



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

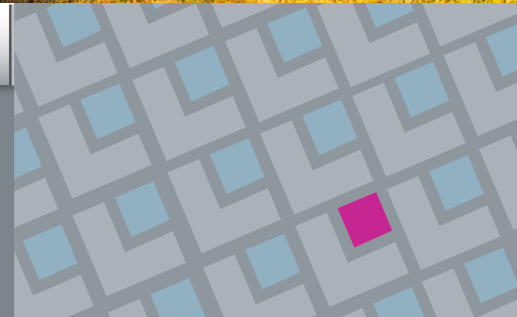
CONTACT

DEMOGRAPHICS

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# FALCON GATEWAY

Southeast Corner of McKellips Road and Greenfield Road  
Mesa, Arizona



2018 Walmart Sales reported \$49.4 Million (Grocery)!

## Property Highlights

- Monument signage available
- Great Daytime demographics
- Across the street from Falcon Field Airport & Boeing Facility
- Gross Leasable Area: 303,300 SF
- 913-6,048 SF Available

Demographic Highlights	1 mi	3 mi	5 mi
Estimated Population	4,124	91,223	244,578
Avg Household Income	\$109,344	\$73,918	\$71,756
Estimated Households	1,307	37,890	99,290

Source: Pitney Bowes

## Traffic Counts

McKellips Road	19,900 VPD
Greenfield Road	21,800 VPD
<b>Total</b>	<b>41,700 VPD</b>

## Nearby Tenants:



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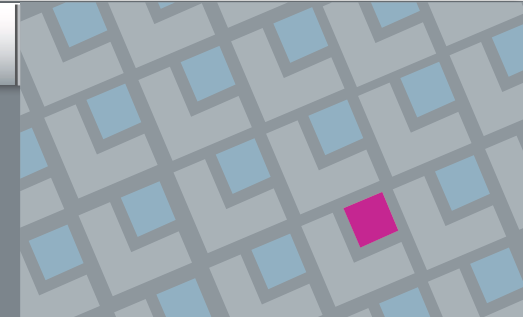
Mesa, Arizona

