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## REENFIELD PLAZA II



NORTHEAST CORNER  
 BASELINE ROAD GREENFIELD ROAD  
 MESA, AZ

### ANCHORED TENANTS



5635 N. SCOTTSDALE ROAD, SUITE 150  
 SCOTTSDALE, AZ 85250  
 OFFICE: 480.947.8800 FAX: 480.947.8830  
 WWW.DPCRE.COM

ERIC STRADER  
 480.383.8193  
 ERIC@DPCRE.COM

LARRY BROWN  
 480.383.8186  
 LBROWN@PMCLLC.NET

*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.*

FUTURE RETAIL CENTER

# GREENFIELD PLAZA II

## PROPERTY LOCATION

**NEC Baseline Road and Greenfield Road  
Mesa, Arizona**

## PROPERTY SIZE

**18.00 +/- Acres**

## ANCHORS

**M&I Bank, Hobby Lobby**

## AVAILABLE SPACE

**Major, Shops, Pads**

## DEMOGRAPHICS - APRIL 2008 POSTAL COUNTS (CENSUS 2000)

<b>Population</b>	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b><i>Recalculated Route: (Lower Range)</i></b>	13,121	133,628	350,876
<b>Avg. HH Income</b>	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
	\$62,508	\$57,075	\$57,491

## TRAFFIC COUNTS

<b>Greenfield Road</b>	<b>54,022 VPD (2007)</b>
<b>Baseline Road</b>	<b>54,022 VPD (2007)</b>
<b>US 60 Freeway</b>	<b>254,000 VPD (2008)</b>

## INTERSECTION HIGHLIGHTS

- Dual lighted intersection
- Strong housing growth in trade area
- Close proximity to Superstition (US 60) Freeway
- Directly across the street from a Wal-Mart Supercenter

### DIVERSIFIED PARTNERS

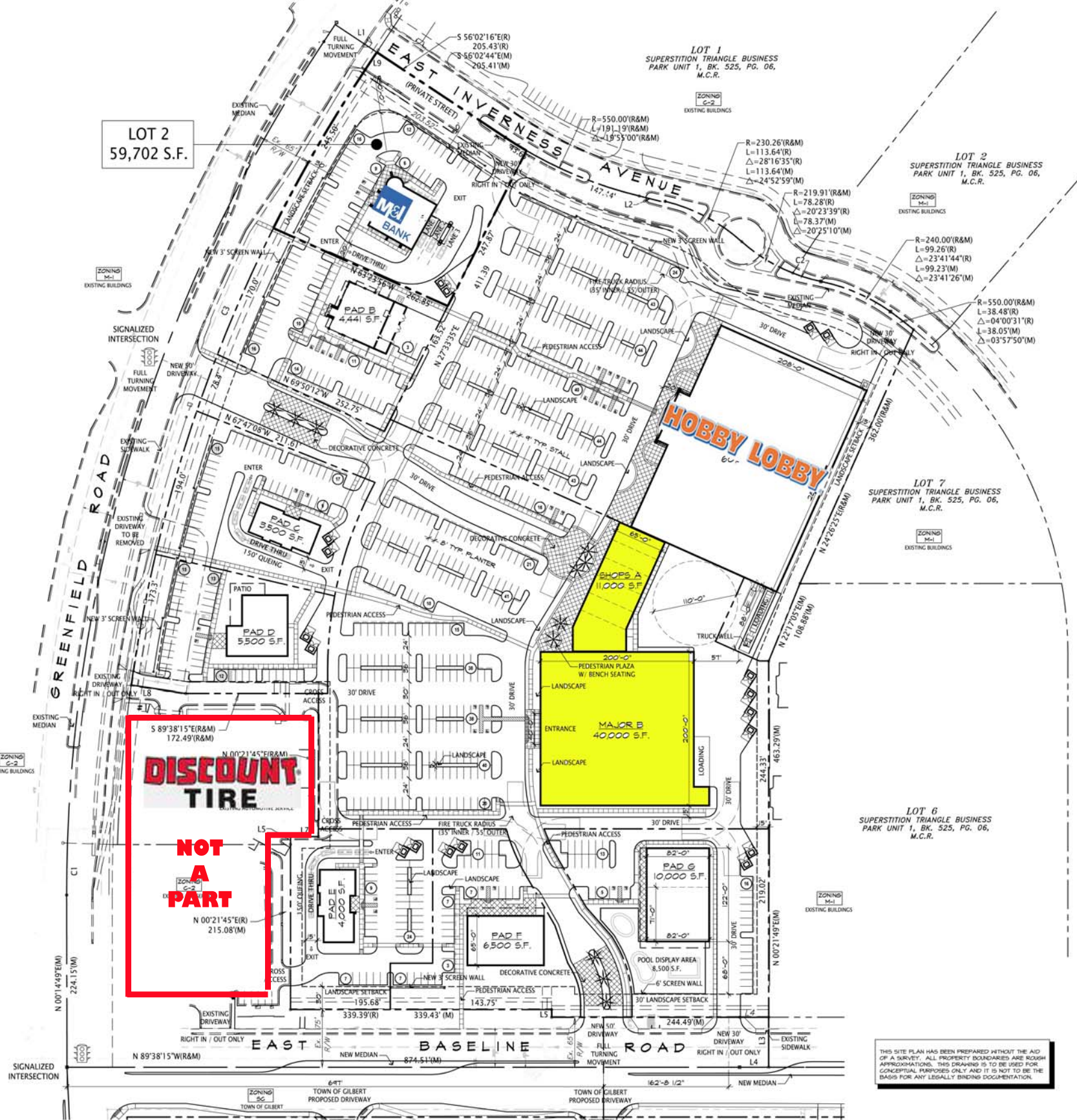
5635 N. SCOTTSDALE ROAD, SUITE 150  
SCOTTSDALE, AZ 85250  
OFFICE: 480.947.8800  
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**DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

