



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

Fax: 520-751-7465

SHOPPES AT CONTINENTAL RANCH



Description

Location: SEC of Twin Peaks & Silverbell Roads
Marana, AZ

Space Available: 900 SF (existing)
1,136 SF (existing)
1,100 SF and up (new shop space), Phase II

Lease Rate: \$22.00 - \$26.00/SF/YR, NNN

Triple Net Expenses: \$6.00/SF/YR (estimated)

PADs Available: See Site Plan on Page 2 - Call for Prices

Demographic Highlights

2014 Estimates	Population	Households	Average HH Income
1 Mile Radii	6,724	2,655	\$80,646
3 Mile Radii	19,960	7,389	\$81,246
5 Mile Radii	41,786	15,550	\$77,578
5 Minute Radii	13,882	5,118	\$81,924
10 Minute Radii	39,095	14,452	\$78,264
15 Minute Radii	110,497	42,321	\$70,867

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Property Highlights

- ◆ Safeway anchored shopping center.
- ◆ Other retailers include: Subway, Great Clips, TA Nails, Twin Peaks Cleaners, and Fortune Cookie Restaurant.
- ◆ Serves the rapidly growing communities of Continental Ranch, Continental Reserve, Ironwood Reserve, Saguaro Bloom, and Cascada.
- ◆ There are approximately 400 improved residential lots and spec homes and over 2,900 future planned residential lots in the immediate trade area.
- ◆ Tucson Premium Outlets is one mile to the west on I-10 & Twin Peaks Road.

Traffic Counts

Silverbell Rd: 26,000 VPD (2010)

Twin Peaks Rd: 3,000 VPD (2010)

Total: 29,000 VPD

(Source: Pima Association of Governments 2012)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS

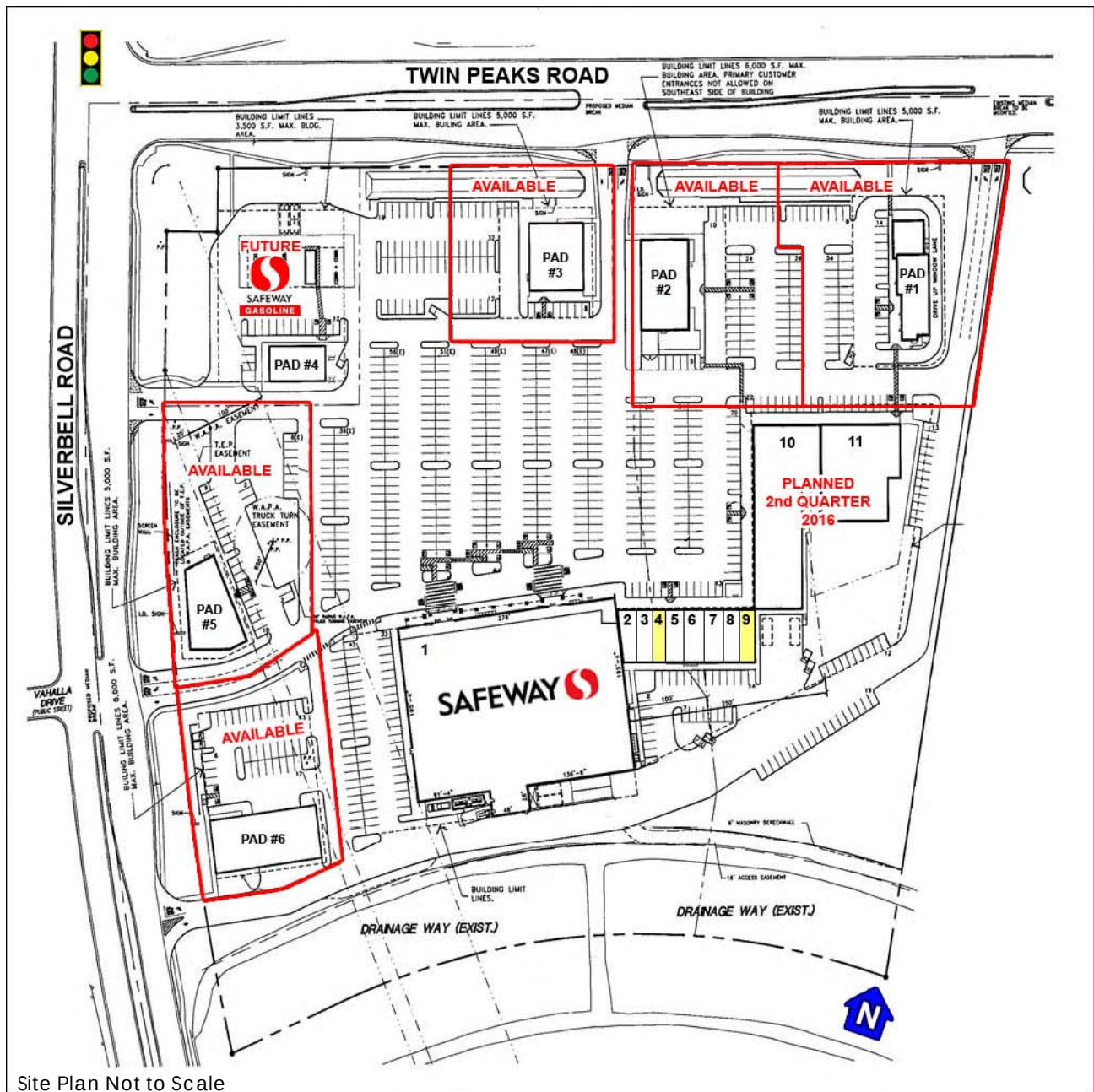
Designated Broker

cfinfrock@cradvisorsllc.com



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

SITE PLAN



#	Tenant	Address	SF
1	Safeway	9100 N Silverbell Road	55,267
2	TA Nails	9110 N Silverbell Road #100	1,197
3	Great Clips	9110 N Silverbell Road #110	1,200
4	AVAILABLE	9110 N Silverbell Road #120	900
5	J Braun Salon	9110 N Silverbell Road #130	1,500
6	Fortune Cookie Rest.	9110 N Silverbell Road #140	1,500
7	Subway	9110 N Silverbell Road #150	1,500
8	Twin Peaks Cleaners	9110 N Silverbell Road #160	1,200
9	AVAILABLE (State Farm)*	9110 N Silverbell Road #170	1,136
TOTAL EXISTING GLA:			65,400

#	Tenant	Address	SF
10	Shoppes 10 - AVAILABLE	9150 N Silverbell Road	13,800
11	Shoppes 11 - AVAILABLE	9150 N Silverbell Road	10,000
	PAD 1 - AVAILABLE	9160 N Silverbell Road	5,000
	PAD 2 - AVAILABLE	9170 N Silverbell Road	6,000
	PAD 3 - AVAILABLE	9180 N Silverbell Road	5,000
	PAD 4 (owned by other)	9190 N Silverbell Road	2,800
	PAD 5 - AVAILABLE	9140 N Silverbell Road	5,000
	PAD 6 - AVAILABLE	9090 N Silverbell Road	8,000

