



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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Brian Harpel

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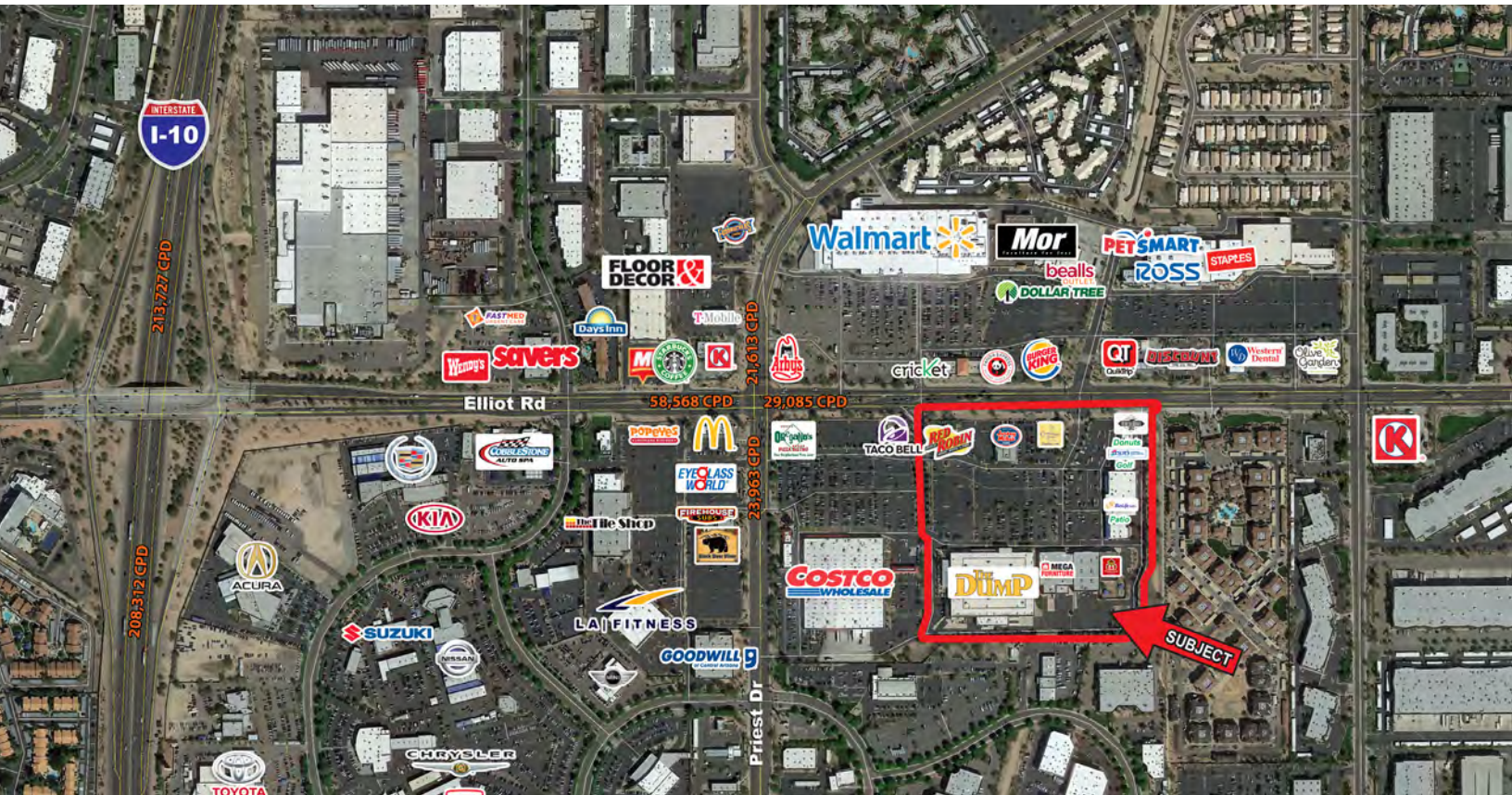
Brad Ranly