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**preliminary site plan**

**site data**

EXISTING ZONING:	C-2
GROSS SITE AREA:	24.22 ACRES (1,053,197 S.F.)
NET SITE AREA:	18.80 ACRES (818,850 S.F.)
PROPOSED USE: RETAIL / RESTAURANTS / BANK	
BUILDING AREA:	
MAJOR A:	60,800 S.F.
MAJOR B:	40,000 S.F.
SHOPS A:	11,000 S.F.
PAD A:	4,600 S.F.
PAD B:	4,441 S.F.
PAD C:	3,500 S.F.
PAD D:	5,500 S.F.
PAD E:	4,000 S.F.
PAD F:	6,500 S.F.
PAD G:	10,000 S.F.
TOTAL BUILDING AREA:	150,341 S.F.
SITE COVERAGE:	18.4 %
TOTAL PARKING REQUIRED: 628 SPACES	
MAJOR A (60,800 S.F.)	
GENERAL RETAIL @ 1/375 = 269 SPACES	
SHOPS A (11,000 S.F.)	
GENERAL RETAIL (5,000 S.F.) @ 1/375 = 14 SPACES	
RESTAURANT (6,000 S.F.) @ 1/75 = 80 SPACES	
PAD A, F, G (21,000 S.F.)	
GENERAL RETAIL @ 1/375 = 51 SPACES	
PAD B, D (8,941 S.F.)	
RESTAURANT @ 1/75 = 133 SPACES	
PAD C, E (15,000 S.F.)	
RESTAURANT W/ DRIVE THRU @ 1/100 = 75 SPACES	
TOTAL PARKING PROVIDED: 764 SPACES	
(5.1 / 1000)	
ACCESSIBLE SPACES REQUIRED: (2%) 16 SPACES	
ACCESSIBLE SPACES PROVIDED: 30 SPACES	