*Please Do Not Disturb Tenant

Shoppes at Continental Ranch

Marana, Arizona

TRADE AREA

COMMERCIAL RETAIL ADVISORS, LLC

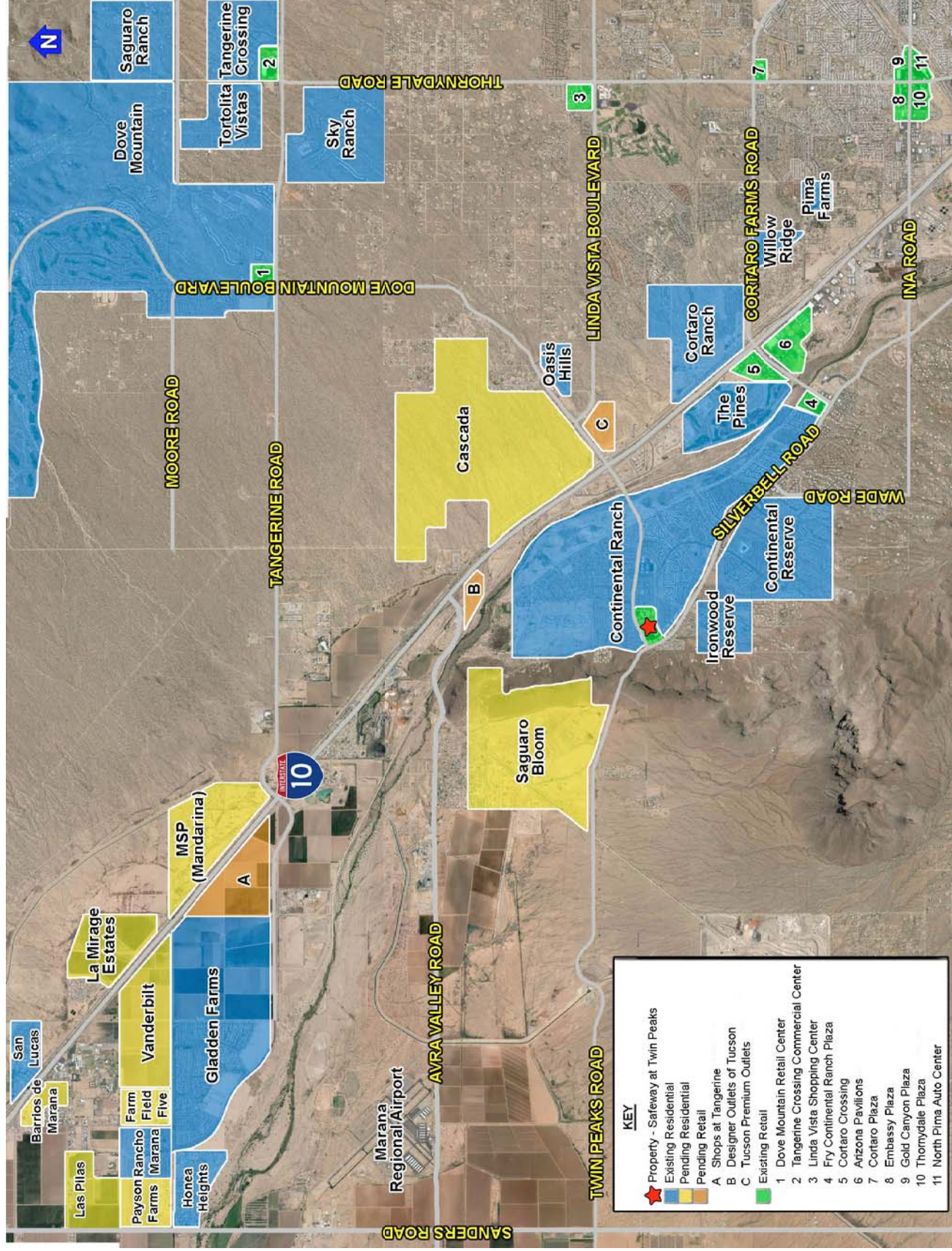


Shoppes at Continental Ranch



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Marana, Arizona AREA OWNERSHIP & SURROUNDING USE



