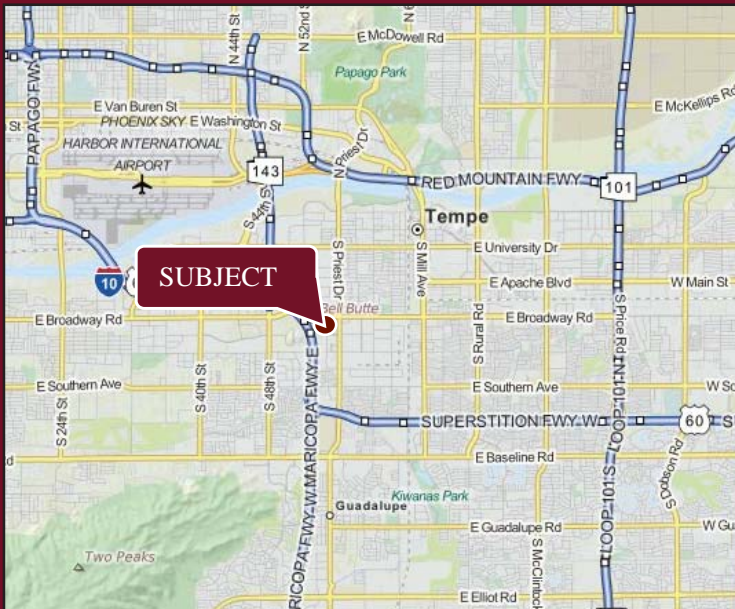


# SHOPS AT FOUNTAINHEAD

SOUTHEAST CORNER OF 55TH STREET & BROADWAY ROAD, TEMPE, AZ



## AVAILABILITY

- 1,338 to 5,868 sf -Endcap with patio

## FEATURES

- 1,048 multi-family units built or under construction within 1 mile of the site
- 1,236 hotel rooms within 1 mile of the site
- Huge industrial and office community.
- 42,825 cars per day on Broadway.
- Direct Access from 308 unit San Portella multi-family community.

2015 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	5,221	102,285	281,013
Avg. Household Income	\$53,930	\$49,744	\$54,352
Daytime Employment	24,492	141,574	286,641