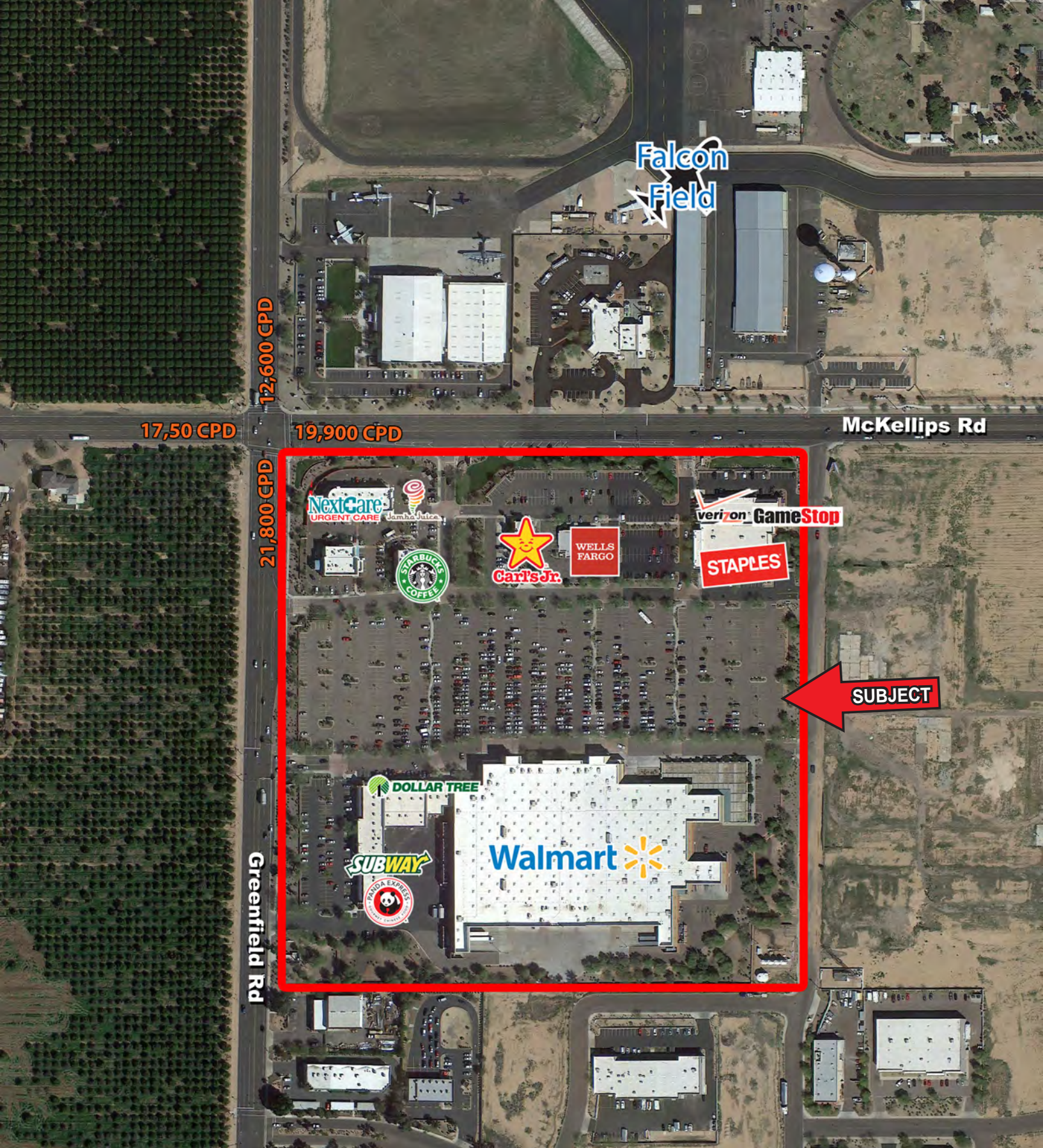
Suite #	Tenant	S.F.
4425 - B101	Panda Express	2,120
4425 - B102	Subway	1,400
4425 - B103	Available	1,210
4425 - B104	Available	1,173
4425 - B105	Great Clips	910
4425 - B106	Available	913
4425 - B107	Elegant Nails	1,000
4425 - B108	Edward Jones	1,013
4425 - B109/114	Available	6,048
4455 - A101	Available	2,783
4455 - A103	H & R Block	1,050
4455 - 101/104	Dollar Tree	10,000
4535 - Pad B	Staples	20,388
4545 - C101	GoWireless	2,003
4545 - C103/105	Bellagio Pizzeria	3,212
4545 - C106	Game Stop	1,250
4545 - C107	The OHM Factory	1,248
4545 - C108	California Bowl	1,500
NAP	Super Wal-Mart	229,156
NAP	Montana Ave Pres.	15,600
NAP	Carl's Jr.	3,158
NAP	Wells Fargo	4,450
<b>Total Owned SF:</b>		<b>59,221</b>
<b>Total Un-Owned SF:</b>		<b>252,364</b>
<b>Total GLA:</b>		<b>311,585</b>