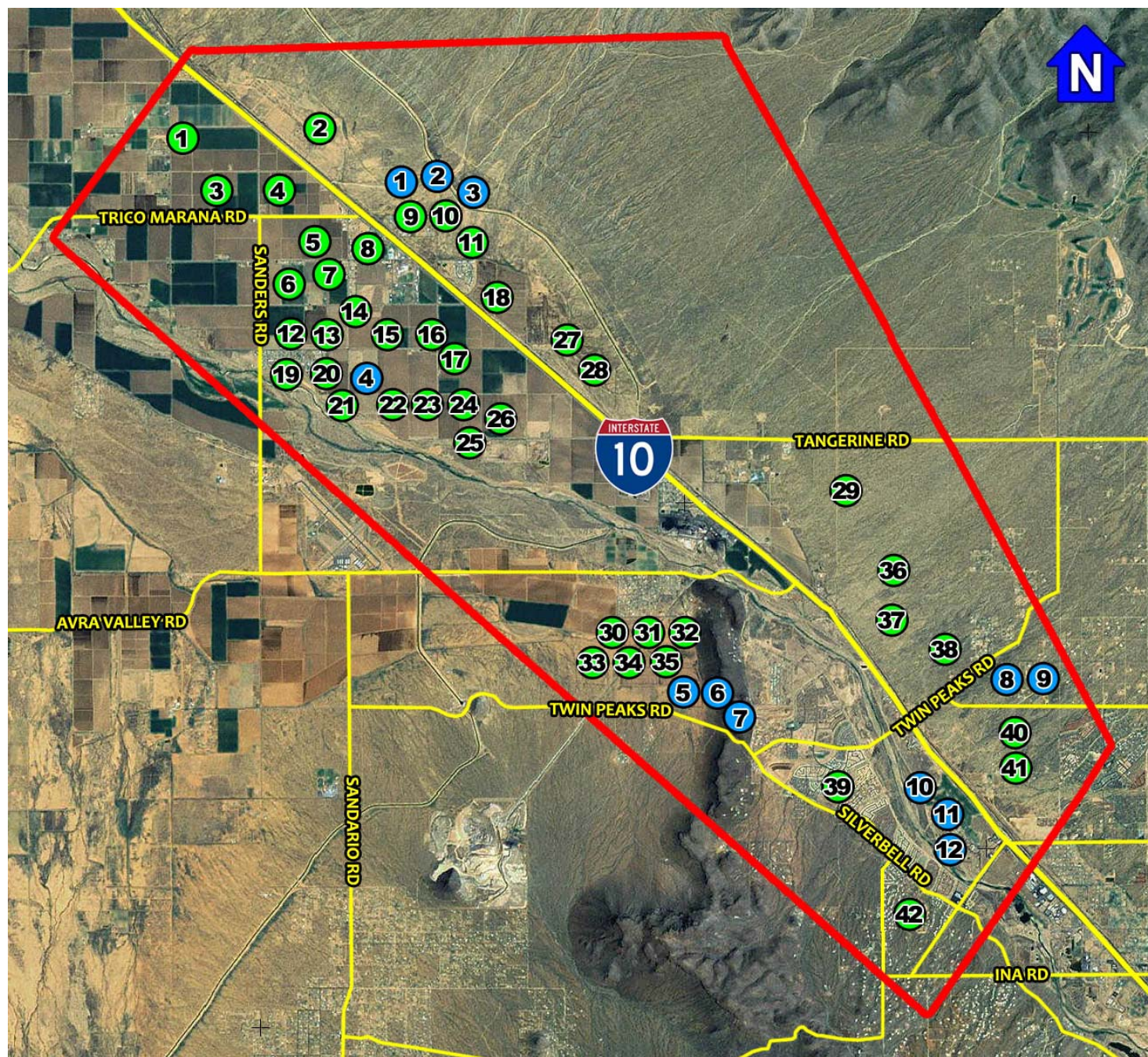
Safeway Plaza at Twin Peaks

Marana, AZ



COMMERCIAL RETAIL ADVISORS, LLC

HOUSING STUDY



Safeway Plaza at Twin Peaks



Marana, AZ

COMMERCIAL RETAIL ADVISORS, LLC

FUTURE SUBDIVISIONS

#	Subdivision	Owner	Location	Plat Number	Total Lots
1	SANDERS GROVE PH II	SREP TUCSON II ASSOC LLC ET AL	NW SANDERS RD & MARANA RD	ENTITLED NOT PLATTED	1518
2	VILLAGES OF TORTOLITA SP	TMR INVESTORS LLC	E SIDE OF I-10 FROM MARANA RD ON THE SOUTH TO 1 MI NORTH OF COUNTY LINE	ENTITLED NOT PLATTED	6500
3	SANDERS GROVE PH I	SREP TUCSON II ASSOC LLC ET AL	NW SANDERS RD & MARANA RD	PRELIMINARY PLAT	982
4	UPTOWN AT MARANA	515 MARANA LLC ET AL	NE MARANA RD & SANDERS RD	ENTITLED NOT PLATTED	930
5	MARANA TOWNE CENTERS SP	DESERT HERITAGE LP ET AL	W OF SANDARIO RD 1.5 MI BETWEEN GRIER & MARANA RDS	REZONING NOT ENTITLED	1840
6	VILLAGE OF BARNETT	BARNETT FAMILY	NEC BARNETT RD & SANDERS RD	PRELIMINARY PLAT	242
7	LAS PILAS SP	MARANA UNIFIED SCHOOL DISTRICT NO 6	SE SANDERS RD & GRIER RD	ENTITLED NOT PLATTED	420
8	BARRIOS DE MARANA	STELLAR HOMES	NE GRIER RD & SANDARIO RD	ENTITLED NOT PLATTED	350
9	SAN LUCAS BLK 8	L G I HOMES	NE MARANA RD & I-10	B60P81	90
10	SAN LUCAS BLK 7	L G I HOMES	NE MARANA RD & I-10	B60P80	64
11	SAN LUCAS BLK 12	D R HORTON	NE MARANA RD & I-10	20060280540	60
12	PAYSON FARMS	TUCSON FARMS LLC	NE MOORE RD & SANDERS RD	20060620398	367
13	FIANCHETTO FARMS	FIANCHETTO FARMS LLC	NE MOORE RD & SANDERS RD	20060470609	109
14	RANCHO MARANA 154 BLK 4	MERITAGE HOMES	SW SANDARIO RD & BARNETT RD	20070290500	81
15	FARM FIELD FIVE	DQVANDERBILT LLC	NE SANDARIO RD & MOORE RD	20052030156	207
16	VANDERBILT	PEI CAPITAL VENTURE I	SW VANDERBILT RD & I-10	ENTITLED NOT PLATTED	1721
17	GLADDEN FARMS II BLK 26 & 30	GLADDEN PHASE II LLC	SEC POSTVALE RD & MOORE RD	APPROVED PRELIM PLAT	218
18	LA MIRAGE ESTATES	DOERKEN, PETER	SE MARANA RD & I-10	B52P82	507
19	HONEA HEIGHTS II SP	TOWN OF MARANA	SE SANDERS RD & MOORE RD	PRELIMINARY PLAT	91
20	WHITNEY FARMS	HONEA, EDDIE RAY	SW MOORE RD & TANGERINE FARMS RD	20072170312	12
21	GLADDEN FARMS BLK 7 & 13	GLADDEN PHASE I LLC	W TANGERINE FARMS RD & GLADDEN FARMS DR	20072170311	75
22	GLADDEN FARMS I	GLADDEN PHASE I LLC	SE TANGERINE FARMS RD & MOORE RD	ENTITLED NOT PLATTED	638
23	SOMERSET AT GLADDEN FARMS (BLK 9)	KB HOME	SE MOORE RD & TANGERINE FARMS RD	20060970429	69
24	GLADDEN FARMS BLK 16	GLADDEN PHASE I LLC	E TANGERINE FARMS RD & GLADDEN FARMS DR	20071830503	89
25	GLADDEN FARMS BLK 22 & 24	GLADDEN 22-24 LLC	E TANGERINE FARMS RD & LON ADAMS RD	20072170310	118
26	GLADDEN FARMS BLK 35 & 39	GLADDEN PHASE II LLC	NW TANGERINE FARMS & MIDFIELD RD (E OF GLADDEN I)	20121740308	205
27	TORTOLITA SHADOWS SP	KLIPP, TERRY	E OF I-10 & N OF TANGERINE AT MOORE RD ALIGNMENT	ENTITLED NOT PLATTED	1788
28	MANDARINA SP	MSP COMPANIES	E SIDE OF I-10 NORTH OF TANGERINE RD	ENTITLED NOT PLATTED	2500
29	IRONWOOD ACRES		TANGERINE RD APPROX 2 MI EAST OF I-10	PRELIMINARY PLAT	35
30	SAGUARO SPRINGS	MARANA LAND HOLDINGS LLC	NW SILVERBELL RD & TWIN PEAKS RD	ENTITLED NOT PLATTED	1041
31	SAGUARO SPRINGS BLK 5 & 6	MARANA LAND HOLDINGS LLC	NW SILVERBELL RD & TWIN PEAKS RD	PRELIMINARY PLAT	176
32	SAGUARO SPRINGS BLK 7	MARANA LAND HOLDINGS LLC	NW SILVERBELL RD & TWIN PEAKS RD	PRELIMINARY PLAT	468
33	SAGUARO SPRINGS BLK 2 & 3	MARANA LAND HOLDINGS LLC	NW SILVERBELL RD & TWIN PEAKS RD	FINAL PLAT	415
34	SAGUARO SPRINGS BLK 4	MARANA LAND HOLDINGS LLC	NW SILVERBELL RD & TWIN PEAKS RD	20062450477	212
35	SAGUARO SPRINGS BLK 8A	MARANA LAND HOLDINGS LLC	NW SILVERBELL RD & TWIN PEAKS RD	20062450478	130
36	CASCADA NORTH	RED POINT DEVELOPMENT	E OF I-10 NORTH OF TWIN PEAKS RD	ENTITLED NOT PLATTED	1387
37	CASCADA	RED POINT DEVELOPMENT	E OF I-10 NORTH OF TWIN PEAKS RD	ENTITLED NOT PLATTED	3013
38	CASCADA VILLAGES	RED POINT DEVELOPMENT	NE LINDA VISTA RD & TWIN PEAKS RD	20090150376	430

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Safeway Plaza at Twin Peaks



Marana, AZ

COMMERCIAL RETAIL ADVISORS, LLC

FUTURE SUBDIVISIONS (CONTINUED)

