\$53,065
<b>Median Home Value</b>			
2012	\$112,599	\$102,097	\$112,652
2017	\$127,895	\$117,806	\$129,098
<b>Per Capita Income</b>			
2012	\$18,976	\$20,492	\$22,307
2017	\$20,814	\$22,816	\$24,816
<b>Median Age</b>			
2010	42.7	41.9	42.4
2012	43.5	42.7	43.2
2017	45.0	44.0	44.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Signal Butte Road & University Drive  
 Mesa, Arizona  
 Ring: 5 mile radius

Prepared by James Nathan  
 Latitude: 33.422547  
 Longitude: -111.59769

	1 mile	3 miles	5 miles
<b>2012 Households by Income</b>			
Household Income Base	4,461	29,109	61,526
<\$15,000	13.9%	13.9%	11.8%
\$15,000 - \$24,999	14.3%	13.8%	13.0%
\$25,000 - \$34,999	10.8%	12.4%	11.7%
\$35,000 - \$49,999	19.7%	18.4%	18.0%
\$50,000 - \$74,999	25.9%	23.4%	22.7%
\$75,000 - \$99,999	9.2%	9.9%	12.2%
\$100,000 - \$149,999	5.7%	6.4%	8.2%
\$150,000 - \$199,999	0.3%	1.0%	1.3%
\$200,000+	0.2%	0.7%	1.1%
Average Household Income	\$47,902	\$50,076	\$54,729
<b>2017 Households by Income</b>			
Household Income Base	4,608	30,467	64,034
<\$15,000	13.9%	13.3%	11.1%
\$15,000 - \$24,999	10.7%	10.1%	9.4%
\$25,000 - \$34,999	7.4%	9.2%	8.5%
\$35,000 - \$49,999	17.4%	16.4%	15.6%
\$50,000 - \$74,999	31.9%	28.8%	27.8%
\$75,000 - \$99,999	11.6%	12.8%	15.6%
\$100,000 - \$149,999	6.6%	7.5%	9.4%
\$150,000 - \$199,999	0.3%	1.1%	1.4%
\$200,000+	0.2%	0.8%	1.2%
Average Household Income	\$52,327	\$55,581	\$60,758
<b>2012 Owner Occupied Housing Units by Value</b>			
Total	3,568	22,222	46,411
<\$50,000	6.6%	11.3%	8.6%
\$50,000 - \$99,999	33.4%	37.2%	32.5%
\$100,000 - \$149,999	39.7%	35.1%	34.9%
\$150,000 - \$199,999	11.3%	9.0%	12.9%
\$200,000 - \$249,999	4.2%	3.2%	5.2%
\$250,000 - \$299,999	1.5%	1.7%	2.5%
\$300,000 - \$399,999	1.9%	1.5%	1.9%
\$400,000 - \$499,999	0.6%	0.4%	0.6%
\$500,000 - \$749,999	0.4%	0.3%	0.5%
\$750,000 - \$999,999	0.4%	0.3%	0.2%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$124,804	\$113,839	\$126,094
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	3,697	23,340	48,543
<\$50,000	4.4%	7.5%	5.8%
\$50,000 - \$99,999	25.5%	30.4%	26.0%
\$100,000 - \$149,999	36.1%	33.8%	31.3%
\$150,000 - \$199,999	18.8%	15.9%	20.2%
\$200,000 - \$249,999	7.5%	5.4%	8.2%
\$250,000 - \$299,999	2.5%	2.9%	3.9%
\$300,000 - \$399,999	3.0%	2.2%	2.5%
\$400,000 - \$499,999	1.1%	0.7%	0.8%
\$500,000 - \$749,999	0.8%	0.7%	1.0%
\$750,000 - \$999,999	0.3%	0.4%	0.3%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$145,492	\$133,743	\$145,503

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Signal Butte Road & University Drive  
 Mesa, Arizona  
 Ring: 5 mile radius

Prepared by James Nathan  
 Latitude: 33.422547  
 Longitude: -111.59769

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	11,131	70,724	149,063
0 - 4	5.8%	6.2%	6.2%
5 - 9	6.5%	6.5%	6.6%
10 - 14	6.8%	6.7%	6.7%
15 - 24	10.9%	10.8%	10.6%
25 - 34	10.1%	11.3%	10.8%
35 - 44	13.0%	12.5%	12.3%
45 - 54	13.5%	13.2%	12.7%
55 - 64	12.9%	12.4%	12.1%
65 - 74	11.5%	11.3%	11.6%
75 - 84	6.9%	7.1%	7.8%
85 +	2.1%	2.1%	2.6%
18 +	77.0%	76.9%	76.8%
<b>2012 Population by Age</b>			
Total	11,260	72,276	152,042
0 - 4	5.7%	6.1%	6.1%
5 - 9	6.4%	6.4%	6.5%
10 - 14	6.6%	6.5%	6.5%
15 - 24	10.6%	10.5%	10.3%
25 - 34	10.2%	11.4%	10.9%
35 - 44	12.5%	12.0%	11.9%
45 - 54	13.0%	12.7%	12.3%
55 - 64	13.4%	13.0%	12.6%
65 - 74	12.3%	12.2%	12.4%
75 - 84	7.0%	7.1%	7.8%
85 +	2.2%	2.2%	2.8%
18 +	77.7%	77.5%	77.4%
<b>2017 Population by Age</b>			
Total	11,584	75,388	157,756
0 - 4	5.5%	6.0%	5.9%
5 - 9	6.2%	6.3%	6.3%
10 - 14	6.6%	6.4%	6.5%
15 - 24	9.7%	9.6%	9.5%
25 - 34	10.0%	11.3%	10.8%
35 - 44	11.9%	11.5%	11.4%
45 - 54	11.8%	11.5%	11.1%
55 - 64	13.9%	13.2%	12.9%
65 - 74	14.7%	14.4%	14.6%
75 - 84	7.4%	7.5%	8.1%
85 +	2.3%	2.3%	2.9%
18 +	78.3%	78.1%	77.9%
<b>2010 Population by Sex</b>			
Males	5,518	34,719	72,390
Females	5,612	36,006	76,673
<b>2012 Population by Sex</b>			
Males	5,588	35,522	73,962
Females	5,672	36,755	78,079
<b>2017 Population by Sex</b>			
Males	5,744	37,023	76,737
Females	5,840	38,364	81,020