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COSTCO PLAZA

Southeast Corner of Elliot Rd and Priest Dr
Tempe, Arizona



◆ COSTCO ANCHORED CENTER

Property Highlights

- Located 1/2 mile east of Interstate 10
- Anchored by Costco & The Dump
- Recently renovated
- Strong population and Daytime population
- Suites from 4,500 SF - 20,000 SF available
- Rental Rate: Call to Discuss

Traffic Counts

Elliot Rd	29,085 CPD
Priest Dr	23,963 CPD
Total	53,048 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	13,266	119,084	279,644
Estimated Households	5,880	50,100	113,048
Med Household Income	\$60,941	\$76,958	\$78,056
Daytime Population	17,260	63,232	186,374

Source: SitesUSA

Nearby Tenants



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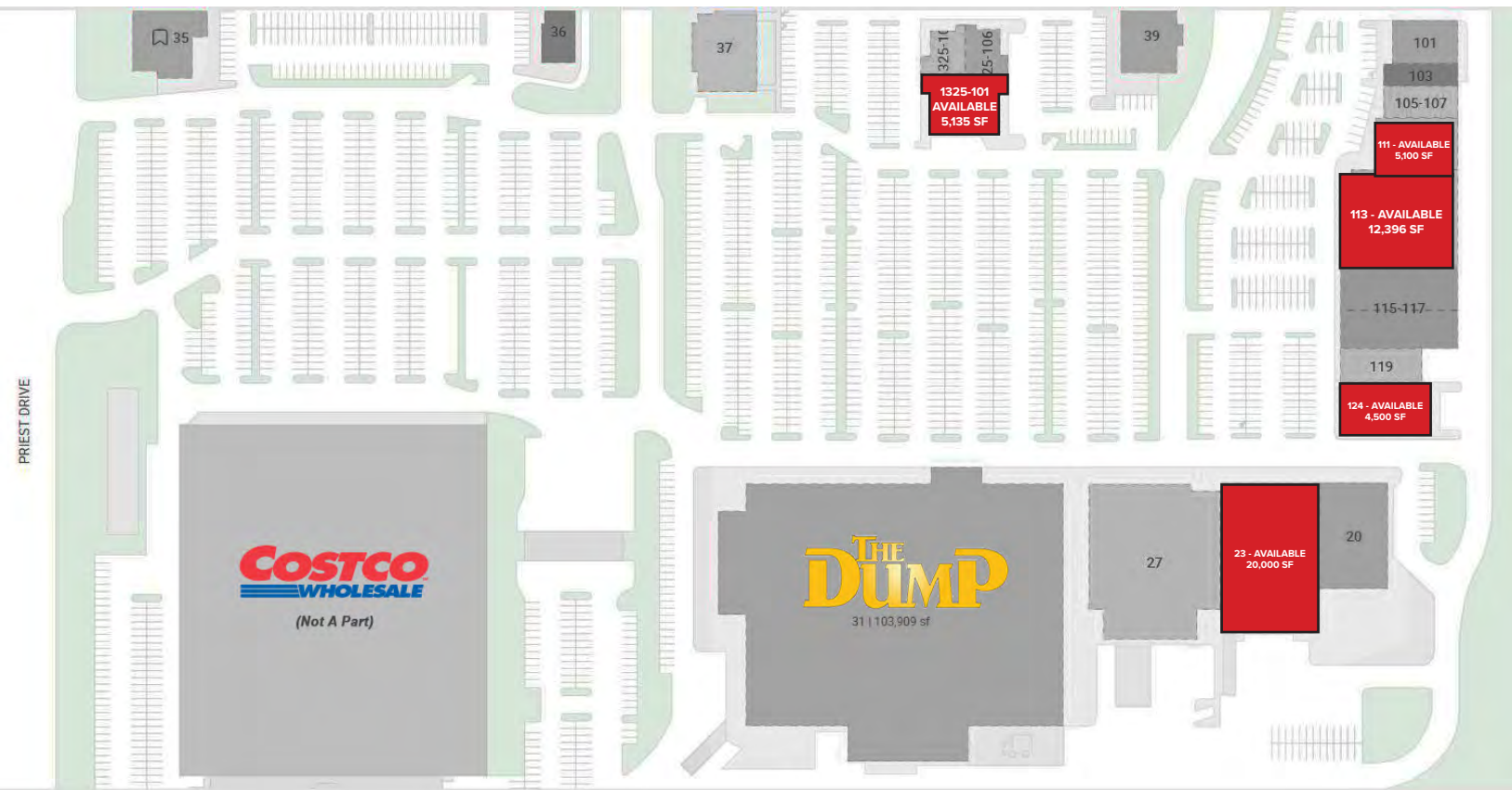
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20	MAPLE BEAR TEMPE	10,000 SF
23	AVAILABLE	20,000 SF
27	MEGA FURNITURE & ACCESSORIES	25,760 SF
31	THE DUMP	103,909 SF
35	OREGANO'S PIZZA BISTRO	5,400 SF
36	TACO BELL	3,500 SF
37	RED ROBIN	7,200 SF
39	CRACKERS & CO. CAFE	5,503 SF
101	KYOTO BOWL CORP.	2,575 SF
103	DONUT PARLOR	1,300 SF
105-107	LESLIE'S POOL SUPPLY/STORE	3,375 SF
111	AVAILABLE	5,100 SF
113	AVAILABLE	12,396 SF
115-117	BIOLIFE PLASMA SERVICES L.P.	14,500 SF
119	MOLINO HOME FURNISHINGS	2,000 SF
124	AVAILABLE	4,500 SF
1325-101	AVAILABLE	5,135 SF
1325-104	JERSEY MIKE'S SUBS	1,616 SF
1325-106	ELLIOT VODOO RESTAURANT	3,179 SF