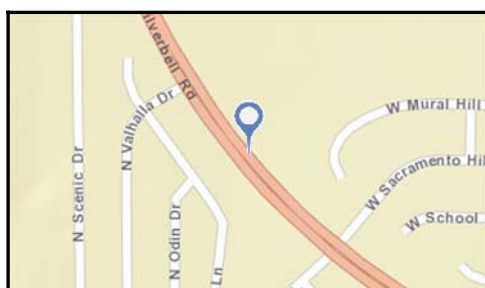
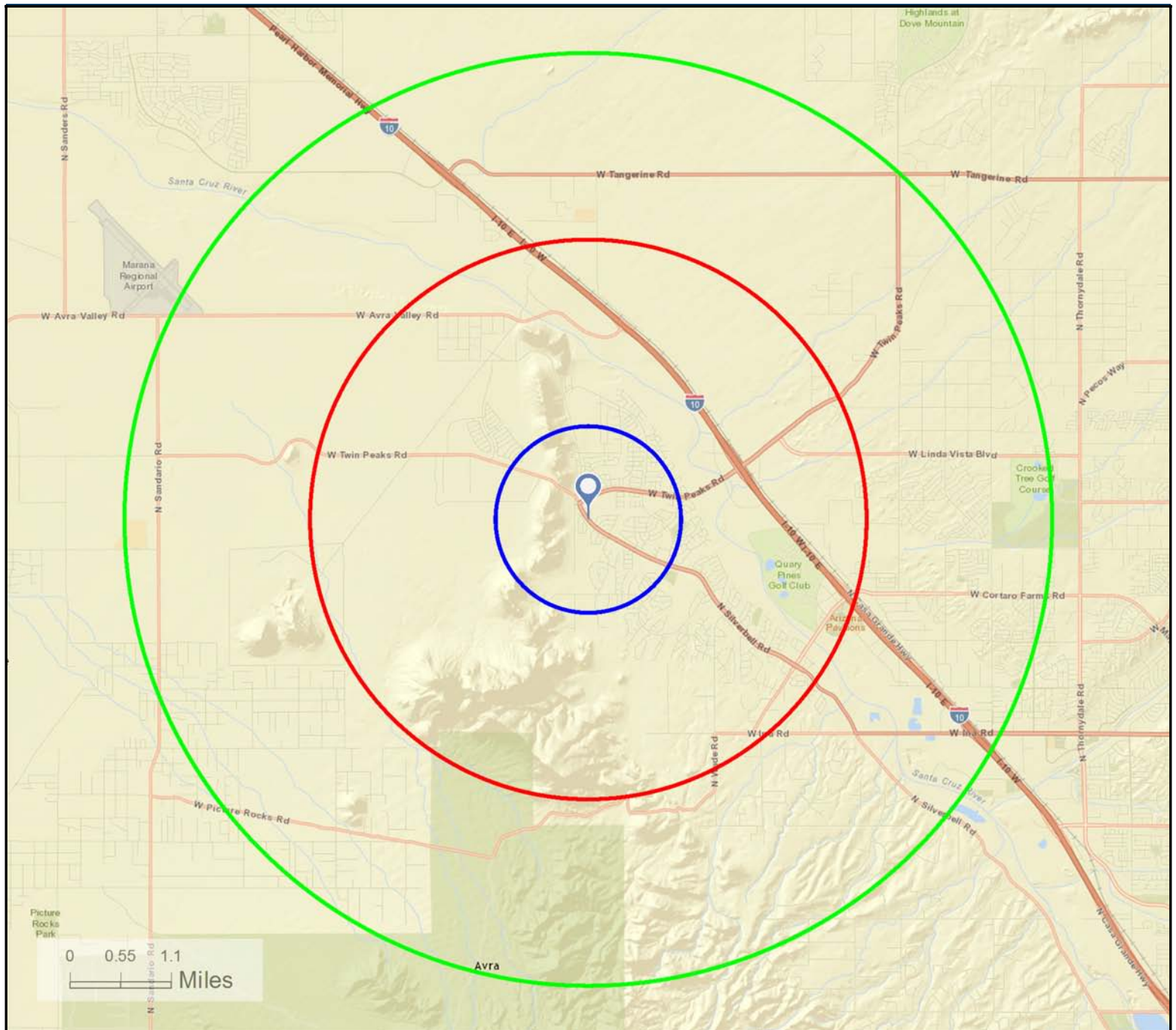
#	Subdivision	Owner	Location	Plat Number	Total Lots
39	TOWNHOMES AT COACHLINE BLVD	JJEP INVESTMENTS LTD	NW SILVERBELL RD & COACHLINE BLVD	PRELIMINARY PLAT	31
40	MARANA 59	RED POINT DEVELOPMENT	SW HARTMAN RD & LINDA VISTA RD	20081540341	58
41	DEANZA SP	KAI HARTMAN LANE PROPERTY LLC	N OF CORTARO RD WEST OF HARTMAN	ENTITLED NOT PLATTED	344
42	WADE RD REZONING	CARDINAL REVOC TRUST	NE INA RD & WADE RD	ENTITLED NOT PLATTED	41
Totals (42)					29,572

ACTIVE SUBDIVISIONS

#	Subdivision	Builder	Location	Total Lots	Vacant Lots	Specs
1	DISCOVERY AT SAN LUCAS	LENNAR HOMES	NE ARTISIAN WAY & COCHIE CANYON TR	50	6	9
2	PALISADES AT SAN LUCAS NORTH	RICHMOND AMERICAN	NE MARANA RD & I-10	57		0
3	PALISADES AT SAN LUCAS	RICHMOND AMERICAN	COCHIE CANYON TR & STONEPIPE WAY	60	6	6
4	ARBORS AT GLADDEN FARMS	RICHMOND AMERICAN	MCCANDLESS DR & SCUDAMORE DR	89	14	7
5	SAGUARO BLOOM - GRAND SERIES	D R HORTON	NW TWIN PEAKS RD & SILVERBELL RD	141	109	7
6	SAGUARO BLOOM - CLASSIC SERIES	D R HORTON	NW TWIN PEAKS RD & SILVERBELL RD	71	48	6
7	SAGUARO BLOOM - ESTATES SERIES	D R HORTON	NW TWIN PEAKS RD & SILVERBELL RD	53	38	5
8	VILLAGES AT TWIN PEAKS	RICHMOND AMERICAN	SE TWIN PEAKS RD & OASIS RD	40	40	0
9	OASIS HILLS	D R HORTON	OASIS RD EAST OF TWIN PEAKS	84	24	7
10	THE PINES PHASE II	D R HORTON	NE SILVERBELL RD & TWIN PEAKS RD	60	32	3
11	THE PINES	D R HORTON	NE SILVERBELL RD & TWIN PEAKS RD	56	0	1
12	PALISADES AT THE PINES	RICHMOND AMERICAN	CORTARO RD & ARIZONA PAVILIONS DR	129	5	8
Totals (12)				890	322	59

Safeway Plaza at Twin Peaks
 9100 N Silverbell Rd, Marana, Arizona, 85743
 Rings: 1, 3, 5 mile radii

Latitude: 32.370820
 Longitude: -111.1373





Executive Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Rings: 1, 3, 5 mile radii