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM

**KALEN RICKARD**  
602.778.3832  
kalen@strgaz.com

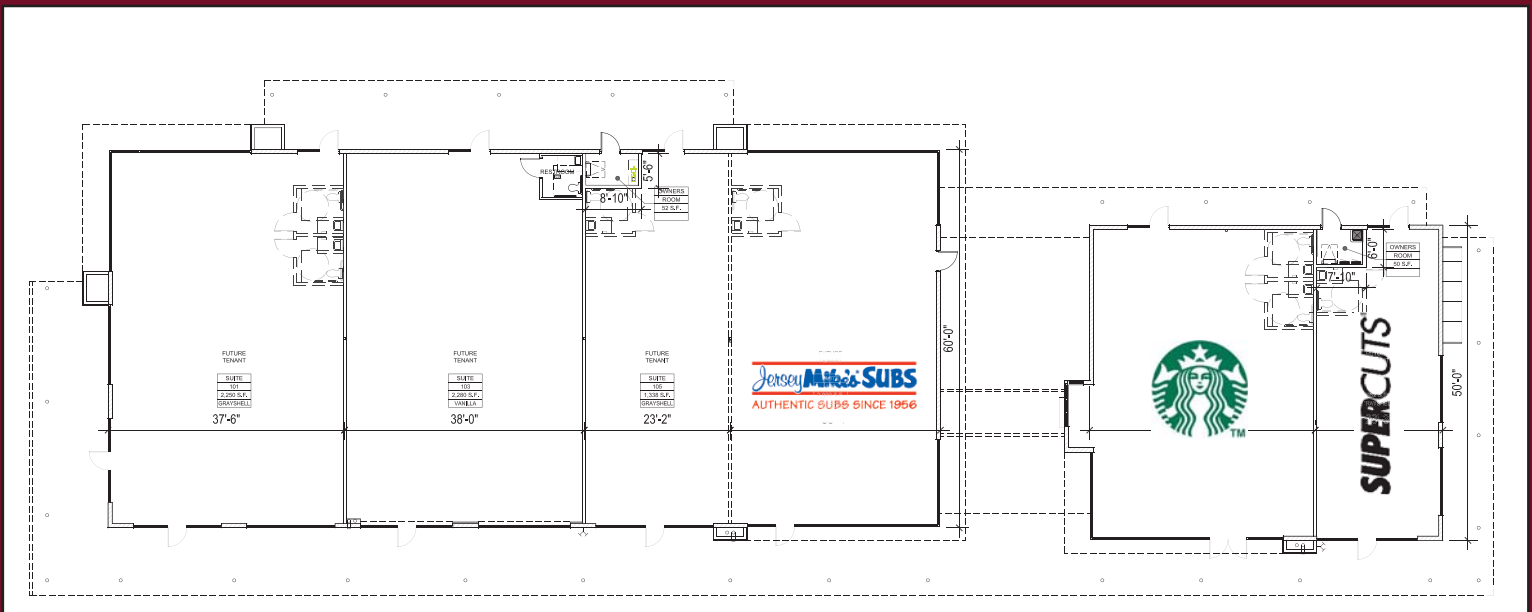
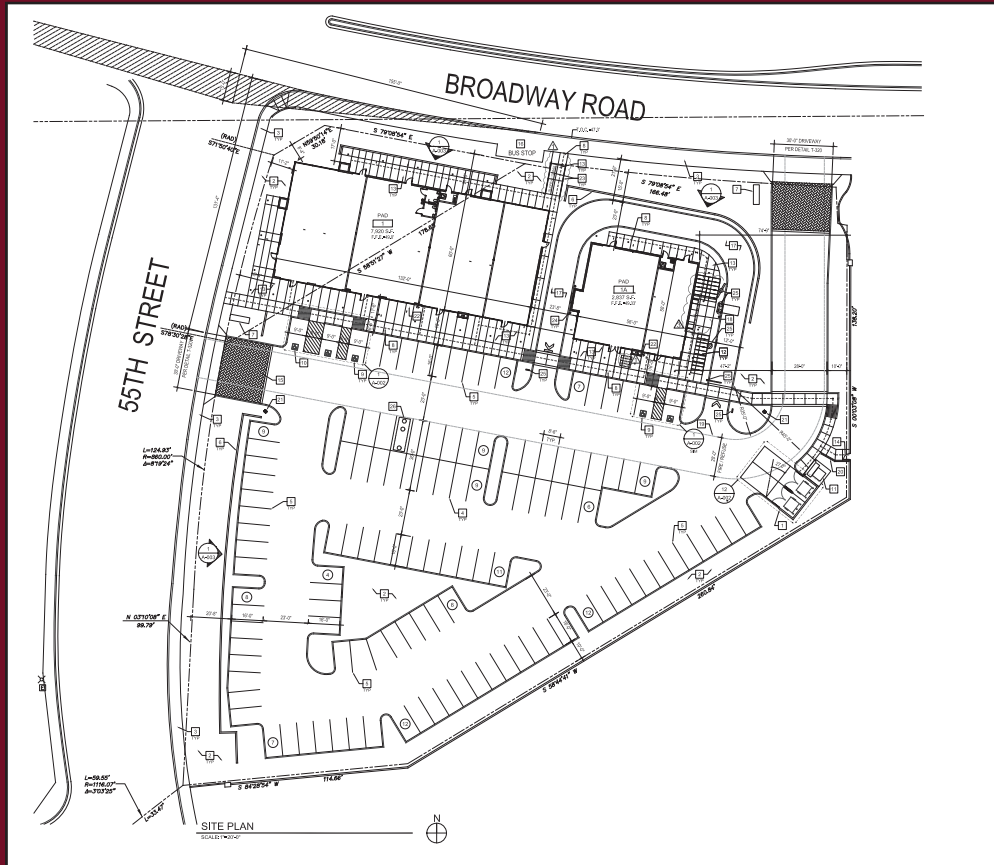
**JAMES DECREMER**  
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# SHOPS AT FOUNTAINHEAD

SOUTHEAST CORNER OF 55TH STREET & BROADWAY ROAD, TEMPE, AZ



**STRATEGIC**

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# Demographic and Income Profile

2150 S 55th St, Tempe, Arizona, 85282  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 33.40635  
 Longitude: -111.96596