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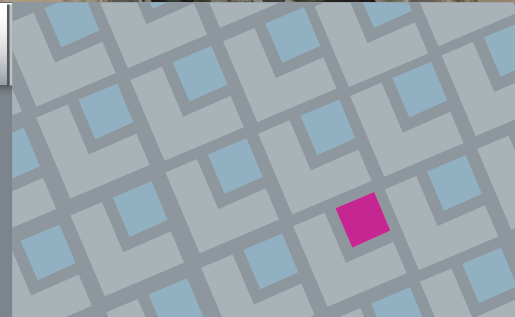
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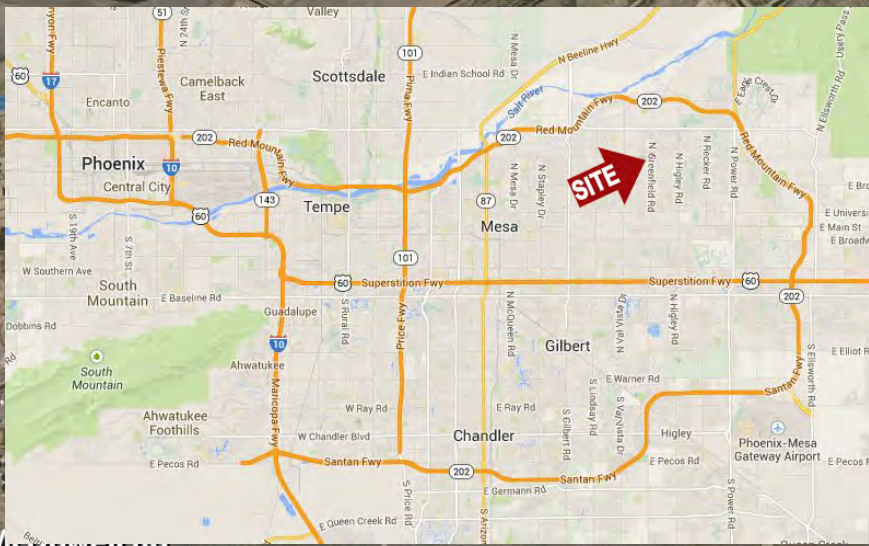
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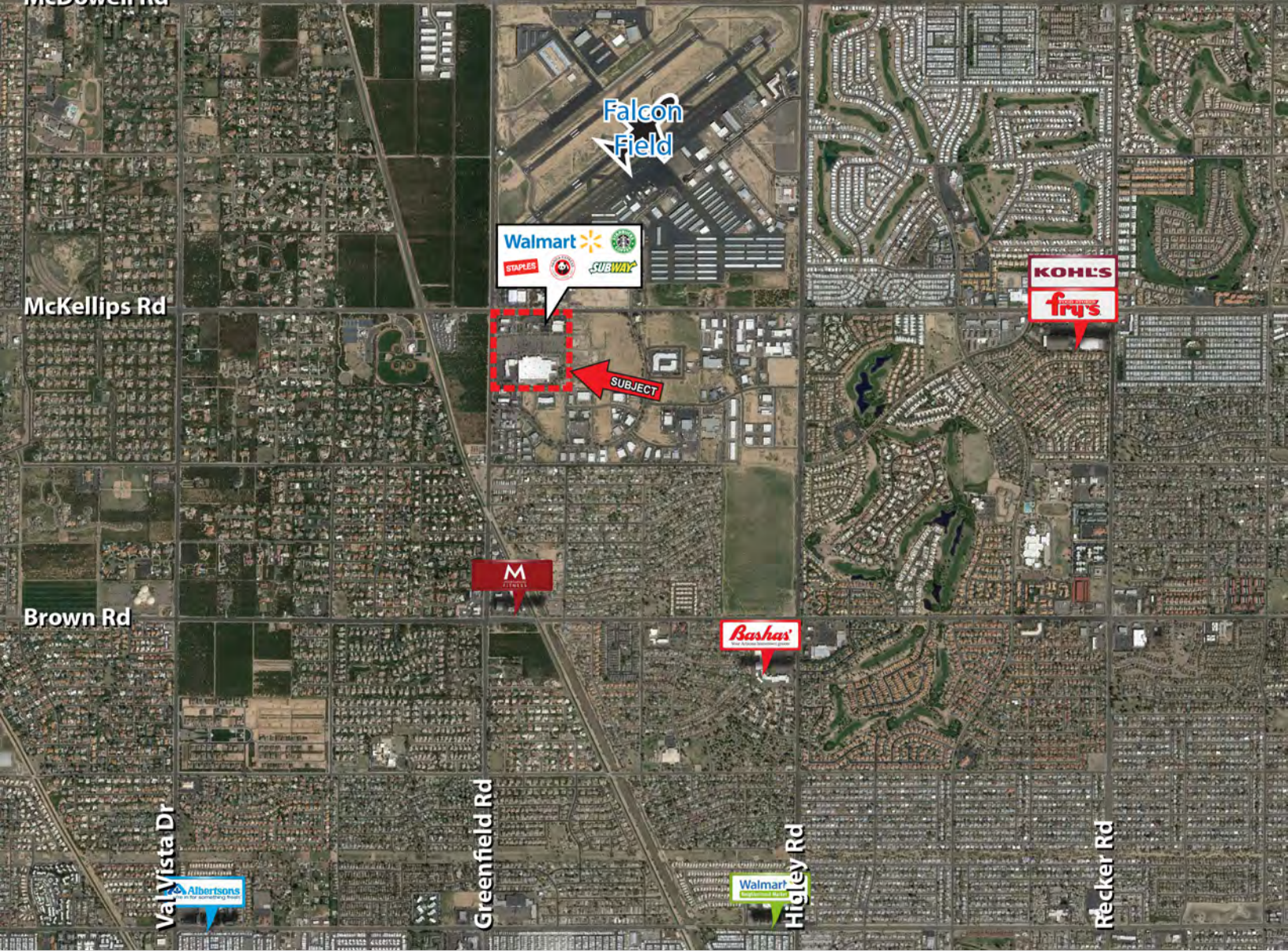
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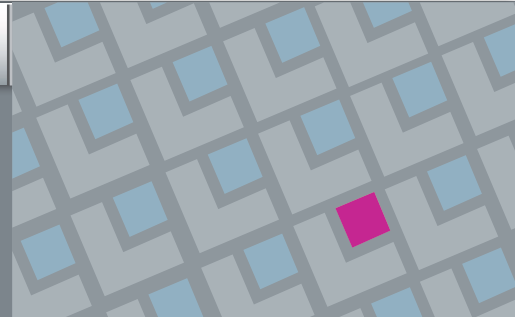