Latitude: 32.37082
Longitude: -111.13734

	1 mile	3 mile	5 mile
Population			
2000 Population	2,679	9,473	27,439
2010 Population	6,703	18,946	40,016
2014 Population	6,724	19,960	41,786
2019 Population	8,278	23,042	45,723
2000-2010 Annual Rate	9.60%	7.18%	3.85%
2010-2014 Annual Rate	0.07%	1.23%	1.02%
2014-2019 Annual Rate	4.25%	2.91%	1.82%
2014 Male Population	48.3%	48.9%	49.0%
2014 Female Population	51.7%	51.1%	51.0%
2014 Median Age	40.6	38.4	38.4

In the identified area, the current year population is 41,786. In 2010, the Census count in the area was 40,016. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 45,723 representing a change of 1.82% annually from 2014 to 2019. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	82.4%	81.1%	82.4%
2014 Black Alone	2.2%	2.6%	2.4%
2014 American Indian/Alaska Native Alone	0.9%	0.9%	1.0%
2014 Asian Alone	4.8%	5.0%	3.5%
2014 Pacific Islander Alone	0.1%	0.2%	0.2%
2014 Other Race	6.0%	6.3%	6.6%
2014 Two or More Races	3.6%	3.9%	3.8%
2014 Hispanic Origin (Any Race)	21.5%	23.5%	23.2%

Persons of Hispanic origin represent 23.2% of the population in the identified area compared to 17.5% 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 56.1 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	1,048	3,435	9,586
2010 Households	2,650	7,032	14,887
2014 Total Households	2,655	7,389	15,550
2019 Total Households	3,327	8,618	17,118
2000-2010 Annual Rate	9.72%	7.43%	4.50%
2010-2014 Annual Rate	0.04%	1.17%	1.03%
2014-2019 Annual Rate	4.62%	3.13%	1.94%
2014 Average Household Size	2.53	2.70	2.68

The household count in this area has changed from 14,887 in 2010 to 15,550 in the current year, a change of 1.03% annually. The five-year projection of households is 17,118, a change of 1.94% annually from the current year total. Average household size is currently 2.68, compared to 2.68 in the year 2010. The number of families in the current year is 11,457 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 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

January 30, 2015



Executive Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Rings: 1, 3, 5 mile radii

Latitude: 32.37082
Longitude: -111.13734

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$68,631	\$69,755	\$64,392
2019 Median Household Income	\$77,230	\$78,260	\$75,397
2014-2019 Annual Rate	2.39%	2.33%	3.21%
Average Household Income			
2014 Average Household Income	\$80,646	\$81,246	\$77,578
2019 Average Household Income	\$85,381	\$87,140	\$85,181
2014-2019 Annual Rate	1.15%	1.41%	1.89%
Per Capita Income			
2014 Per Capita Income	\$31,365	\$30,501	\$29,042
2019 Per Capita Income	\$33,602	\$33,011	\$32,084
2014-2019 Annual Rate	1.39%	1.59%	2.01%

Households by Income
Current median household income is \$64,392 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$75,397 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$77,578 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$85,181 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$29,042 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$32,084 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	1,153	3,779	10,203
2000 Owner Occupied Housing Units	951	3,106	8,510
2000 Renter Occupied Housing Units	97	329	1,076
2000 Vacant Housing Units	105	344	617
2010 Total Housing Units	2,862	7,511	16,103
2010 Owner Occupied Housing Units	2,252	5,720	11,919
2010 Renter Occupied Housing Units	398	1,312	2,968
2010 Vacant Housing Units	212	479	1,216
2014 Total Housing Units	2,846	7,821	16,751
2014 Owner Occupied Housing Units	2,187	5,790	11,950
2014 Renter Occupied Housing Units	468	1,599	3,600
2014 Vacant Housing Units	191	432	1,201
2019 Total Housing Units	3,446	8,952	18,278
2019 Owner Occupied Housing Units	2,754	6,825	13,190
2019 Renter Occupied Housing Units	573	1,793	3,928
2019 Vacant Housing Units	119	334	1,160

Currently, 71.3% of the 16,751 housing units in the area are owner occupied; 21.5%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 16,103 housing units in the area - 74.0% owner occupied, 18.4% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 1.77%. Median home value in the area is \$165,587, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 3.73% annually to \$198,815.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

January 30, 2015



Business Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Rings: 1, 3, 5 mile radii

Latitude: 32.37082
Longitude: -111.13734

Data for all businesses in area			1 mile		3 mile		5 mile					
Total Businesses:			302		1,061		2,419					
Total Employees:			794		4,239		9,562					
Total Residential Population:			6,724		19,960		41,786					
Employee/Residential Population Ratio:			0.12:1		0.21:1		0.23:1					
by SIC Codes			Employees				Employees				Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	1.7%	22	2.8%	26	2.5%	132	3.1%	69	2.9%	366	3.8%
Construction	18	6.0%	60	7.6%	61	5.7%	267	6.3%	192	7.9%	749	7.8%
Manufacturing	9	3.0%	25	3.1%	29	2.7%	459	10.8%	61	2.5%	947	9.9%
Transportation	10	3.3%	21	2.6%	32	3.0%	122	2.9%	75	3.1%	266	2.8%
Communication	2	0.7%	10	1.3%	8	0.8%	129	3.0%	18	0.7%	210	2.2%
Utility	0	0.0%	0	0.0%	2	0.2%	24	0.6%	5	0.2%	57	0.6%
Wholesale Trade	7	2.3%	12	1.5%	27	2.5%	63	1.5%	82	3.4%	184	1.9%
Retail Trade Summary	27	8.9%	162	20.4%	113	10.7%	1,214	28.6%	227	9.4%	2,064	21.6%
Home Improvement	1	0.3%	2	0.3%	6	0.6%	27	0.6%	18	0.7%	74	0.8%
General Merchandise Stores	1	0.3%	1	0.1%	4	0.4%	190	4.5%	6	0.2%	415	4.3%
Food Stores	2	0.7%	36	4.5%	8	0.8%	135	3.2%	22	0.9%	253	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	1	0.3%	6	0.8%	9	0.8%	55	1.3%	21	0.9%	104	1.1%
Apparel & Accessory Stores	1	0.3%	1	0.1%	5	0.5%	10	0.2%	9	0.4%	22	0.2%
Furniture & Home Furnishings	2	0.7%	3	0.4%	6	0.6%	16	0.4%	13	0.5%	29	0.3%
Eating & Drinking Places	8	2.6%	80	10.1%	35	3.3%	648	15.3%	60	2.5%	942	9.9%
Miscellaneous Retail	11	3.6%	32	4.0%	41	3.9%	133	3.1%	77	3.2%	224	2.3%
Finance, Insurance, Real Estate Summary	23	7.6%	51	6.4%	86	8.1%	222	5.2%	166	6.9%	446	4.7%
Banks, Savings & Lending Institutions	2	0.7%	7	0.9%	9	0.8%	47	1.1%	15	0.6%	92	1.0%
Securities Brokers	0	0.0%	1	0.1%	2	0.2%	5	0.1%	4	0.2%	23	0.2%
Insurance Carriers & Agents	2	0.7%	4	0.5%	8	0.8%	19	0.4%	14	0.6%	31	0.3%
Real Estate, Holding, Other Investment Offices	19	6.3%	39	4.9%	66	6.2%	151	3.6%	132	5.5%	300	3.1%
Services Summary	156	51.7%	431	54.3%	508	47.9%	1,440	34.0%	1,131	46.8%	3,443	36.0%
Hotels & Lodging	1	0.3%	9	1.1%	10	0.9%	90	2.1%	17	0.7%	152	1.6%
Automotive Services	4	1.3%	9	1.1%	9	0.8%	19	0.4%	29	1.2%	89	0.9%
Motion Pictures & Amusements	7	2.3%	17	2.1%	21	2.0%	64	1.5%	53	2.2%	143	1.5%
Health Services	14	4.6%	41	5.2%	55	5.2%	172	4.1%	89	3.7%	269	2.8%
Legal Services	1	0.3%	2	0.3%	2	0.2%	6	0.1%	5	0.2%	14	0.1%
Education Institutions & Libraries	5	1.7%	118	14.9%	14	1.3%	231	5.4%	32	1.3%	777	8.1%
Other Services	123	40.7%	235	29.6%	396	37.3%	859	20.3%	905	37.4%	1,999	20.9%
Government	0	0.0%	0	0.0%	1	0.1%	167	3.9%	7	0.3%	826	8.6%
Unclassified Establishments	46	15.2%	0	0.0%	168	15.8%	1	0.0%	387	16.0%	4	0.0%
Totals	302	100.0%	794	100.0%	1,061	100.0%	4,239	100.0%	2,419	100.0%	9,562	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