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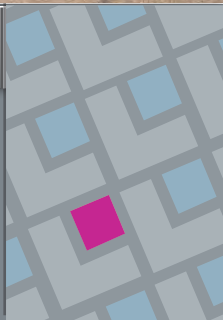
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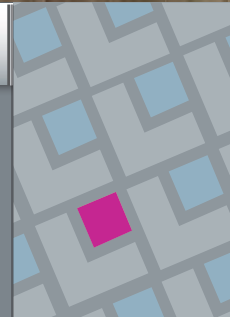


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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3492/-111.9632

RF5

W Elliot Rd & S Priest Dr

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	13,266	119,084	279,644
Projected Population (2024)	14,308	128,581	301,757
Census Population (2010)	10,847	107,407	256,728
Census Population (2000)	9,941	108,202	259,015
Projected Annual Growth (2019 to 2024)	1,042 1.6%	9,497 1.6%	22,113 1.6%
Historical Annual Growth (2010 to 2019)	2,419 2.0%	11,677 1.1%	22,916 0.9%
Historical Annual Growth (2000 to 2010)	906 0.9%	-795 -	-2,287 -
Estimated Population Density (2019)	4,225 psm	4,214 psm	3,562 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	5,880	50,100	113,048
Projected Households (2024)	6,140	52,488	118,514
Census Households (2010)	4,894	44,513	101,635
Census Households (2000)	4,469	43,219	97,822
Estimated Households with Children (2019)	1,444 24.6%	13,761 27.5%	31,975 28.3%
Estimated Average Household Size (2019)	2.25	2.37	2.44
Average Household Income			
Estimated Average Household Income (2019)	\$86,283	\$92,577	\$95,021
Projected Average Household Income (2024)	\$104,544	\$106,961	\$108,962
Estimated Average Family Income (2019)	\$106,683	\$114,529	\$117,307
Median Household Income			
Estimated Median Household Income (2019)	\$60,941	\$76,958	\$78,056
Projected Median Household Income (2024)	\$70,914	\$88,547	\$89,742
Estimated Median Family Income (2019)	\$72,451	\$93,097	\$95,633
Per Capita Income			
Estimated Per Capita Income (2019)	\$38,256	\$38,976	\$38,490
Projected Per Capita Income (2024)	\$44,880	\$43,689	\$42,866
Estimated Per Capita Income 5 Year Growth	\$6,624 17.3%	\$4,713 12.1%	\$4,376 11.4%
Estimated Average Household Net Worth (2019)	\$608,821	\$865,131	\$889,102
Daytime Demos (2019)			
Total Businesses	1,043	4,786	13,364
Total Employees	17,260	63,232	186,374
Company Headquarter Businesses	27 2.6%	60 1.3%	150 1.1%
Company Headquarter Employees	3,475 20.1%	5,625 8.9%	15,917 8.5%
Employee Population per Business	16.5	13.2	13.9
Residential Population per Business	12.7	24.9	20.9