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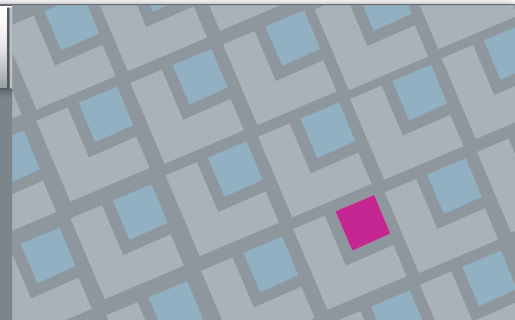
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# Demographic Full Report



Velocity Retail Group, LLC

Greenfield Rd & Mckellips Rd  
2000 N Greenfield Rd & 4401 E Mckellips Rd Mesa, AZ 85215

24 April 2015

Coordinates Longitude: -111.736000  
Latitude: 33.451830

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
2010 Total Pop.	3,910	87,617	232,604
-Percent Growth 2000-2010	21.96%	14.44%	16.86%
2015 Total Pop. (Est.)	4,124	91,223	244,578
-Percent Growth 2010-2015	5.47%	4.12%	5.15%
2000 Total Pop.	3,192	76,844	199,129
-Percent Growth 1990-2000	5.39%	46.38%	37.55%
1990 Total Pop.	3,042	52,303	144,709
<b>HOUSEHOLDS</b>			
1990 Total HHs	933	20,312	54,574
2000 Total HHs	940	29,827	75,286
-Percent HH Growth 1990-2000	0.75%	46.84%	37.95%
2010 Total HHs	1,217	35,560	92,370
-Percent HH Growth 2000-2010	29.47%	19.22%	22.69%
2015 Total HHs	1,307	37,890	99,290
-Percent HH Growth 2010-2015	7.40%	6.55%	7.49%
<b>RACE IDENTIFICATION</b>			
2010 White Pop.	3,436	76,809	197,184
-Percentage	87.85%	87.66%	84.77%
2010 Black Pop.	70	1,782	5,507
-Percentage	1.79%	2.03%	2.37%
2010 American Indian/Alaska Native	38	1,022	3,654
-Percentage	0.97%	1.17%	1.57%
2010 Asian/Hawaiian/Pacific Islander	87	1,984	4,773
-Percentage	2.22%	2.26%	2.05%
2010 Other Population (Incl 2+ Races)	280	6,021	21,486
-Percentage	7.16%	6.87%	9.24%
<b>HISPANIC DATA (Not an Race Designation)</b>			
2010 Hispanic Population	494	10,933	39,266
-Percentage	12.63%	12.48%	16.88%
2010 Non-Hispanic Population	3,416	76,684	193,338
-Percentage	87.37%	87.52%	83.12%
2010 White Hispanic Population	236	5,380	18,955
-Percentage	6.04%	6.14%	8.15%
2010 White Non-Hispanic Population	3,200	71,429	178,229
-Percentage	81.84%	81.52%	76.62%

