

**WEST COAST
INVESTMENTS
INC**

investments
property management



CARNICERIA RANCHO GRANDE CENTER

4227 SOUTH CENTRAL AVENUE
PHOENIX, ARIZONA 85040

NOW LEASING
1,157 - 1,794 SF AVAILABLE



- Strategically located along S. Central Avenue and E. Broadway Road with immediate access to I-10 Freeway and in close proximity to Sky Harbor Airport and Arizona State University
- Anchored by Rancho Grande Supermarket
- 5-Mile Average HHI exceeds \$52,000 with a Daytime Population of 382,894

WEST COAST INVESTMENTS, INC
PHONE 888.680.9600

Shawn Bidsal
1-818-430-5477
wcico@yahoo.com

Eddie Silberman
1-818-901-8800
wcico6@yahoo.com

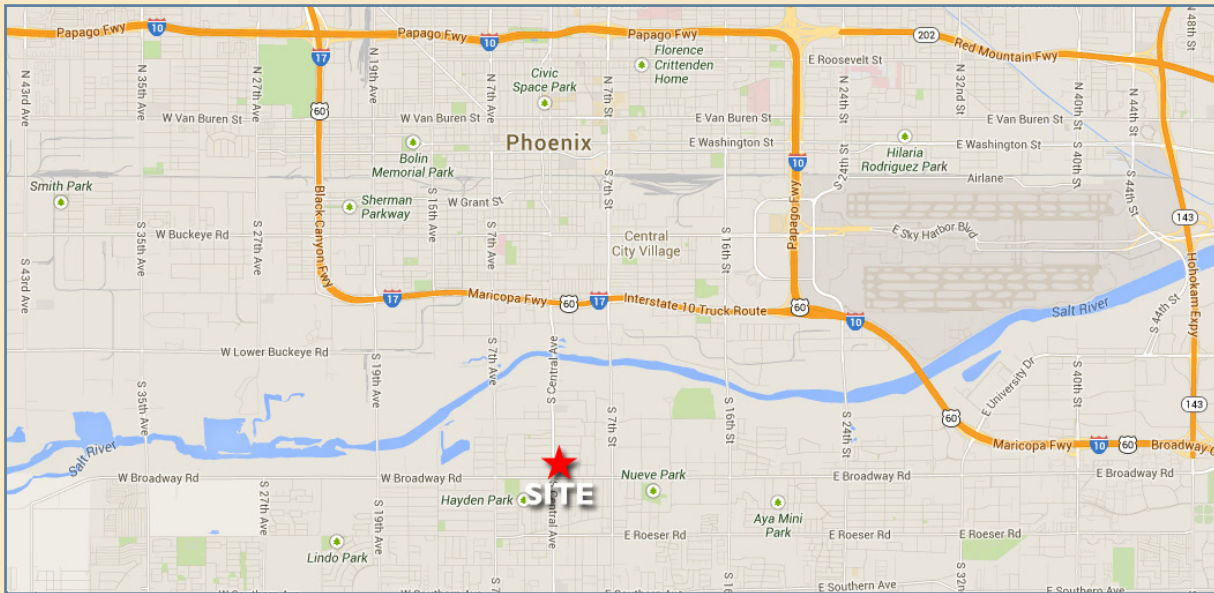
**WEST COAST
INVESTMENTS
INC**

investments
property management



CARNICERIA RANCHO GRANDE CENTER

**4227 SOUTH CENTRAL AVENUE
PHOENIX, ARIZONA 85040**



WEST COAST INVESTMENTS, INC
PHONE 888.680.9600

Shawn Bidsal
1-818-430-5477
wcico@yahoo.com

Eddie Silberman
1-818-901-8800
wcico6@yahoo.com

**WEST COAST
INVESTMENTS
INC**

investments
property management

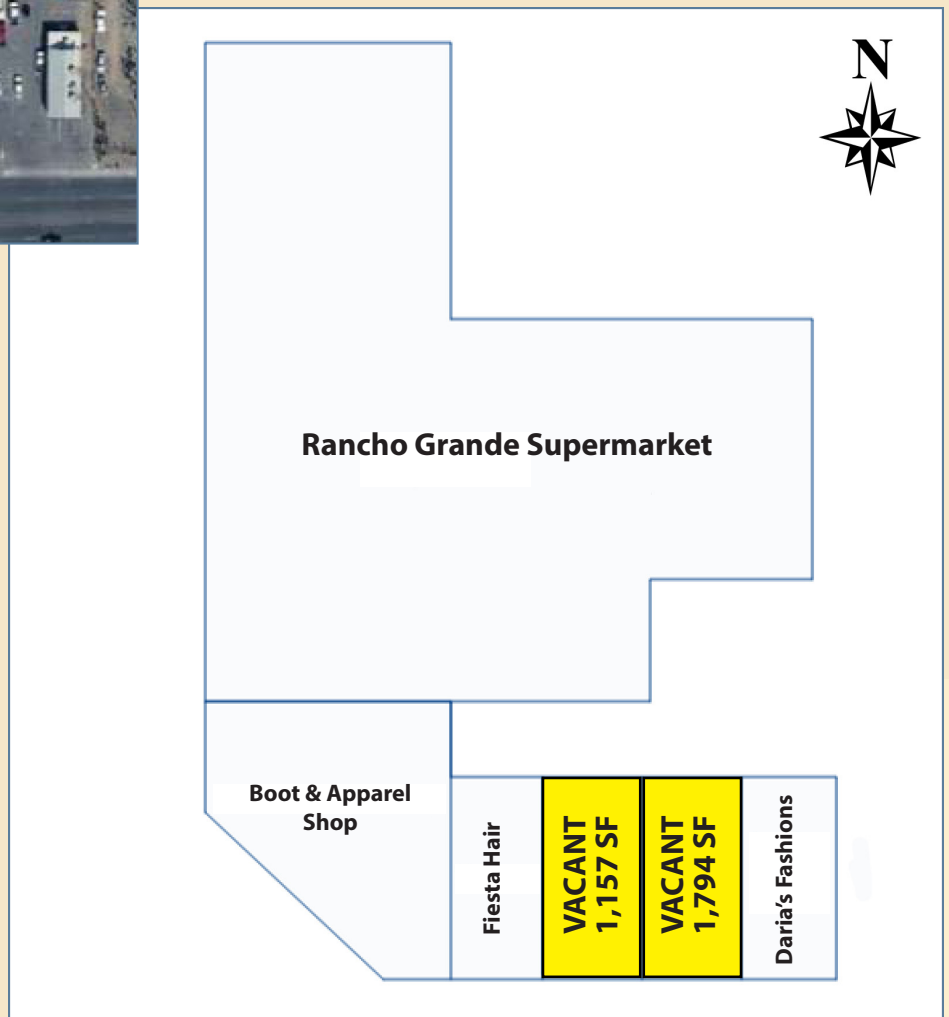


CARNICERIA RANCHO GRANDE CENTER

4227 SOUTH CENTRAL AVENUE
PHOENIX, ARIZONA 85040



CURRENT AVAILABILITIES



WEST COAST INVESTMENTS, INC
PHONE 888.680.9600

Shawn Bidsal
1-818-430-5477
wcico@yahoo.com

Eddie Silberman
1-818-901-8800
wcico6@yahoo.com



CARNICERIA RANCHO GRANDE CENTER

**4227 SOUTH CENTRAL AVENUE
PHOENIX, ARIZONA 85040**

DEMOGRAPHICS

Population

	1-mi.	3-mi.	5-mi.
2012 Male Population	7,733	49,862	112,756