January 30, 2015



Business Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Rings: 1, 3, 5 mile radii

Latitude: 32.37082
Longitude: -111.13734

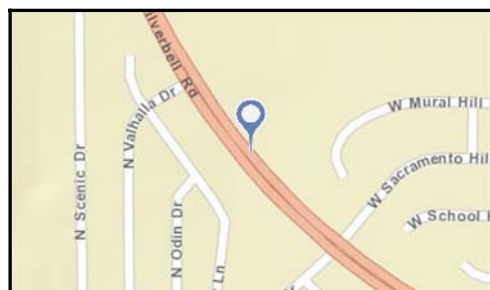
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.7%	5	0.6%	11	1.0%	33	0.8%	32	1.3%	120	1.3%
Mining	0	0.0%	0	0.0%	1	0.1%	9	0.2%	1	0.0%	11	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	2	0.0%	2	0.1%	10	0.1%
Construction	19	6.3%	61	7.7%	62	5.8%	269	6.3%	194	8.0%	753	7.9%
Manufacturing	8	2.6%	24	3.0%	28	2.6%	457	10.8%	60	2.5%	946	9.9%
Wholesale Trade	7	2.3%	12	1.5%	27	2.5%	63	1.5%	80	3.3%	181	1.9%
Retail Trade	19	6.3%	82	10.3%	77	7.3%	558	13.2%	164	6.8%	1,104	11.5%
Motor Vehicle & Parts Dealers	1	0.3%	4	0.5%	7	0.7%	40	0.9%	16	0.7%	73	0.8%
Furniture & Home Furnishings Stores	1	0.3%	1	0.1%	3	0.3%	6	0.1%	6	0.2%	12	0.1%
Electronics & Appliance Stores	0	0.0%	2	0.3%	3	0.3%	9	0.2%	7	0.3%	17	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.3%	2	0.3%	5	0.5%	26	0.6%	16	0.7%	71	0.7%
Food & Beverage Stores	2	0.7%	36	4.5%	7	0.7%	132	3.1%	20	0.8%	248	2.6%
Health & Personal Care Stores	3	1.0%	19	2.4%	8	0.8%	66	1.6%	10	0.4%	81	0.8%
Gasoline Stations	0	0.0%	2	0.3%	3	0.3%	14	0.3%	5	0.2%	31	0.3%
Clothing & Clothing Accessories Stores	1	0.3%	2	0.3%	6	0.6%	13	0.3%	12	0.5%	27	0.3%
Sport Goods, Hobby, Book, & Music Stores	2	0.7%	3	0.4%	4	0.4%	11	0.3%	13	0.5%	28	0.3%
General Merchandise Stores	1	0.3%	1	0.1%	4	0.4%	190	4.5%	6	0.2%	415	4.3%
Miscellaneous Store Retailers	5	1.7%	9	1.1%	22	2.1%	42	1.0%	41	1.7%	83	0.9%
Nonstore Retailers	1	0.3%	1	0.1%	5	0.5%	7	0.2%	12	0.5%	18	0.2%
Transportation & Warehousing	7	2.3%	14	1.8%	25	2.4%	108	2.5%	63	2.6%	241	2.5%
Information	8	2.6%	18	2.3%	20	1.9%	163	3.8%	42	1.7%	284	3.0%
Finance & Insurance	9	3.0%	21	2.6%	41	3.9%	112	2.6%	79	3.3%	237	2.5%
Central Bank/Credit Intermediation & Related Activities	2	0.7%	7	0.9%	9	0.8%	47	1.1%	17	0.7%	98	1.0%
Securities, Commodity Contracts & Other Financial	5	1.7%	10	1.3%	23	2.2%	46	1.1%	47	1.9%	107	1.1%
Insurance Carriers & Related Activities; Funds, Trusts &	2	0.7%	4	0.5%	8	0.8%	19	0.4%	14	0.6%	31	0.3%
Real Estate, Rental & Leasing	13	4.3%	27	3.4%	41	3.9%	102	2.4%	85	3.5%	211	2.2%
Professional, Scientific & Tech Services	41	13.6%	76	9.6%	127	12.0%	289	6.8%	301	12.4%	620	6.5%
Legal Services	1	0.3%	2	0.3%	2	0.2%	6	0.1%	6	0.2%	15	0.2%
Management of Companies & Enterprises	2	0.7%	5	0.6%	8	0.8%	18	0.4%	13	0.5%	28	0.3%
Administrative & Support & Waste Management & Remediation	67	22.2%	120	15.1%	214	20.2%	455	10.7%	473	19.6%	1,082	11.3%
Educational Services	6	2.0%	120	15.1%	15	1.4%	234	5.5%	38	1.6%	787	8.2%
Health Care & Social Assistance	18	6.0%	64	8.1%	66	6.2%	224	5.3%	114	4.7%	377	3.9%
Arts, Entertainment & Recreation	2	0.7%	8	1.0%	13	1.2%	49	1.2%	32	1.3%	133	1.4%
Accommodation & Food Services	10	3.3%	89	11.2%	46	4.3%	746	17.6%	79	3.3%	1,110	11.6%
Accommodation	1	0.3%	9	1.1%	10	0.9%	90	2.1%	17	0.7%	152	1.6%
Food Services & Drinking Places	8	2.6%	80	10.1%	36	3.4%	656	15.5%	62	2.6%	958	10.0%
Other Services (except Public Administration)	21	7.0%	48	6.0%	69	6.5%	182	4.3%	173	7.2%	497	5.2%
Automotive Repair & Maintenance	4	1.3%	9	1.1%	9	0.8%	19	0.4%	29	1.2%	87	0.9%
Public Administration	0	0.0%	0	0.0%	1	0.1%	167	3.9%	7	0.3%	826	8.6%
Unclassified Establishments	46	15.2%	0	0.0%	168	15.8%	1	0.0%	387	16.0%	4	0.0%
Total	302	100.0%	794	100.0%	1,061	100.0%	4,239	100.0%	2,419	100.0%	9,562	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

January 30, 2015



Latitude: 32.370820
Longitude: -111.1373



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Executive Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Drive Times: 5, 10, 15 minute radii