Summary	Census 2010	2015	2020
Population	5,067	5,221	5,446
Households	1,949	2,013	2,105
Families	1,000	1,025	1,068
Average Household Size	2.60	2.59	2.58
Owner Occupied Housing Units	743	660	671
Renter Occupied Housing Units	1,206	1,353	1,434
Median Age	28.1	29.1	31.1
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.85%	1.12%	0.75%
Households	0.90%	1.14%	0.77%
Families	0.83%	1.06%	0.69%
Owner HHs	0.33%	1.12%	0.70%
Median Household Income	2.90%	2.79%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	280	13.9%	273	13.0%
\$15,000 - \$24,999	259	12.9%	193	9.2%
\$25,000 - \$34,999	211	10.5%	187	8.9%
\$35,000 - \$49,999	426	21.2%	416	19.8%
\$50,000 - \$74,999	332	16.5%	367	17.4%
\$75,000 - \$99,999	245	12.2%	315	15.0%
\$100,000 - \$149,999	222	11.0%	305	14.5%
\$150,000 - \$199,999	15	0.7%	20	1.0%
\$200,000+	23	1.1%	29	1.4%
Median Household Income	\$42,613		\$49,172	
Average Household Income	\$53,930		\$61,627	
Per Capita Income	\$20,560		\$23,543	

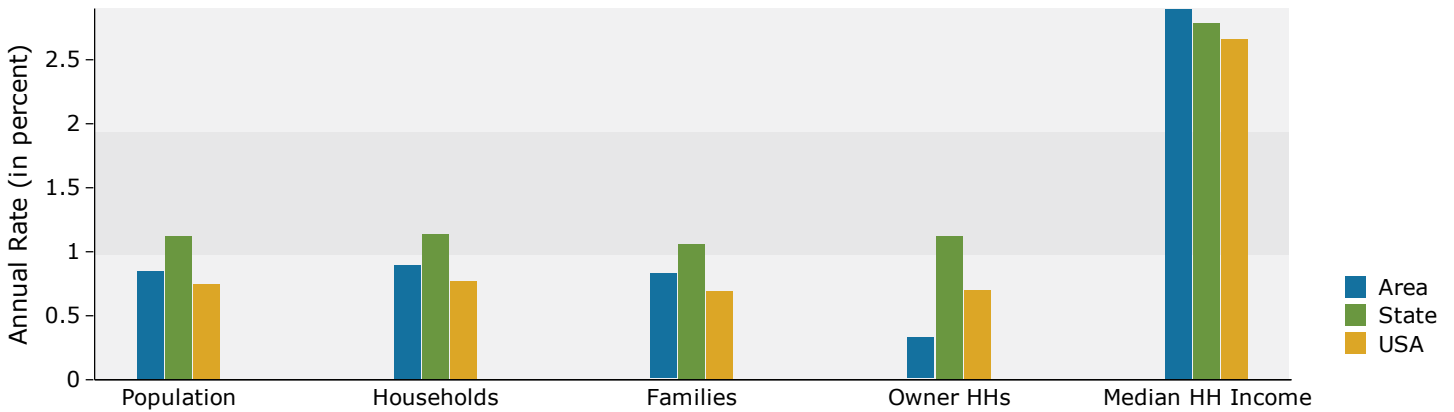
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	321	6.3%	334	6.4%	367	6.7%
5 - 9	315	6.2%	278	5.3%	309	5.7%
10 - 14	277	5.5%	285	5.5%	259	4.8%
15 - 19	375	7.4%	302	5.8%	295	5.4%
20 - 24	879	17.3%	676	13.0%	565	10.4%
25 - 34	1,028	20.3%	1,382	26.5%	1,525	28.0%
35 - 44	652	12.9%	655	12.5%	736	13.5%
45 - 54	529	10.4%	541	10.4%	524	9.6%
55 - 64	365	7.2%	391	7.5%	437	8.0%
65 - 74	180	3.6%	221	4.2%	268	4.9%
75 - 84	118	2.3%	119	2.3%	119	2.2%
85+	28	0.6%	36	0.7%	43	0.8%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,165	62.5%	3,109	59.6%	3,094	56.8%
Black Alone	455	9.0%	513	9.8%	583	10.7%
American Indian Alone	259	5.1%	291	5.6%	325	6.0%
Asian Alone	126	2.5%	142	2.7%	167	3.1%
Pacific Islander Alone	45	0.9%	49	0.9%	54	1.0%
Some Other Race Alone	775	15.3%	843	16.1%	915	16.8%
Two or More Races	241	4.8%	273	5.2%	308	5.7%
Hispanic Origin (Any Race)	1,655	32.7%	1,783	34.2%	1,940	35.6%