2012 Female Population	7,367	47,057	102,519
% 2012 Male Population	51.21%	51.45%	52.38%
% 2012 Female Population	48.79%	48.55%	47.62%
2012 Total Population: Adult	9,751	65,333	148,864
2012 Total Daytime Population	17,453	172,881	371,619
2012 Total Employees	6,857	107,915	231,712
2012 Total Population: Median Age	27	28	29
2012 Total Population: Adult Median Age	40	41	40
2012 Total population: Under 5 years	1,635	9,458	20,330
2012 Total population: 5 to 9 years	1,443	8,673	18,449
2012 Total population: 10 to 14 years	1,376	8,207	16,758
2012 Total population: 15 to 19 years	1,410	8,876	19,381
2012 Total population: 20 to 24 years	1,232	8,621	19,528
2012 Total population: 25 to 29 years	1,159	7,426	17,706
2012 Total population: 30 to 34 years	1,087	7,138	17,032
2012 Total population: 35 to 39 years	1,053	6,567	15,091
2012 Total population: 40 to 44 years	909	5,962	13,900
2012 Total population: 45 to 49 years	825	5,830	13,202
2012 Total population: 50 to 54 years	796	5,413	12,087
2012 Total population: 55 to 59 years	612	4,300	9,843
2012 Total population: 60 to 64 years	514	3,385	7,799
2012 Total population: 65 to 69 years	366	2,365	4,918
2012 Total population: 70 to 74 years	263	1,808	3,590
2012 Total population: 75 to 79 years	199	1,325	2,567
2012 Total population: 80 to 84 years	144	898	1,759
2012 Total population: 85 years and over	77	667	1,335
% 2012 Total population: Under 5 years	10.83%	9.76%	9.44%
% 2012 Total population: 5 to 9 years	9.56%	8.95%	8.57%