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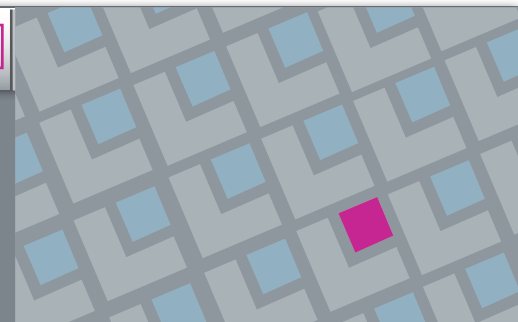
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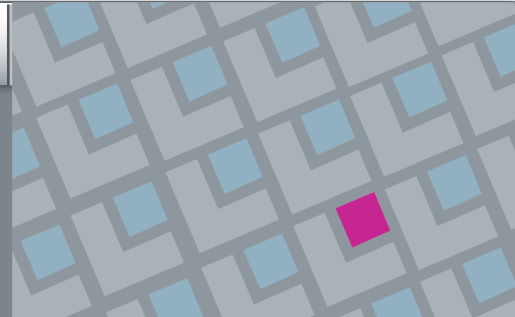
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2010 All Other Races Hispanic Population	258	5,554	20,312
-Percentage	6.60%	6.34%	8.73%
2010 All Other Races Non-Hispanic Population	216	5,254	15,109
-Percentage	5.52%	6.00%	6.50%
2010 Median Household Income	\$77,211	\$52,549	\$52,503
2010 Average Household Income	\$109,344	\$73,918	\$71,756
2010 Per Capita Income	\$34,034	\$30,000	\$28,495
2010 Average Household Size	3.3	2.4	2.5
<b>HOUSEHOLD INCOME BRACKETS</b>			
2010 Household Income < \$10,000	25	1,511	3,678
-Percentage	2.05%	4.25%	3.98%
2010 Household Income \$10,000-\$14,999	23	1,871	5,017
-Percentage	1.89%	5.26%	5.43%
2010 Household Income \$15,000-\$19,999	21	2,119	5,387
-Percentage	1.72%	5.96%	5.83%
2010 Household Income \$20,000-\$24,999	30	1,568	4,565
-Percentage	2.46%	4.41%	4.94%
2010 Household Income \$25,000-\$29,999	13	1,787	4,615
-Percentage	1.07%	5.03%	5.00%
2010 Household Income \$30,000-\$34,999	56	1,960	4,838
-Percentage	4.60%	5.51%	5.24%
2010 Household Income \$35,000-\$39,999	19	2,097	5,391
-Percentage	1.56%	5.90%	5.84%
2010 Household Income \$40,000-\$44,999	12	1,966	5,134
-Percentage	0.99%	5.53%	5.56%
2010 Household Income \$45,000-\$49,999	79	1,890	5,051
-Percentage	6.49%	5.31%	5.47%
2010 Household Income \$50,000-\$59,999	110	3,967	10,018
-Percentage	9.03%	11.16%	10.85%
2010 Household Income \$60,000-\$74,999	198	4,804	14,293
-Percentage	16.26%	13.51%	15.47%
2010 Household Income \$75,000-\$99,999	260	5,968	14,564
-Percentage	21.35%	16.78%	15.77%
2010 Household Income \$100,000-\$124,999	136	2,174	5,457
-Percentage	11.17%	6.11%	5.91%
2010 Household Income \$125,000-\$149,999	122	1,039	2,446
-Percentage	10.02%	2.92%	2.65%
2010 Household Income \$150,000-\$199,999	48	454	1,206