Latitude: 32.37082
Longitude: -111.13734

	5 minute	10 minute	15 minute
Population			
2000 Population	6,741	24,927	86,687
2010 Population	13,770	37,255	106,884
2014 Population	13,882	39,095	110,497
2019 Population	16,394	43,075	115,597
2000-2010 Annual Rate	7.40%	4.10%	2.12%
2010-2014 Annual Rate	0.19%	1.14%	0.79%
2014-2019 Annual Rate	3.38%	1.96%	0.91%
2014 Male Population	48.7%	48.9%	48.9%
2014 Female Population	51.3%	51.1%	51.1%
2014 Median Age	39.0	37.8	38.4

In the identified area, the current year population is 110,497. In 2010, the Census count in the area was 106,884. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 115,597 representing a change of 0.91% annually from 2014 to 2019. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	81.4%	81.8%	81.1%
2014 Black Alone	2.5%	2.5%	2.4%
2014 American Indian/Alaska Native Alone	0.9%	1.1%	1.3%
2014 Asian Alone	5.1%	3.7%	3.1%
2014 Pacific Islander Alone	0.2%	0.2%	0.1%
2014 Other Race	6.1%	6.8%	8.1%
2014 Two or More Races	3.8%	3.9%	4.0%
2014 Hispanic Origin (Any Race)	22.7%	23.9%	26.4%

Persons of Hispanic origin represent 26.4% of the population in the identified area compared to 17.5% 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 59.7 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	2,426	8,665	31,854
2010 Households	5,106	13,766	40,891
2014 Total Households	5,118	14,452	42,321
2019 Total Households	6,145	16,033	44,360
2000-2010 Annual Rate	7.73%	4.74%	2.53%
2010-2014 Annual Rate	0.06%	1.15%	0.81%
2014-2019 Annual Rate	3.73%	2.10%	0.95%
2014 Average Household Size	2.71	2.70	2.59

The household count in this area has changed from 40,891 in 2010 to 42,321 in the current year, a change of 0.81% annually. The five-year projection of households is 44,360, a change of 0.95% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2010. The number of families in the current year is 29,425 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 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

January 30, 2015



Executive Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Drive Times: 5, 10, 15 minute radii

Latitude: 32.37082
Longitude: -111.13734

	5 minute	10 minute	15 minute
Median Household Income			
2014 Median Household Income	\$70,383	\$65,404	\$57,883
2019 Median Household Income	\$78,387	\$75,876	\$66,835
2014-2019 Annual Rate	2.18%	3.01%	2.92%
Average Household Income			
2014 Average Household Income	\$81,924	\$78,264	\$70,867
2019 Average Household Income	\$87,153	\$85,421	\$79,254
2014-2019 Annual Rate	1.25%	1.77%	2.26%
Per Capita Income			
2014 Per Capita Income	\$31,084	\$29,147	\$27,388
2019 Per Capita Income	\$33,452	\$32,032	\$30,703
2014-2019 Annual Rate	1.48%	1.91%	2.31%

Households by Income

Current median household income is \$57,883 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$66,835 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$70,867 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$79,254 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$27,388 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$30,703 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	2,674	9,226	34,259
2000 Owner Occupied Housing Units	2,201	7,667	25,426
2000 Renter Occupied Housing Units	225	998	6,429
2000 Vacant Housing Units	248	561	2,404
2010 Total Housing Units	5,463	14,874	44,393
2010 Owner Occupied Housing Units	4,239	10,907	30,345
2010 Renter Occupied Housing Units	867	2,860	10,546
2010 Vacant Housing Units	357	1,108	3,502
2014 Total Housing Units	5,431	15,542	46,136
2014 Owner Occupied Housing Units	4,101	10,980	30,047
2014 Renter Occupied Housing Units	1,017	3,473	12,274
2014 Vacant Housing Units	313	1,090	3,815
2019 Total Housing Units	6,359	17,076	48,265
2019 Owner Occupied Housing Units	4,966	12,230	31,503
2019 Renter Occupied Housing Units	1,179	3,804	12,857
2019 Vacant Housing Units	214	1,043	3,905

Currently, 65.1% of the 46,136 housing units in the area are owner occupied; 26.6%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 44,393 housing units in the area - 68.4% owner occupied, 23.8% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 1.73%. Median home value in the area is \$153,605, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 4.36% annually to \$190,175.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

January 30, 2015



Business Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Drive Times: 5, 10, 15 minute radii

Latitude: 32.37082
Longitude: -111.13734

Data for all businesses in area			5 minute		10 minute		15 minute					
Total Businesses:			719		2,375		7,699					
Total Employees:			2,617		9,677		38,563					
Total Residential Population:			13,882		39,095		110,497					
Employee/Residential Population Ratio:			0.19:1		0.25:1		0.35:1					
by SIC Codes	Employees				Employees				Employees			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	15	2.1%	66	2.5%	64	2.7%	364	3.8%	210	2.7%	1,268	3.3%
Construction	40	5.6%	154	5.9%	189	8.0%	790	8.2%	655	8.5%	3,713	9.6%
Manufacturing	19	2.6%	246	9.4%	61	2.6%	1,012	10.5%	228	3.0%	2,995	7.8%
Transportation	20	2.8%	58	2.2%	70	2.9%	265	2.7%	192	2.5%	1,138	3.0%
Communication	5	0.7%	77	2.9%	20	0.8%	215	2.2%	53	0.7%	343	0.9%
Utility	1	0.1%	13	0.5%	5	0.2%	56	0.6%	15	0.2%	257	0.7%
Wholesale Trade	17	2.4%	37	1.4%	80	3.4%	194	2.0%	294	3.8%	1,341	3.5%
Retail Trade Summary	75	10.4%	753	28.8%	240	10.1%	2,502	25.9%	822	10.7%	8,158	21.2%
Home Improvement	3	0.4%	7	0.3%	15	0.6%	178	1.8%	57	0.7%	629	1.6%
General Merchandise Stores	2	0.3%	102	3.9%	8	0.3%	546	5.6%	20	0.3%	1,342	3.5%
Food Stores	5	0.7%	94	3.6%	26	1.1%	273	2.8%	81	1.1%	1,088	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	5	0.7%	32	1.2%	25	1.1%	151	1.6%	75	1.0%	480	1.2%
Apparel & Accessory Stores	3	0.4%	6	0.2%	11	0.5%	25	0.3%	50	0.6%	270	0.7%
Furniture & Home Furnishings	4	0.6%	11	0.4%	16	0.7%	58	0.6%	59	0.8%	276	0.7%
Eating & Drinking Places	23	3.2%	411	15.7%	64	2.7%	1,003	10.4%	214	2.8%	2,853	7.4%
Miscellaneous Retail	28	3.9%	91	3.5%	76	3.2%	268	2.8%	267	3.5%	1,221	3.2%
Finance, Insurance, Real Estate Summary	59	8.2%	147	5.6%	164	6.9%	445	4.6%	549	7.1%	1,587	4.1%
Banks, Savings & Lending Institutions	6	0.8%	30	1.1%	15	0.6%	92	1.0%	46	0.6%	307	0.8%
Securities Brokers	2	0.3%	3	0.1%	4	0.2%	23	0.2%	17	0.2%	49	0.1%
Insurance Carriers & Agents	6	0.8%	13	0.5%	16	0.7%	36	0.4%	81	1.1%	263	0.7%
Real Estate, Holding, Other Investment Offices	45	6.3%	101	3.9%	128	5.4%	294	3.0%	405	5.3%	968	2.5%
Services Summary	353	49.1%	1,002	38.3%	1,103	46.4%	3,415	35.3%	3,534	45.9%	16,238	42.1%
Hotels & Lodging	6	0.8%	53	2.0%	16	0.7%	149	1.5%	28	0.4%	328	0.9%
Automotive Services	7	1.0%	14	0.5%	35	1.5%	118	1.2%	136	1.8%	504	1.3%
Motion Pictures & Amusements	15	2.1%	44	1.7%	56	2.4%	172	1.8%	160	2.1%	504	1.3%
Health Services	38	5.3%	116	4.4%	89	3.7%	265	2.7%	396	5.1%	3,187	8.3%
Legal Services	2	0.3%	4	0.2%	6	0.3%	18	0.2%	20	0.3%	47	0.1%
Education Institutions & Libraries	10	1.4%	190	7.3%	32	1.3%	726	7.5%	108	1.4%	4,068	10.5%
Other Services	275	38.2%	580	22.2%	869	36.6%	1,968	20.3%	2,686	34.9%	7,600	19.7%
Government	1	0.1%	63	2.4%	4	0.2%	418	4.3%	33	0.4%	1,513	3.9%
Unclassified Establishments	113	15.7%	1	0.0%	375	15.8%	2	0.0%	1,114	14.5%	12	0.0%
Totals	719	100.0%	2,617	100.0%	2,375	100.0%	9,677	100.0%	7,699	100.0%	38,563	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