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.





# Market Profile

Signal Butte Road & University Drive  
 Mesa, Arizona  
 Ring: 5 mile radius

Prepared by James Nathan  
 Latitude: 33.422547  
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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	11,131	70,725	149,062
White Alone	87.3%	86.2%	86.5%
Black Alone	1.6%	1.8%	2.0%
American Indian Alone	1.3%	1.2%	1.1%
Asian Alone	1.4%	1.4%	1.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	5.4%	6.3%	5.9%
Two or More Races	2.8%	2.9%	2.8%
Hispanic Origin	15.1%	17.2%	16.2%
Diversity Index	43.3	46.8	45.3
<b>2012 Population by Race/Ethnicity</b>			
Total	11,260	72,276	152,041
White Alone	86.6%	85.7%	86.1%
Black Alone	1.7%	1.9%	2.0%
American Indian Alone	1.4%	1.3%	1.1%
Asian Alone	1.4%	1.4%	1.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	5.7%	6.6%	6.1%
Two or More Races	3.0%	3.0%	2.9%
Hispanic Origin	15.8%	17.8%	16.7%
Diversity Index	44.8	48.0	46.5
<b>2017 Population by Race/Ethnicity</b>			
Total	11,585	75,388	157,757
White Alone	85.0%	84.0%	84.5%
Black Alone	1.8%	2.1%	2.2%
American Indian Alone	1.7%	1.4%	1.3%
Asian Alone	1.6%	1.6%	1.8%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	6.3%	7.2%	6.7%
Two or More Races	3.4%	3.4%	3.2%
Hispanic Origin	17.6%	19.7%	18.5%
Diversity Index	48.7	51.7	50.0
<b>2010 Population by Relationship and Household Type</b>			
Total	11,130	70,725	149,063
In Households	100.0%	99.6%	99.5%
In Family Households	84.2%	82.1%	82.7%
Householder	26.8%	26.4%	26.8%
Spouse	21.4%	20.0%	20.7%
Child	29.2%	28.9%	28.8%
Other relative	4.0%	3.9%	3.7%
Nonrelative	2.8%	2.9%	2.7%
In Nonfamily Households	15.8%	17.5%	16.8%
In Group Quarters	0.0%	0.4%	0.5%
Institutionalized Population	0.0%	0.2%	0.3%
Noninstitutionalized Population	0.0%	0.2%	0.2%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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 Mesa, Arizona  
 Ring: 5 mile radius

Prepared by James Nathan  
 Latitude: 33.422547  
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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	4,399	28,311	60,051
Households with 1 Person	25.8%	27.7%	26.8%
Households with 2+ People	74.2%	72.3%	73.2%
Family Households	67.9%	65.3%	66.6%
Husband-wife Families	54.1%	49.5%	51.5%
With Related Children	20.2%	18.0%	18.5%
Other Family (No Spouse Present)	13.8%	15.8%	15.1%
Other Family with Male Householder	5.0%	5.2%	4.9%
With Related Children	2.9%	3.1%	3.0%
Other Family with Female Householder	8.8%	10.6%	10.2%
With Related Children	4.8%	6.6%	6.5%
Nonfamily Households	6.3%	7.0%	6.6%
All Households with Children	28.6%	28.3%	28.6%
Multigenerational Households	4.4%	4.0%	3.7%
Unmarried Partner Households	6.8%	7.4%	7.2%
Male-female	6.3%	6.7%	6.4%
Same-sex	0.6%	0.7%	0.8%
<b>2010 Households by Size</b>			
Total	4,400	28,310	60,051
1 Person Household	25.8%	27.7%	26.8%
2 Person Household	39.1%	38.3%	39.2%
3 Person Household	12.1%	12.7%	12.6%
4 Person Household	11.4%	10.4%	10.8%
5 Person Household	6.5%	6.0%	6.0%
6 Person Household	2.8%	2.8%	2.8%
7 + Person Household	2.3%	2.0%	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,399	28,310	60,052
Owner Occupied	82.2%	78.7%	77.7%
Owned with a Mortgage/Loan	52.6%	48.9%	48.8%
Owned Free and Clear	29.6%	29.9%	28.9%
Renter Occupied	17.8%	21.3%	22.3%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.