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-Percentage	3.94%	1.28%	1.31%
2010 Household Income \$200,000-\$249,999	36	120	194
-Percentage	2.96%	0.34%	0.21%
2010 Household Income \$250,000-\$499,999	28	258	504
-Percentage	2.30%	0.73%	0.55%
2010 Median Home Value	\$261,708	\$165,152	\$160,103
% 2010 Total Owner Occupied Housing Units	89.16%	77.60%	74.60%
% 2010 Total Renter Occupied Housing Units	10.84%	22.40%	25.40%
<b>EDUCATION</b>			
2010 Total Educational Attainment Age 25+	2,151	55,469	144,330
% 2010 High School Graduate (Incl Equivalency)	20.67%	27.29%	26.97%
% 2010 Bachelor's Degree	19.32%	17.16%	17.08%
% 2010 Master's Degree	7.85%	6.04%	5.92%
% 2010 Professional School Degree	3.34%	1.87%	1.57%
% 2010 Doctorate Degree	2.46%	0.62%	0.73%
(Education levels do not add to 100% since partial grade completions are not included.)			
<b>EMPLOYMENT</b>			
% 2010 White Collar Occupations	68.82%	66.88%	64.83%
% 2010 Blue Collar Occupations	31.18%	33.12%	35.17%
<b>SELECTED EMPLOYMENT CATEGORIES</b>			
% 2010 Management/Professional/Related	39.17%	35.83%	34.42%
% 2010 Service Occupation	12.36%	12.88%	12.89%
% 2010 Healthcare Support	0.68%	1.56%	1.42%
% 2010 Sales/Office	29.65%	31.05%	30.42%
% 2010 Office/Administrative Support	12.36%	16.79%	16.79%
% 2010 Farming/Fishing/Forestry	0.00%	0.12%	0.15%
% 2010 Construction/Extraction	6.29%	5.55%	6.51%
% 2010 Installation/Maintenance/Repair	1.93%	3.75%	4.49%
% 2010 Transportation/Material Moving	5.27%	5.06%	4.95%
(Categories are not exclusive, and do not add to 100%)			
2010 Total Daytime Population	6,204	83,158	210,155

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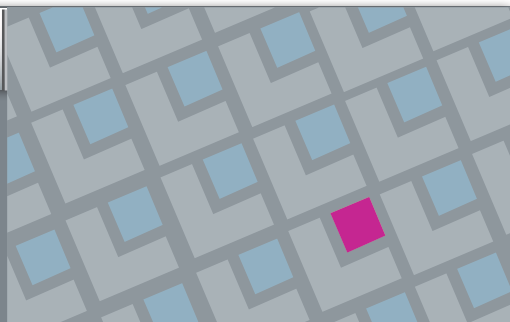
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2010 Total Retail Sales Potential (MM)	\$15,131,274	\$476,584,076	\$1,208,739,014
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## POPULATION BY AGE BRACKET

2010 Age 0-4	275	6,480	18,881
-Percentage	7.03%	7.40%	8.12%
2010 Age 5-9	409	6,701	18,315
-Percentage	10.46%	7.65%	7.87%
2010 Age 10-14	487	7,445	18,818
-Percentage	12.45%	8.50%	8.09%
2010 Age 15-19	389	6,575	17,033
-Percentage	9.95%	7.50%	7.32%
2010 Age 20-24	201	4,947	15,226
-Percentage	5.14%	5.65%	6.55%
2010 Age 25-34	335	9,123	29,109
-Percentage	8.57%	10.41%	12.51%
2010 Age 35-44	657	11,711	31,379
-Percentage	16.80%	13.37%	13.49%
2010 Age 45-54	667	10,593	26,684
-Percentage	17.05%	12.09%	11.47%
2010 Age 55-64	307	8,068	19,271
-Percentage	7.85%	9.21%	8.28%
2010 Age 65-74	122	7,358	16,713
-Percentage	3.12%	8.40%	7.19%
2010 Age 75-84	50	6,435	15,399
-Percentage	1.28%	7.34%	6.62%
2010 Age 85+	13	2,180	5,775
-Percentage	0.33%	2.49%	2.48%
2010 Age 0-14	1,171	20,626	56,014
2010 Age 15-34	925	20,645	61,368
2010 Age 35-64	1,631	30,372	77,334
2010 Age 65 and above	185	15,973	37,887
2010 Median Age Total Population	30.6	36.3	33.6
2010 Median Age Adult Population	42.8	46.8	44.2
% 2010 Female Population	49.45%	51.90%	51.49%
% 2010 Male Population	50.55%	48.10%	48.51%

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