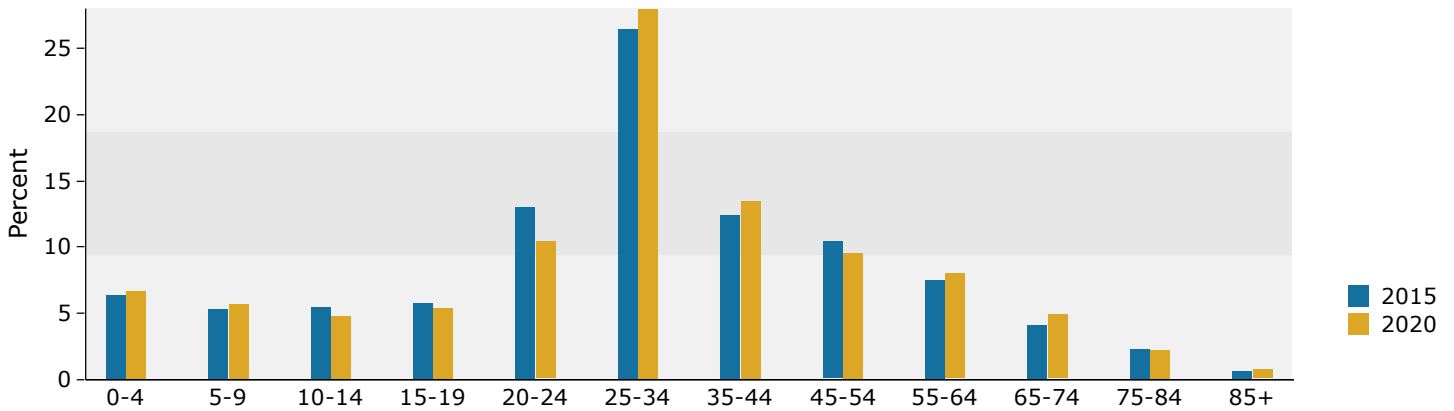
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

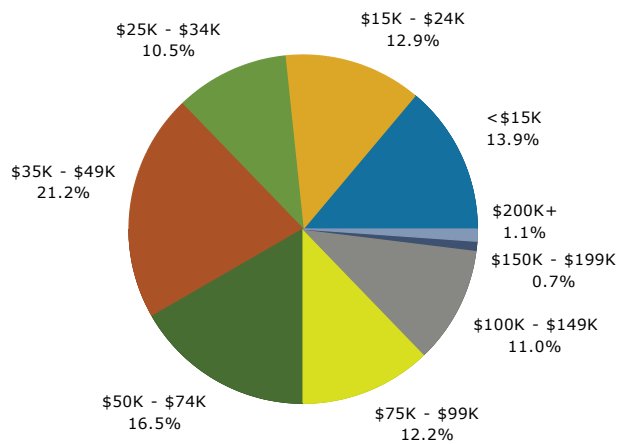
## Trends 2015-2020



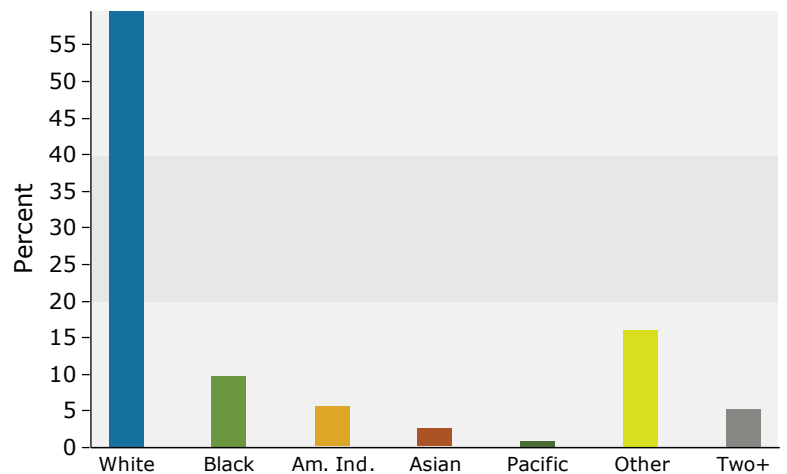
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 34.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Profile

2150 S 55th St, Tempe, Arizona, 85282  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 33.40635  
 Longitude: -111.96596