% 2012 Total population: 10 to 14 years	9.11%	8.47%	7.78%
% 2012 Total population: 15 to 19 years	9.34%	9.16%	9.00%
% 2012 Total population: 20 to 24 years	8.16%	8.90%	9.07%
% 2012 Total population: 25 to 29 years	7.68%	7.66%	8.22%
% 2012 Total population: 30 to 34 years	7.20%	7.36%	7.91%
% 2012 Total population: 35 to 39 years	6.97%	6.78%	7.01%
% 2012 Total population: 40 to 44 years	6.02%	6.15%	6.46%
% 2012 Total population: 45 to 49 years	5.46%	6.02%	6.13%
% 2012 Total population: 50 to 54 years	5.27%	5.59%	5.61%
% 2012 Total population: 55 to 59 years	4.05%	4.44%	4.57%
% 2012 Total population: 60 to 64 years	3.40%	3.49%	3.62%
% 2012 Total population: 65 to 69 years	2.42%	2.44%	2.28%
% 2012 Total population: 70 to 74 years	1.74%	1.87%	1.67%
% 2012 Total population: 75 to 79 years	1.32%	1.37%	1.19%
% 2012 Total population: 80 to 84 years	0.95%	0.93%	0.82%
% 2012 Total population: 85 years and over	0.51%	0.69%	0.62%
2012 White alone	6,553	40,921	101,898
2012 Black or African American alone	1,200	16,163	28,151
2012 American Indian and Alaska Native alone	321	2,485	5,712
2012 Asian alone	85	1,493	4,153
2012 Native Hawaiian and OPI alone	22	203	374
2012 Some Other Race alone	6,352	31,697	66,298
2012 Two or More Races alone	567	3,957	8,689
2012 Hispanic	12,352	65,270	136,408
2012 Not Hispanic	2,748	31,649	78,867
% 2012 White alone	43.40%	42.22%	47.33%
% 2012 Black or African American alone	7.95%	16.68%	13.08%
% 2012 American Indian and Alaska Native alone	2.13%	2.56%	2.65%