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1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2019)	7,033	53.0%	77,566	65.1%	189,820	67.9%
Black or African American (2019)	1,744	13.1%	10,472	8.8%	22,655	8.1%
American Indian or Alaska Native (2019)	994	7.5%	4,660	3.9%	7,636	2.7%
Asian (2019)	1,141	8.6%	8,145	6.8%	19,041	6.8%
Hawaiian or Pacific Islander (2019)	28	0.2%	283	0.2%	858	0.3%
Other Race (2019)	1,524	11.5%	12,190	10.2%	26,709	9.6%
Two or More Races (2019)	803	6.1%	5,767	4.8%	12,926	4.6%
Not Hispanic or Latino Population (2019)	9,807	73.9%	88,860	74.6%	211,151	75.5%
Hispanic or Latino Population (2019)	3,459	26.1%	30,224	25.4%	68,493	24.5%
Not Hispanic or Latino Population (2024)	10,522	73.5%	95,126	74.0%	225,738	74.8%
Hispanic or Latino Population (2024)	3,786	26.5%	33,455	26.0%	76,019	25.2%
Not Hispanic or Latino Population (2010)	8,148	75.1%	82,506	76.8%	201,273	78.4%
Hispanic or Latino Population (2010)	2,699	24.9%	24,901	23.2%	55,455	21.6%
Not Hispanic or Latino Population (2000)	7,588	76.3%	88,883	82.1%	214,137	82.7%
Hispanic or Latino Population (2000)	2,353	23.7%	19,319	17.9%	44,878	17.3%
Projected Hispanic Annual Growth (2019 to 2024)	327	1.9%	3,230	2.1%	7,526	2.2%
Historic Hispanic Annual Growth (2000 to 2019)	1,106	2.5%	10,906	3.0%	23,615	2.8%

Age Distribution (2019)

Age Under 5	925	7.0%	7,094	6.0%	15,924	5.7%
Age 5 to 9 Years	811	6.1%	6,887	5.8%	15,953	5.7%
Age 10 to 14 Years	831	6.3%	7,388	6.2%	17,358	6.2%
Age 15 to 19 Years	779	5.9%	7,417	6.2%	19,436	7.0%
Age 20 to 24 Years	1,345	10.1%	9,674	8.1%	24,829	8.9%
Age 25 to 29 Years	1,606	12.1%	11,106	9.3%	24,677	8.8%
Age 30 to 34 Years	1,192	9.0%	9,028	7.6%	20,558	7.4%
Age 35 to 39 Years	878	6.6%	7,933	6.7%	18,407	6.6%
Age 40 to 44 Years	752	5.7%	7,077	5.9%	16,807	6.0%
Age 45 to 49 Years	743	5.6%	7,877	6.6%	18,820	6.7%
Age 50 to 54 Years	670	5.0%	7,929	6.7%	18,797	6.7%
Age 55 to 59 Years	695	5.2%	8,023	6.7%	18,662	6.7%
Age 60 to 64 Years	592	4.5%	6,528	5.5%	15,089	5.4%
Age 65 to 74 Years	844	6.4%	8,942	7.5%	20,530	7.3%
Age 75 to 84 Years	437	3.3%	4,489	3.8%	10,086	3.6%
Age 85 Years or Over	165	1.2%	1,693	1.4%	3,710	1.3%
Median Age	32.1		35.9		35.5	

Gender Age Distribution (2019)

Female Population	6,749	50.9%	59,892	50.3%	139,659	49.9%
Age 0 to 19 Years	1,643	24.3%	14,026	23.4%	33,436	23.9%
Age 20 to 64 Years	4,288	63.5%	37,487	62.6%	87,375	62.6%
Age 65 Years or Over	818	12.1%	8,379	14.0%	18,848	13.5%
Female Median Age	32.9		37.1		36.7	
Male Population	6,517	49.1%	59,192	49.7%	139,985	50.1%
Age 0 to 19 Years	1,703	26.1%	14,760	24.9%	35,236	25.2%
Age 20 to 64 Years	4,186	64.2%	37,688	63.7%	89,271	63.8%
Age 65 Years or Over	627	9.6%	6,744	11.4%	15,478	11.1%
Male Median Age	31.0		34.7		34.3	