Summary	Census 2010	2015	2020
Population	97,896	102,285	107,705
Households	36,709	38,765	41,355
Families	16,822	17,263	18,049
Average Household Size	2.40	2.38	2.36
Owner Occupied Housing Units	13,222	12,190	12,673
Renter Occupied Housing Units	23,487	26,574	28,683
Median Age	25.6	26.7	27.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.04%	1.12%	0.75%
Households	1.30%	1.14%	0.77%
Families	0.89%	1.06%	0.69%
Owner HHs	0.78%	1.12%	0.70%
Median Household Income	2.49%	2.79%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	7,911	20.4%	8,195	19.8%
\$15,000 - \$24,999	4,879	12.6%	3,798	9.2%
\$25,000 - \$34,999	4,220	10.9%	3,959	9.6%
\$35,000 - \$49,999	7,010	18.1%	6,971	16.9%
\$50,000 - \$74,999	6,620	17.1%	7,510	18.2%
\$75,000 - \$99,999	3,920	10.1%	5,183	12.5%
\$100,000 - \$149,999	3,137	8.1%	4,311	10.4%
\$150,000 - \$199,999	710	1.8%	973	2.4%
\$200,000+	351	0.9%	450	1.1%
Median Household Income	\$38,903		\$43,994	
Average Household Income	\$49,744		\$56,457	
Per Capita Income	\$20,453		\$23,213	

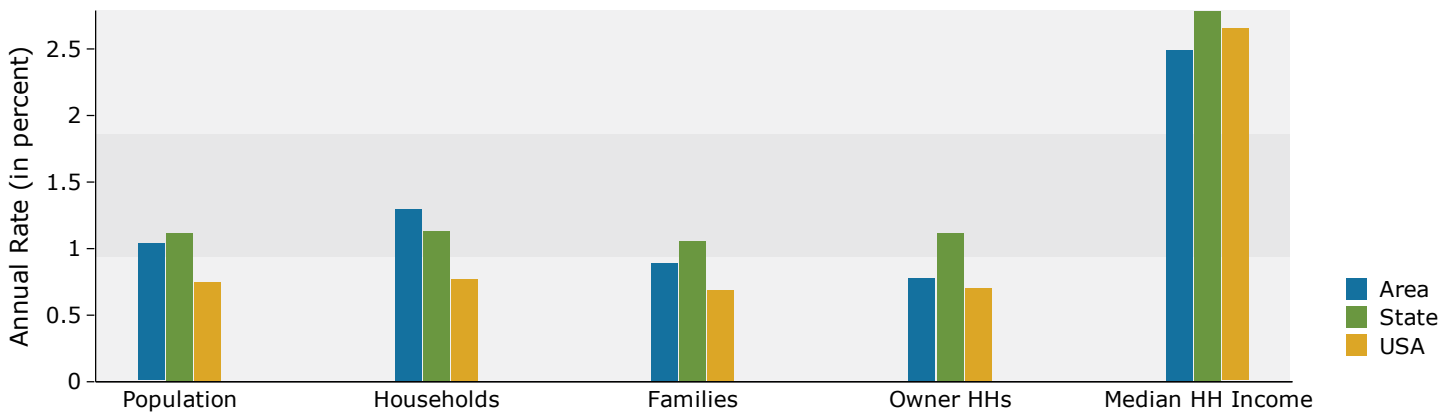
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,762	5.9%	5,771	5.6%	6,220	5.8%
5 - 9	5,167	5.3%	4,952	4.8%	5,148	4.8%
10 - 14	4,668	4.8%	4,615	4.5%	4,600	4.3%
15 - 19	12,511	12.8%	12,341	12.1%	12,423	11.5%
20 - 24	19,467	19.9%	18,737	18.3%	18,769	17.4%
25 - 34	18,429	18.8%	22,232	21.7%	23,933	22.2%
35 - 44	10,326	10.5%	10,638	10.4%	11,636	10.8%
45 - 54	9,222	9.4%	8,654	8.5%	8,597	8.0%
55 - 64	6,664	6.8%	7,408	7.2%	7,877	7.3%
65 - 74	3,293	3.4%	4,271	4.2%	5,348	5.0%
75 - 84	1,789	1.8%	2,014	2.0%	2,369	2.2%
85+	596	0.6%	651	0.6%	787	0.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,767	62.1%	60,791	59.4%	61,115	56.7%
Black Alone	8,268	8.4%	9,232	9.0%	10,435	9.7%
American Indian Alone	5,275	5.4%	5,790	5.7%	6,397	5.9%
Asian Alone	4,953	5.1%	6,087	6.0%	7,405	6.9%
Pacific Islander Alone	452	0.5%	493	0.5%	547	0.5%
Some Other Race Alone	13,911	14.2%	14,961	14.6%	16,183	15.0%
Two or More Races	4,269	4.4%	4,930	4.8%	5,624	5.2%
Hispanic Origin (Any Race)	30,625	31.3%	32,708	32.0%	35,489	33.0%