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



5635 NORTH SCOTTSDALE ROAD SUITE#150  
SCOTTSDALE, ARIZONA 85250  
PH. 480.947.8800 FAX 480.947.8830

# GREENFIELD PLAZA II

NEC Greenfield Road and Baseline Road  
Mesa, Arizona



2233 East Thomas Road  
Phoenix, Az. 85016-3474  
(602) 955-3900 Phone  
(602) 955-0496 Fax  
www.rkaa.com

th St

US Hwy 60

Payless ShoeSource  
 Sally Beauty Supply  
 Jackson Hewitt Tax Service  
 at&t

Starbucks Coffee  
 T-Mobile

Digital Now! Digital Network

Sportsmans Warehouse

WALMART

GREENFIELD GATEWAY

Wendy's

S Greenfield Rd

LA FITNESS

AMERICAN HOME FURNISHINGS



E Baseline Rd

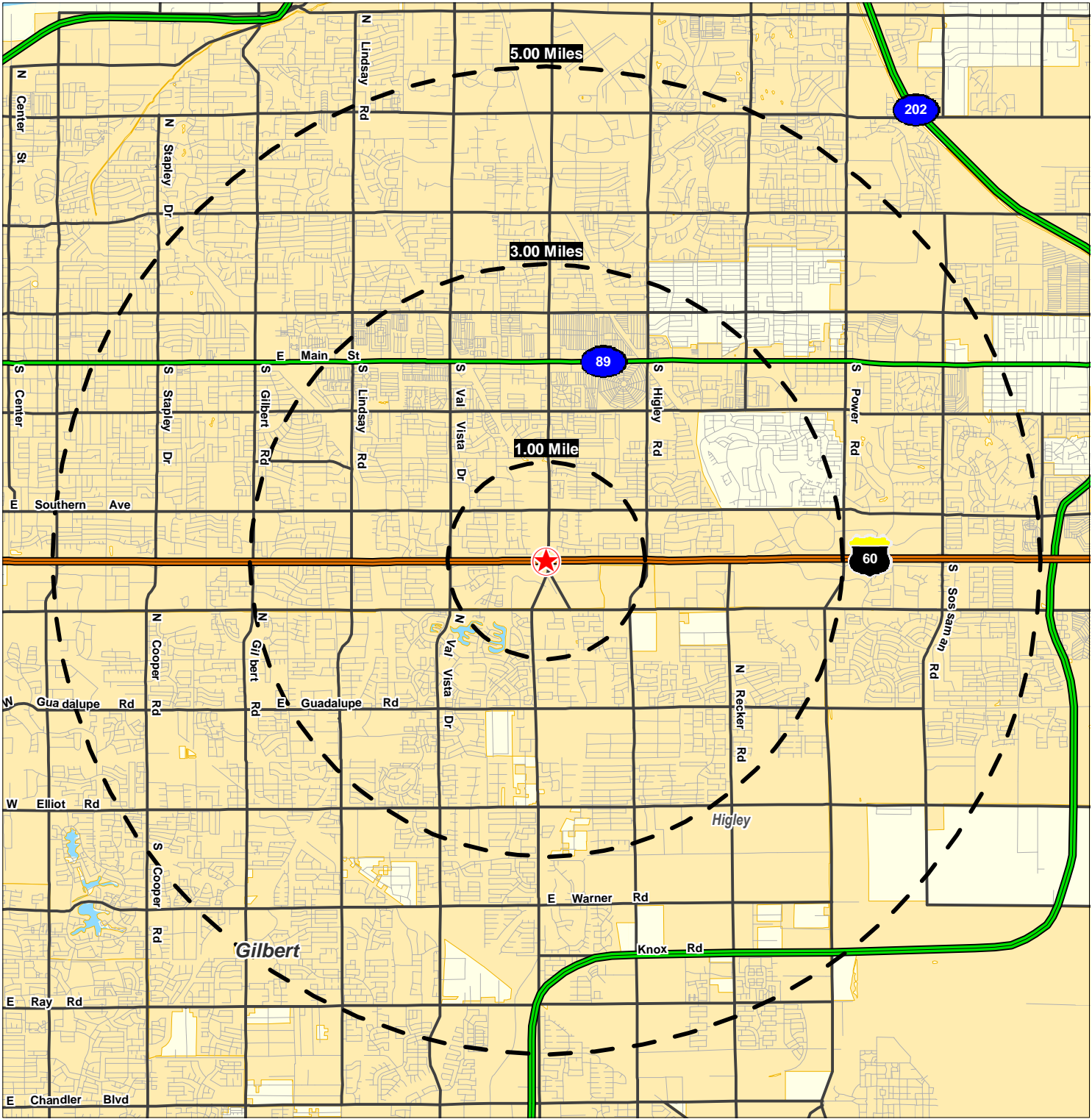
Fry's

LAKE VIEW VILLAGE

GREENFIELD VILLAGE

Barbas

GREENFIELD PLAZA II



## Greenfield Gateway SWC Greenfield Road & US-60



August 2008



Lat/Lon: 33.39/-111.74

August 2008

Z8

Greenfield Gateway SWC Greenfield Road & US-60		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>Summary Data</b>				
<b>Demographic Adjustment</b>	Census 2000 Households	3,868	41,571	102,840
	Route Active Residential Count	4,700	51,629	127,194
	Census 2000 Average Persons per Household	2.79	2.59	2.76
	Census 2000 Population	10,844	108,956	285,973
	Recalculated Route <i>Lower range</i>	13,121	133,628	350,876
	Active Population <i>Upper range</i>	13,176	135,318	353,696
	Census Households vs Route Residential Count	+21.50%	+24.19%	+23.68%
<b>Origination Data</b>				
<b>Residential Demographics</b>	Active Residential Delivery (cr)	4,700	50,584	123,112
	Active Residential Box (cr)	0	1,045	4,082
	Active Residential Count (Carrier Route)	4,700	51,629	127,194
	Additional Residential Delivery (zc)	0	0	0
	Additional Residential Box (zc)	0	0	0
	Additional Active Residential Count (Zip Code)	0	0	0
	Additional Active General Delivery Count	0	0	0
	Total Active Residential Count	4,700	51,629	127,194
	Possible Residential Count (Carrier Route)	4,782	53,474	133,818
	Add'l Possible Residential Count (Zip Code)	0	0	0
	Additional Possible General Delivery Count	0	0	0
	Total Possible Residential Count	4,782	53,474	133,818
	Census 2000 Households	3,868	41,571	102,840
	Population in households	10,799	107,595	283,693
	1-person household	20.12%	25.43%	21.54%
	2-person household	34.79%	35.88%	34.86%
	3-person household	15.91%	13.62%	15.02%
	4-person household	15.05%	13.17%	14.63%
	5-person household	7.91%	6.86%	7.65%
	6-or-more person household	6.22%	5.05%	6.30%
	Population in Group Quarters	45	1,361	2,280
	Census 2000 Median Age	34.6	38.3	35.3
	Census 2000 Average Household Income	\$62,508	\$57,075	\$57,491
	Census 2000 Median Household Income	\$54,459	\$48,411	\$49,998
	Census 2000 Per Capita Income	\$22,280	\$21,760	\$20,684
	Total Housing Units	4,282	53,430	123,014
	Occupied housing units	90.33%	77.81%	83.60%
Owner-occupied housing units	79.79%	77.15%	76.62%	
Renter-occupied housing units	20.21%	22.85%	23.38%	
<b>Business Demos</b>	Drop Site Business or Family Served Count	0	3,557	4,038
	Active Business Deliveries (Carrier Route)	477	2,852	9,091
	Additional Active Business Deliveries (Zip Code)	0	0	0
	Total Active Business Deliveries	477	2,852	9,091
	Possible Business Deliveries (Carrier Route)	498	3,212	10,539
	Add'l Possible Business Deliveries (Zip Code)	0	0	0
Total Possible Business Deliveries	498	3,212	10,539	