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page 2 of 5

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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Household Income Distribution (2019)						
HH Income \$200,000 or More	227	3.9%	3,548	7.1%	8,007	7.1%
HH Income \$150,000 to \$199,999	319	5.4%	3,984	8.0%	9,652	8.5%
HH Income \$100,000 to \$149,999	687	11.7%	8,126	16.2%	20,039	17.7%
HH Income \$75,000 to \$99,999	952	16.2%	7,547	15.1%	17,945	15.9%
HH Income \$50,000 to \$74,999	1,380	23.5%	10,256	20.5%	21,763	19.3%
HH Income \$35,000 to \$49,999	944	16.0%	6,403	12.8%	13,637	12.1%
HH Income \$25,000 to \$34,999	474	8.1%	3,485	7.0%	7,326	6.5%
HH Income \$15,000 to \$24,999	406	6.9%	3,229	6.4%	7,007	6.2%
HH Income Under \$15,000	491	8.3%	3,523	7.0%	7,672	6.8%
HH Income \$35,000 or More	4,509	76.7%	39,864	79.6%	91,043	80.5%
HH Income \$75,000 or More	2,185	37.2%	23,204	46.3%	55,643	49.2%
Housing (2019)						
Total Housing Units	6,052		51,533		116,166	
Housing Units Occupied	5,880	97.2%	50,100	97.2%	113,048	97.3%
Housing Units Owner-Occupied	1,811	30.8%	25,726	51.3%	63,235	55.9%
Housing Units, Renter-Occupied	4,069	69.2%	24,374	48.7%	49,813	44.1%
Housing Units, Vacant	172	2.9%	1,433	2.9%	3,119	2.8%
Marital Status (2019)						
Never Married	5,128	47.9%	39,043	40.0%	93,433	40.6%
Currently Married	3,162	29.6%	37,158	38.0%	90,084	39.1%
Separated	458	4.3%	4,293	4.4%	9,663	4.2%
Widowed	416	3.9%	4,151	4.2%	8,988	3.9%
Divorced	1,536	14.4%	13,070	13.4%	28,240	12.3%
Household Type (2019)						
Population Family	9,259	69.8%	89,752	75.4%	209,646	75.0%
Population Non-Family	3,994	30.1%	28,851	24.2%	65,910	23.6%
Population Group Quarters	13	0.1%	482	0.4%	4,088	1.5%
Family Households	2,827	48.1%	28,479	56.8%	66,334	58.7%
Non-Family Households	3,052	51.9%	21,621	43.2%	46,714	41.3%
Married Couple with Children	657	20.8%	7,770	20.9%	19,089	21.2%
Average Family Household Size	3.3		3.2		3.2	
Household Size (2019)						
1 Person Households	2,273	38.7%	15,789	31.5%	32,693	28.9%
2 Person Households	1,800	30.6%	16,933	33.8%	38,346	33.9%
3 Person Households	763	13.0%	7,573	15.1%	18,203	16.1%
4 Person Households	517	8.8%	5,576	11.1%	13,711	12.1%
5 Person Households	272	4.6%	2,412	4.8%	5,877	5.2%
6 or More Person Households	255	4.3%	1,817	3.6%	4,218	3.7%
Household Vehicles (2019)						
Households with 0 Vehicles Available	357	6.1%	2,314	4.6%	4,968	4.4%
Households with 1 Vehicles Available	2,822	48.0%	19,443	38.8%	40,947	36.2%
Households with 2 or More Vehicles Available	2,701	45.9%	28,343	56.6%	67,133	59.4%
Total Vehicles Available	9,182		88,825		207,191	
Average Vehicles Per Household	1.6		1.8		1.8	