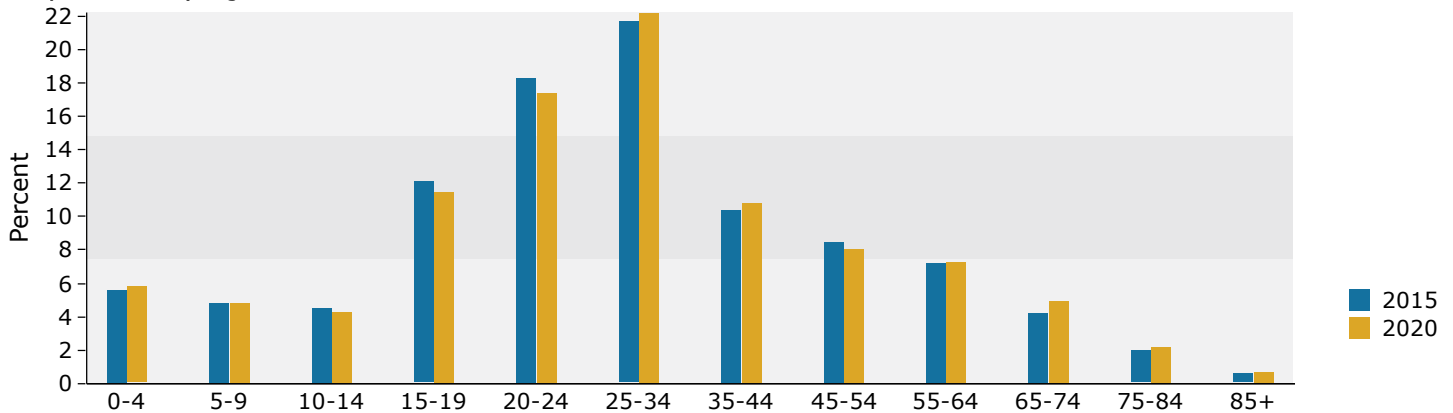
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

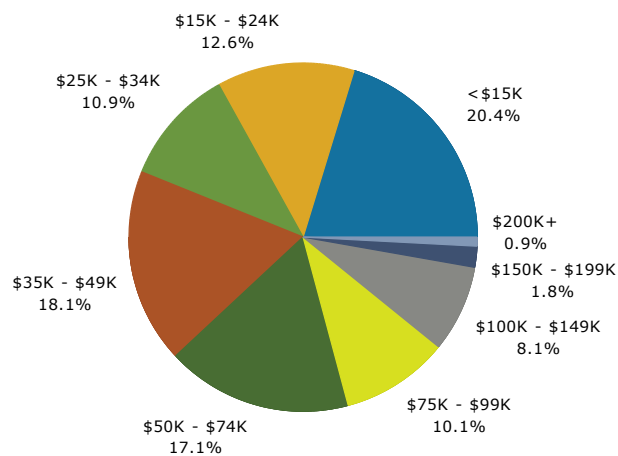
## Trends 2015-2020



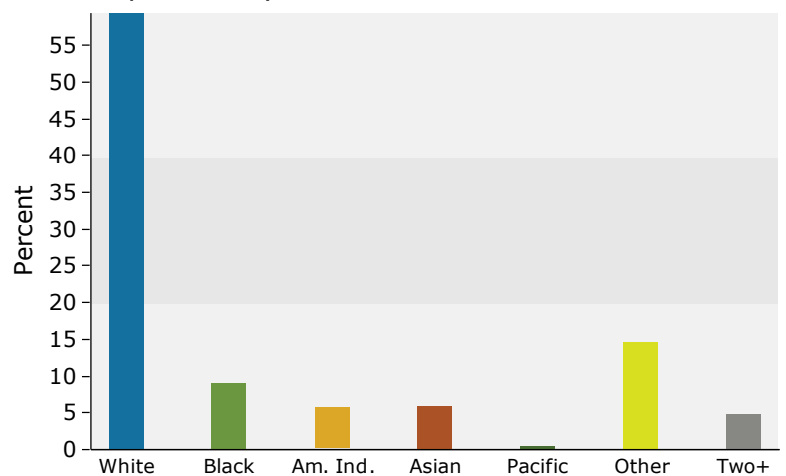
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 32.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Profile

2150 S 55th St, Tempe, Arizona, 85282  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.40635  
 Longitude: -111.96596