January 30, 2015



Business Summary

Safeway Plaza at Twin Peaks
9100 N Silverbell Rd, Marana, Arizona, 85743
Drive Times: 5, 10, 15 minute radii

Latitude: 32.37082
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	6	0.8%	14	0.5%	23	1.0%	62	0.6%	76	1.0%	232	0.6%
Mining	0	0.0%	0	0.0%	1	0.0%	13	0.1%	4	0.1%	37	0.1%
Utilities	1	0.1%	1	0.0%	2	0.1%	9	0.1%	6	0.1%	96	0.2%
Construction	41	5.7%	156	6.0%	191	8.0%	794	8.2%	666	8.7%	3,736	9.7%
Manufacturing	18	2.5%	244	9.3%	60	2.5%	1,012	10.5%	217	2.8%	2,920	7.6%
Wholesale Trade	17	2.4%	37	1.4%	78	3.3%	192	2.0%	291	3.8%	1,336	3.5%
Retail Trade	51	7.1%	338	12.9%	173	7.3%	1,480	15.3%	599	7.8%	5,273	13.7%
Motor Vehicle & Parts Dealers	4	0.6%	25	1.0%	20	0.8%	116	1.2%	60	0.8%	402	1.0%
Furniture & Home Furnishings Stores	3	0.4%	4	0.2%	9	0.4%	41	0.4%	33	0.4%	187	0.5%
Electronics & Appliance Stores	2	0.3%	6	0.2%	7	0.3%	18	0.2%	23	0.3%	90	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.4%	7	0.3%	13	0.5%	175	1.8%	50	0.6%	614	1.6%
Food & Beverage Stores	5	0.7%	92	3.5%	23	1.0%	267	2.8%	73	0.9%	1,065	2.8%
Health & Personal Care Stores	6	0.8%	48	1.8%	10	0.4%	81	0.8%	37	0.5%	361	0.9%
Gasoline Stations	2	0.3%	8	0.3%	6	0.3%	35	0.4%	16	0.2%	80	0.2%
Clothing & Clothing Accessories Stores	4	0.6%	8	0.3%	13	0.5%	29	0.3%	65	0.8%	301	0.8%
Sport Goods, Hobby, Book, & Music Stores	3	0.4%	8	0.3%	12	0.5%	64	0.7%	55	0.7%	336	0.9%
General Merchandise Stores	2	0.3%	102	3.9%	8	0.3%	546	5.6%	20	0.3%	1,342	3.5%
Miscellaneous Store Retailers	15	2.1%	27	1.0%	40	1.7%	90	0.9%	127	1.6%	406	1.1%
Nonstore Retailers	3	0.4%	5	0.2%	12	0.5%	19	0.2%	41	0.5%	88	0.2%
Transportation & Warehousing	15	2.1%	46	1.8%	59	2.5%	241	2.5%	173	2.2%	1,005	2.6%
Information	15	2.1%	100	3.8%	45	1.9%	289	3.0%	135	1.8%	743	1.9%
Finance & Insurance	27	3.8%	73	2.8%	79	3.3%	240	2.5%	257	3.3%	857	2.2%
Central Bank/Credit Intermediation & Related Activities	6	0.8%	30	1.1%	17	0.7%	100	1.0%	55	0.7%	329	0.9%
Securities, Commodity Contracts & Other Financial	15	2.1%	29	1.1%	45	1.9%	103	1.1%	119	1.5%	261	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	6	0.8%	13	0.5%	17	0.7%	36	0.4%	83	1.1%	267	0.7%
Real Estate, Rental & Leasing	29	4.0%	69	2.6%	85	3.6%	218	2.3%	308	4.0%	915	2.4%
Professional, Scientific & Tech Services	89	12.4%	191	7.3%	293	12.3%	647	6.7%	900	11.7%	2,191	5.7%
Legal Services	2	0.3%	4	0.2%	7	0.3%	19	0.2%	24	0.3%	70	0.2%
Management of Companies & Enterprises	6	0.8%	12	0.5%	14	0.6%	29	0.3%	36	0.5%	73	0.2%
Administrative & Support & Waste Management & Remediation	149	20.7%	300	11.5%	446	18.8%	1,065	11.0%	1,299	16.9%	3,824	9.9%
Educational Services	11	1.5%	193	7.4%	39	1.6%	743	7.7%	130	1.7%	4,098	10.6%
Health Care & Social Assistance	45	6.3%	157	6.0%	110	4.6%	366	3.8%	504	6.5%	4,063	10.5%
Arts, Entertainment & Recreation	8	1.1%	31	1.2%	34	1.4%	134	1.4%	108	1.4%	401	1.0%
Accommodation & Food Services	30	4.2%	469	17.9%	82	3.5%	1,168	12.1%	244	3.2%	3,197	8.3%
Accommodation	6	0.8%	53	2.0%	16	0.7%	149	1.5%	28	0.4%	328	0.9%
Food Services & Drinking Places	24	3.3%	415	15.9%	66	2.8%	1,019	10.5%	216	2.8%	2,869	7.4%
Other Services (except Public Administration)	47	6.5%	123	4.7%	180	7.6%	555	5.7%	598	7.8%	2,039	5.3%
Automotive Repair & Maintenance	7	1.0%	14	0.5%	34	1.4%	116	1.2%	114	1.5%	358	0.9%
Public Administration	1	0.1%	63	2.4%	4	0.2%	418	4.3%	33	0.4%	1,516	3.9%
Unclassified Establishments	113	15.7%	1	0.0%	375	15.8%	2	0.0%	1,114	14.5%	12	0.0%
Total	719	100.0%	2,617	100.0%	2,375	100.0%	9,677	100.0%	7,699	100.0%	38,563	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

January 30, 2015