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	10,559		96,359		227,150	
Estimated Civilian Employed	7,469	70.7%	67,978	70.5%	158,208	69.6%
Estimated Civilian Unemployed	331	3.1%	2,419	2.5%	5,743	2.5%
Estimated in Armed Forces	21	0.2%	39	-	88	-
Estimated Not in Labor Force	2,738	25.9%	25,924	26.9%	63,113	27.8%
Unemployment Rate	3.1%		2.5%		2.5%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	7,469		67,978		158,208	
Management, Business, Financial Operations	1,153	15.4%	12,165	17.9%	29,311	18.5%
Professional, Related	1,883	25.2%	17,018	25.0%	40,941	25.9%
Service	1,196	16.0%	9,825	14.5%	22,910	14.5%
Sales, Office	1,959	26.2%	18,570	27.3%	42,282	26.7%
Farming, Fishing, Forestry	10	0.1%	133	0.2%	284	0.2%
Construct, Extraction, Maintenance	490	6.6%	4,149	6.1%	9,486	6.0%
Production, Transport Material Moving	777	10.4%	6,117	9.0%	12,993	8.2%
White Collar Workers	4,995	66.9%	47,754	70.2%	112,534	71.1%
Blue Collar Workers	2,474	33.1%	20,224	29.8%	45,673	28.9%
Consumer Expenditure (2019)						
Total Household Expenditure	\$367.4 M		\$3.31 B		\$7.63 B	
Total Non-Retail Expenditure	\$194.11 M	52.8%	\$1.75 B	52.8%	\$4.03 B	52.8%
Total Retail Expenditure	\$173.29 M	47.2%	\$1.56 B	47.2%	\$3.61 B	47.2%
Apparel	\$12.93 M	3.5%	\$117.2 M	3.5%	\$270.68 M	3.5%
Contributions	\$11.43 M	3.1%	\$108.05 M	3.3%	\$249.23 M	3.3%
Education	\$10.39 M	2.8%	\$100.77 M	3.0%	\$232.47 M	3.0%
Entertainment	\$20.32 M	5.5%	\$187.41 M	5.7%	\$433.59 M	5.7%
Food and Beverages	\$54.7 M	14.9%	\$486.73 M	14.7%	\$1.12 B	14.7%
Furnishings and Equipment	\$12.67 M	3.4%	\$116.54 M	3.5%	\$269.66 M	3.5%
Gifts	\$8.73 M	2.4%	\$82.11 M	2.5%	\$188.82 M	2.5%
Health Care	\$30.97 M	8.4%	\$276.59 M	8.4%	\$638.95 M	8.4%
Household Operations	\$14.13 M	3.8%	\$129.63 M	3.9%	\$299.25 M	3.9%
Miscellaneous Expenses	\$6.89 M	1.9%	\$62.55 M	1.9%	\$144.34 M	1.9%
Personal Care	\$4.93 M	1.3%	\$44.41 M	1.3%	\$102.6 M	1.3%
Personal Insurance	\$2.41 M	0.7%	\$23.29 M	0.7%	\$54.06 M	0.7%
Reading	\$790.41 K	0.2%	\$7.19 M	0.2%	\$16.59 M	0.2%
Shelter	\$78.82 M	21.5%	\$699.86 M	21.2%	\$1.61 B	21.1%
Tobacco	\$2.42 M	0.7%	\$19.76 M	0.6%	\$45.28 M	0.6%
Transportation	\$67.16 M	18.3%	\$603.94 M	18.3%	\$1.4 B	18.3%
Utilities	\$27.71 M	7.5%	\$241.51 M	7.3%	\$556.76 M	7.3%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	8,575		80,624		186,143	
Elementary (Grade Level 0 to 8)	257	3.0%	2,039	2.5%	4,651	2.5%
Some High School (Grade Level 9 to 11)	673	7.8%	4,516	5.6%	8,808	4.7%
High School Graduate	1,529	17.8%	14,587	18.1%	32,542	17.5%
Some College	2,139	24.9%	17,952	22.3%	42,089	22.6%
Associate Degree Only	633	7.4%	7,148	8.9%	16,998	9.1%
Bachelor Degree Only	2,238	26.1%	21,106	26.2%	49,229	26.4%
Graduate Degree	1,106	12.9%	13,275	16.5%	31,826	17.1%