Summary	Census 2010	2015	2020
Population	267,008	281,013	297,993
Households	104,512	111,081	118,813
Families	53,132	55,171	58,089
Average Household Size	2.45	2.42	2.41
Owner Occupied Housing Units	45,848	43,500	45,724
Renter Occupied Housing Units	58,664	67,582	73,089
Median Age	28.7	29.4	30.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.18%	1.12%	0.75%
Households	1.35%	1.14%	0.77%
Families	1.04%	1.06%	0.69%
Owner HHs	1.00%	1.12%	0.70%
Median Household Income	2.83%	2.79%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	21,220	19.1%	21,968	18.5%
\$15,000 - \$24,999	13,991	12.6%	11,061	9.3%
\$25,000 - \$34,999	12,633	11.4%	12,012	10.1%
\$35,000 - \$49,999	17,946	16.2%	17,876	15.0%
\$50,000 - \$74,999	18,462	16.6%	20,499	17.3%
\$75,000 - \$99,999	12,005	10.8%	15,544	13.1%
\$100,000 - \$149,999	10,432	9.4%	13,905	11.7%
\$150,000 - \$199,999	2,510	2.3%	3,597	3.0%
\$200,000+	1,877	1.7%	2,344	2.0%
Median Household Income	\$40,204		\$46,231	
Average Household Income	\$54,352		\$61,730	
Per Capita Income	\$22,215		\$25,317	

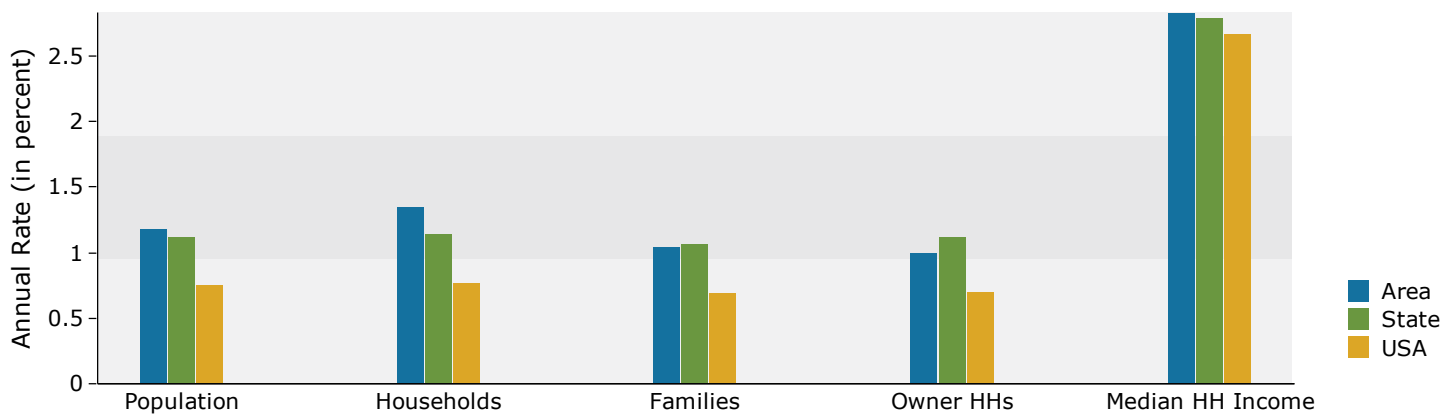
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,843	6.7%	18,002	6.4%	19,248	6.5%
5 - 9	15,710	5.9%	15,956	5.7%	16,570	5.6%
10 - 14	14,502	5.4%	14,623	5.2%	15,410	5.2%
15 - 19	24,124	9.0%	23,332	8.3%	23,731	8.0%
20 - 24	40,080	15.0%	38,325	13.6%	38,262	12.8%
25 - 34	49,175	18.4%	57,775	20.6%	61,054	20.5%
35 - 44	31,288	11.7%	32,526	11.6%	36,519	12.3%
45 - 54	29,308	11.0%	28,217	10.0%	27,897	9.4%
55 - 64	22,458	8.4%	24,927	8.9%	26,371	8.8%
65 - 74	12,262	4.6%	15,972	5.7%	19,488	6.5%
75 - 84	7,248	2.7%	7,902	2.8%	9,561	3.2%
85+	3,012	1.1%	3,454	1.2%	3,882	1.3%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	169,119	63.3%	171,302	61.0%	174,492	58.6%
Black Alone	24,370	9.1%	27,268	9.7%	30,866	10.4%
American Indian Alone	11,350	4.3%	12,675	4.5%	14,163	4.8%
Asian Alone	10,789	4.0%	13,074	4.7%	15,892	5.3%
Pacific Islander Alone	982	0.4%	1,091	0.4%	1,233	0.4%
Some Other Race Alone	39,549	14.8%	43,055	15.3%	46,953	15.8%
Two or More Races	10,849	4.1%	12,547	4.5%	14,395	4.8%
Hispanic Origin (Any Race)	88,747	33.2%	95,888	34.1%	104,935	35.2%