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

# POSTALCOUNT PRO

DELIVERY STATISTICS as of 04/08

Calculated using Proportional Postal Carrier Routes



Lat/Lon: 33.39/-111.74

August 2008

Z8

Greenfield Gateway SWC Greenfield Road & US-60		1.00 mi radius	3.00 mi radius	5.00 mi radius	
<b>SCHEME ACTIVE POSTAL DROP</b>	<b>BUSINESS</b>	<b>Scheme Active Business Count</b>			
		477	2,852	9,091	
		Centralized Count	230	599	1,331
		Curb Count	17	179	552
		NDCBU Count	203	1,203	3,156
		Other Count	27	351	1,153
		Facility Box Count	0	521	2,899
		Contract Box Count	0	0	0
		Detached Box Count	0	0	0
		NPU Count	0	0	0
		Caller, Remit, Contest, Other Box Count	0	0	0
		<b>RESIDENTIAL</b>	<b>Scheme Active Residential Count</b>		
			4,700	51,629	127,194
		Centralized Count	1,350	15,084	33,596
		Curb Count	74	7,137	13,729
		NDCBU Count	2,401	17,656	46,536
		Other Count	875	10,707	29,250
		Facility Box Count	0	1,045	4,082
		Contract Box Count	0	0	0
	Detached Box Count	0	0	0	
	NPU Count	0	0	0	
	Caller, Remit, Contest, Other Box Count	0	0	0	
	<i>Scheme Active General Delivery Count</i>	0	0	0	
<b>SCHEME POSSIBLE POSTAL DROP</b>	<b>BUSINESS</b>	<b>Scheme Possible Business Count</b>			
		498	3,212	10,539	
		Centralized Count	232	616	1,414
		Curb Count	17	190	583
		NDCBU Count	222	1,398	3,713
		Other Count	27	368	1,239
		Facility Box Count	0	641	3,589
		Contract Box Count	0	0	0
		Detached Box Count	0	0	0
		NPU Count	0	0	0
		Caller, Remit, Contest, Other Box Count	0	0	0
		<b>RESIDENTIAL</b>	<b>Scheme Possible Residential Count</b>		
			4,782	53,474	133,818
		Centralized Count	1,361	15,573	35,178
		Curb Count	76	7,305	14,183
		NDCBU Count	2,422	18,052	47,375
		Other Count	922	11,259	30,582
		Facility Box Count	0	1,285	6,499
		Contract Box Count	0	0	0
	Detached Box Count	0	0	0	
	NPU Count	0	0	0	
	Caller, Remit, Contest, Other Box Count	0	0	0	
	<i>Scheme Possible General Delivery Count</i>	0	0	0	
<b>Scheme Drop</b>					
	Scheme Drop Business Family Served Count	0	3,553	4,008	
	Scheme Active Business: Residential Mix	0	2	21	
	Scheme Active Residential: Business Mix	0	2	9	
	<i>Facility Locations</i>	0	0	0	

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Percentage of count derived from Carrier Route Geography<sup>[1]</sup> 100.0% 100.0% 100.0%  
 Percentage of count derived from Zip Code Geography<sup>[2]</sup> 0.0% 0.0% 0.0%

2000 Census Block Group Data and Geography, (SF3 release for Income, SF1 release for remainder, Average Income = Aggregate Income / Households).

<sup>[1]</sup> Delivery statistics are determined using Carrier Route Geography from GDT; if this level of geography is not available (usually in rural locations), <sup>[2]</sup> Zip Code Geography is used.