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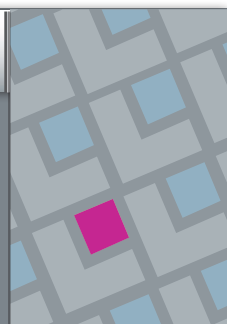
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Units In Structure (2019)						
1 Detached Unit	2,146	43.9%	26,943	60.5%	70,465	69.3%
1 Attached Unit	385	7.9%	3,734	8.4%	7,351	7.2%
2 to 4 Units	338	6.9%	2,450	5.5%	4,989	4.9%
5 to 9 Units	534	10.9%	3,444	7.7%	7,115	7.0%
10 to 19 Units	1,233	25.2%	5,877	13.2%	10,055	9.9%
20 to 49 Units	454	9.3%	1,954	4.4%	3,768	3.7%
50 or More Units	701	14.3%	3,761	8.4%	6,537	6.4%
Mobile Home or Trailer	87	1.8%	1,903	4.3%	2,687	2.6%
Other Structure	2	-	35	-	80	-
Homes Built By Year (2019)						
Homes Built 2010 or later	291	5.9%	2,946	6.6%	5,858	5.8%
Homes Built 2000 to 2009	1,103	22.5%	5,006	11.2%	11,760	11.6%
Homes Built 1990 to 1999	1,784	36.5%	12,537	28.2%	27,135	26.7%
Homes Built 1980 to 1989	1,279	26.1%	14,282	32.1%	29,678	29.2%
Homes Built 1970 to 1979	992	20.3%	11,510	25.9%	25,275	24.9%
Homes Built 1960 to 1969	287	5.9%	2,415	5.4%	8,775	8.6%
Homes Built 1950 to 1959	81	1.7%	821	1.8%	3,112	3.1%
Homes Built Before 1949	64	1.3%	584	1.3%	1,455	1.4%
Home Values (2019)						
Home Values \$1,000,000 or More	9	0.6%	250	1.1%	568	1.0%
Home Values \$500,000 to \$999,999	109	6.7%	2,478	10.4%	5,654	9.6%
Home Values \$400,000 to \$499,999	131	8.0%	2,273	9.6%	5,663	9.6%
Home Values \$300,000 to \$399,999	229	14.0%	5,070	21.4%	12,980	22.0%
Home Values \$200,000 to \$299,999	639	39.2%	7,724	32.6%	20,809	35.3%
Home Values \$150,000 to \$199,999	399	24.5%	3,806	16.0%	9,168	15.5%
Home Values \$100,000 to \$149,999	105	6.4%	1,782	7.5%	3,968	6.7%
Home Values \$70,000 to \$99,999	48	2.9%	608	2.6%	1,249	2.1%
Home Values \$50,000 to \$69,999	20	1.2%	276	1.2%	554	0.9%
Home Values \$25,000 to \$49,999	47	2.9%	408	1.7%	668	1.1%
Home Values Under \$25,000	63	3.9%	849	3.6%	1,557	2.6%
Owner-Occupied Median Home Value	\$238,725		\$275,570		\$276,053	
Renter-Occupied Median Rent	\$954		\$987		\$1,008	
Transportation To Work (2019)						
Drive to Work Alone	4,993	76.5%	44,326	75.7%	104,769	76.3%
Drive to Work in Carpool	717	11.0%	6,550	11.2%	14,865	10.8%
Travel to Work by Public Transportation	214	3.3%	2,000	3.4%	4,013	2.9%
Drive to Work on Motorcycle	37	0.6%	261	0.4%	559	0.4%
Walk or Bicycle to Work	285	4.4%	1,707	2.9%	4,517	3.3%
Other Means	61	0.9%	489	0.8%	1,281	0.9%
Work at Home	219	3.4%	3,227	5.5%	7,256	5.3%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,891	29.0%	18,498	31.6%	43,392	31.6%
Travel to Work in 15 to 29 Minutes	3,222	49.4%	27,504	47.0%	63,910	46.6%
Travel to Work in 30 to 59 Minutes	1,812	27.8%	15,559	26.6%	36,465	26.6%
Travel to Work in 60 Minutes or More	285	4.4%	2,603	4.4%	5,833	4.2%
Average Minutes Travel to Work	21.7		20.7		20.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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