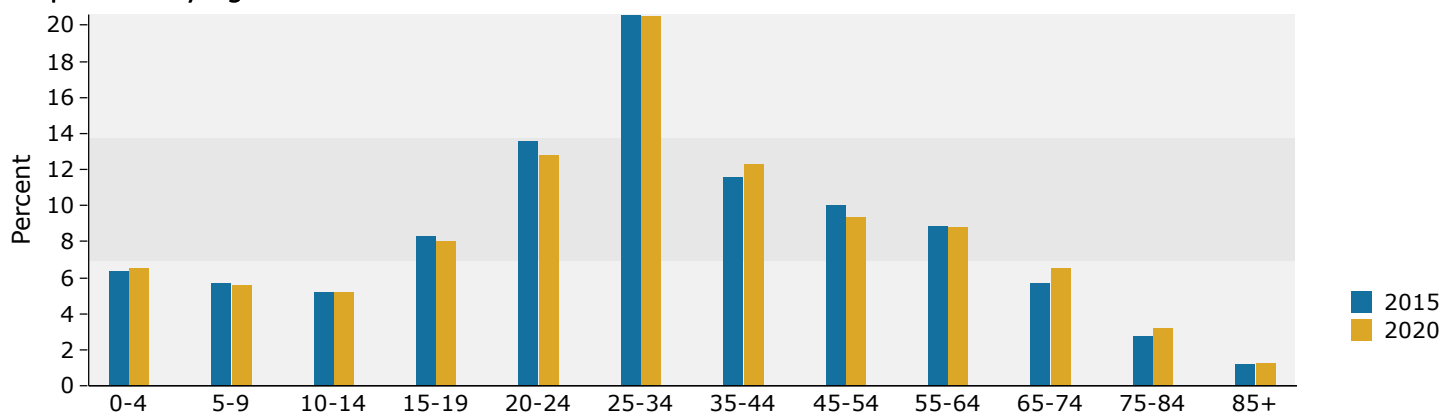
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

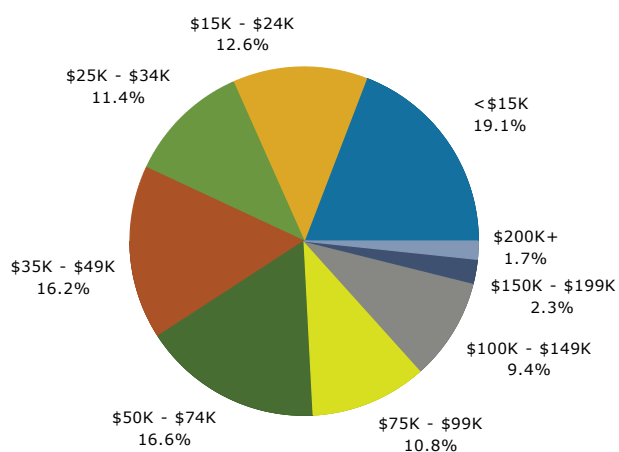
## Trends 2015-2020



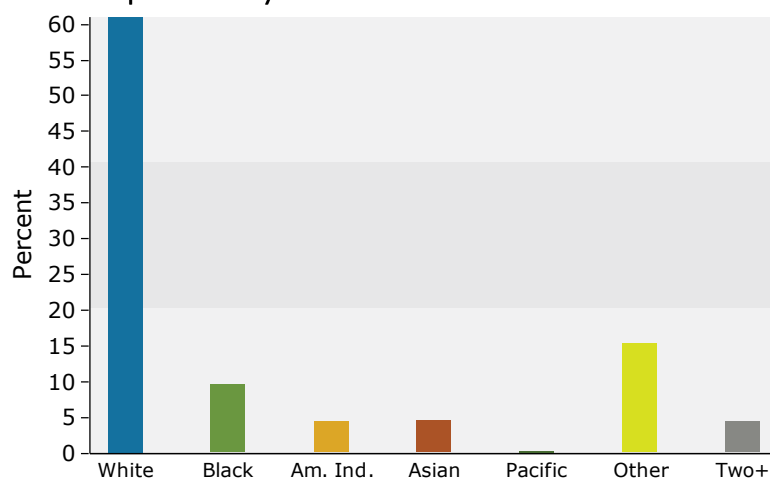
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 34.1%