CARNICERIA RANCHO GRANDE CENTER

4227 SOUTH CENTRAL AVENUE
PHOENIX, ARIZONA 85040

DEMOGRAPHICS

Population

% 2012 Asian alone
% 2012 Native Hawaiian and OPI alone
% 2012 Some Other Race alone
% 2012 Two or More Races alone
% 2012 Hispanic
% 2012 Not Hispanic
2000 Not Hispanic: White alone
2000 Not Hispanic: Black or African American alone
2000 Not Hispanic: American Indian and Alaska Native alone
2000 Not Hispanic: Asian alone
2000 Not Hispanic: Native Hawaiian and OPI alone
2000 Not Hispanic: Some Other Race alone
2000 Not Hispanic: Two or More Races
% 2000 Not Hispanic: White alone
% 2000 Not Hispanic: Black or African American alone
% 2000 Not Hispanic: American Indian and Alaska Native alone
% 2000 Not Hispanic: Asian alone
% 2000 Not Hispanic: Native Hawaiian and OPI alone
% 2000 Not Hispanic: Some Other Race alone
% 2000 Not Hispanic: Two or More Races

Population Change

Total: Employees (NAICS)
Total: Establishments (NAICS)
2012 Total Population
2012 Households
Population Change 2010-2012
Household Change 2010-2012
% Population Change 2010-2012
% Household Change 2010-2012
Population Change 2000-2012
Household Change 2000-2012
% Population Change 2000 to 2012
% Household Change 2000 to 2012

Housing

2000 Housing Units
2000 Occupied Housing Units
2000 Owner Occupied Housing Units
2000 Renter Occupied Housing Units
2000 Vacant Housings Units
% 2000 Occupied Housing Units
% 2000 Owner occupied housing units
% 2000 Renter occupied housing units
% 2000 Vacant housing units

Income

2012 Household Income: Median
2012 Household Income: Average
2012 Per Capita Income
2012 Household income: Less than \$10,000
2012 Household income: \$10,000 to \$14,999
2012 Household income: \$15,000 to \$19,999
2012 Household income: \$20,000 to \$24,999
2012 Household income: \$25,000 to \$29,999
2012 Household income: \$30,000 to \$34,999
2012 Household income: \$35,000 to \$39,999
2012 Household income: \$40,000 to \$44,999
2012 Household income: \$45,000 to \$49,999
2012 Household income: \$50,000 to \$59,999
2012 Household income: \$60,000 to \$74,999
2012 Household income: \$75,000 to \$99,999
2012 Household income: \$100,000 to \$124,999
2012 Household income: \$125,000 to \$149,999
2012 Household income: \$150,000 to \$199,999
2012 Household income: \$200,000 or more
% 2012 Household income: Less than \$10,000
% 2012 Household income: \$10,000 to \$14,999
% 2012 Household income: \$15,000 to \$19,999
% 2012 Household income: \$20,000 to \$24,999
% 2012 Household income: \$25,000 to \$29,999
% 2012 Household income: \$30,000 to \$34,999
% 2012 Household income: \$35,000 to \$39,999
% 2012 Household income: \$40,000 to \$44,999

1-mi.
0.56%
0.15%
42.07%
3.75%
81.80%
18.20%
1,605
663
141
29
4
7
73
10.88%
4.49%
0.96%
0.20%
0.03%
0.05%
0.49%

3-mi.
1.54%
0.21%
32.70%
4.08%
67.34%
32.66%
8,400
14,362
1,080
295
52
51
724
10.01%
17.12%
1.29%
0.35%
0.06%
0.06%
0.86%

5-mi.
1.93%
0.17%
30.80%
4.04%
63.36%
36.64%
35,422
21,131
3,186
888
118
128
1,635
18.49%
11.03%
1.66%
0.46%
0.06%
0.07%
0.85%

1-mi.
n/a
n/a
15,100
4,267
126
1
0.84%
0.02%
344
537
2.33%
14.40%

3-mi.
n/a
n/a
96,919
27,368
1,058
94
1.10%
0.34%
13,040
5,717
15.55%
26.41%

5-mi.
n/a
n/a
215,275
63,760
3,122
493
1.47%
0.78%
23,687
12,498
12.36%
24.38%

1-mi.
3,982
3,730
1,738
1,992
252
93.67%
46.60%
53.40%
6.33%

3-mi.
23,242
21,651
11,930
9,721
1,591
93.15%
55.10%
44.90%
6.85%

5-mi.
55,631
51,261
26,570
24,691
4,370
92.14%
51.83%
48.17%
7.86%