

MICHAEL'S PLAZA

3320-3340 S. PRICE ROAD
TEMPE, AZ 85282

FOR LEASE

25,000 SF ANCHOR SPACE

Property Summary:

- Highly visible shopping center in a great location with monument signage
- Pad location available for up to 14,000 square feet with drive-thru. Perfect for a drug store, restaurant, or a bank.
- Located right off I-101 on/off ramp
- Co-tenants include: Arizona Sandwich Shop, Wilson Enterprise Export, Great American Dancing Shoes, The Artisan Collectors Gallery, and Pong Pong Chinese Restaurant.
- Center is scheduled for major remodel/repositioning
- 67,493 Square Foot Total Building Area

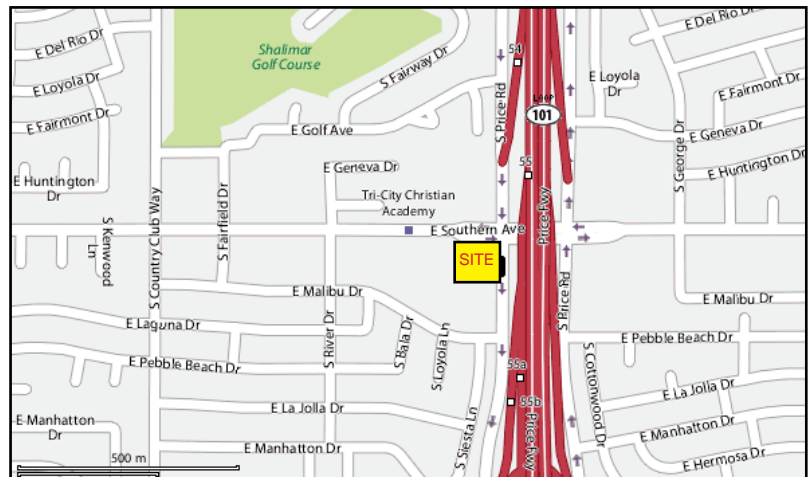


Demographic Summary:

	1 mile	3 mile	5 mile
Population 2008	14,006	176,140	387,726
Population 2013	15,190	193,416	430,860
Avg. HH Income	\$82,708	\$66,407	\$69,067

Traffic Counts:

- E. Southern Avenue & Hwy 101:
168,000 cars/day (AZ Dep. of Transportation)
- E. Southern Avenue
72,600 cars/day (AZ Dep. of Transportation)



COMMERCIAL REAL ESTATE SERVICES

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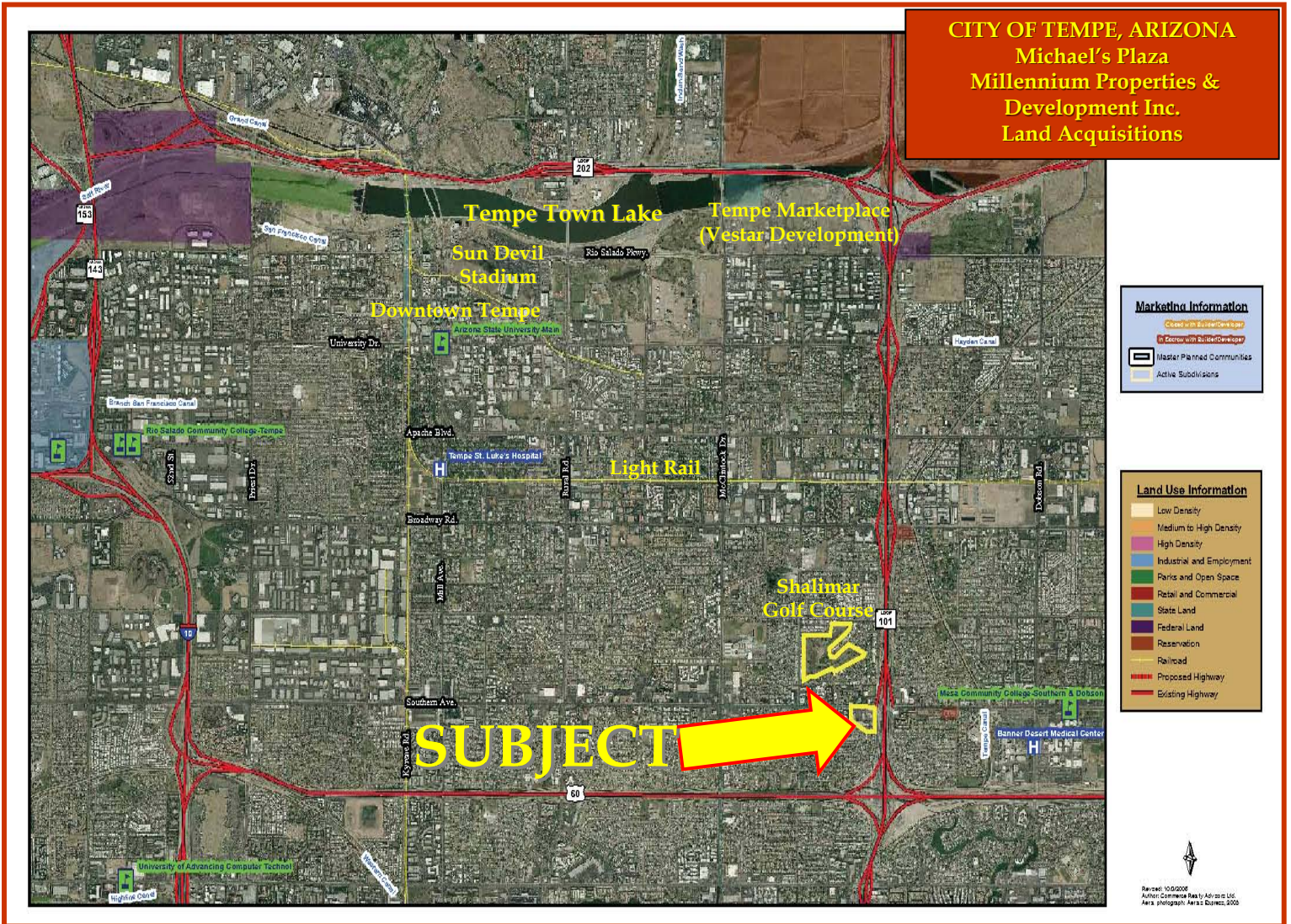
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CITY OF TEMPE, ARIZONA
Michael's Plaza
Millennium Properties &
Development Inc.
Land Acquisitions



**Lee &
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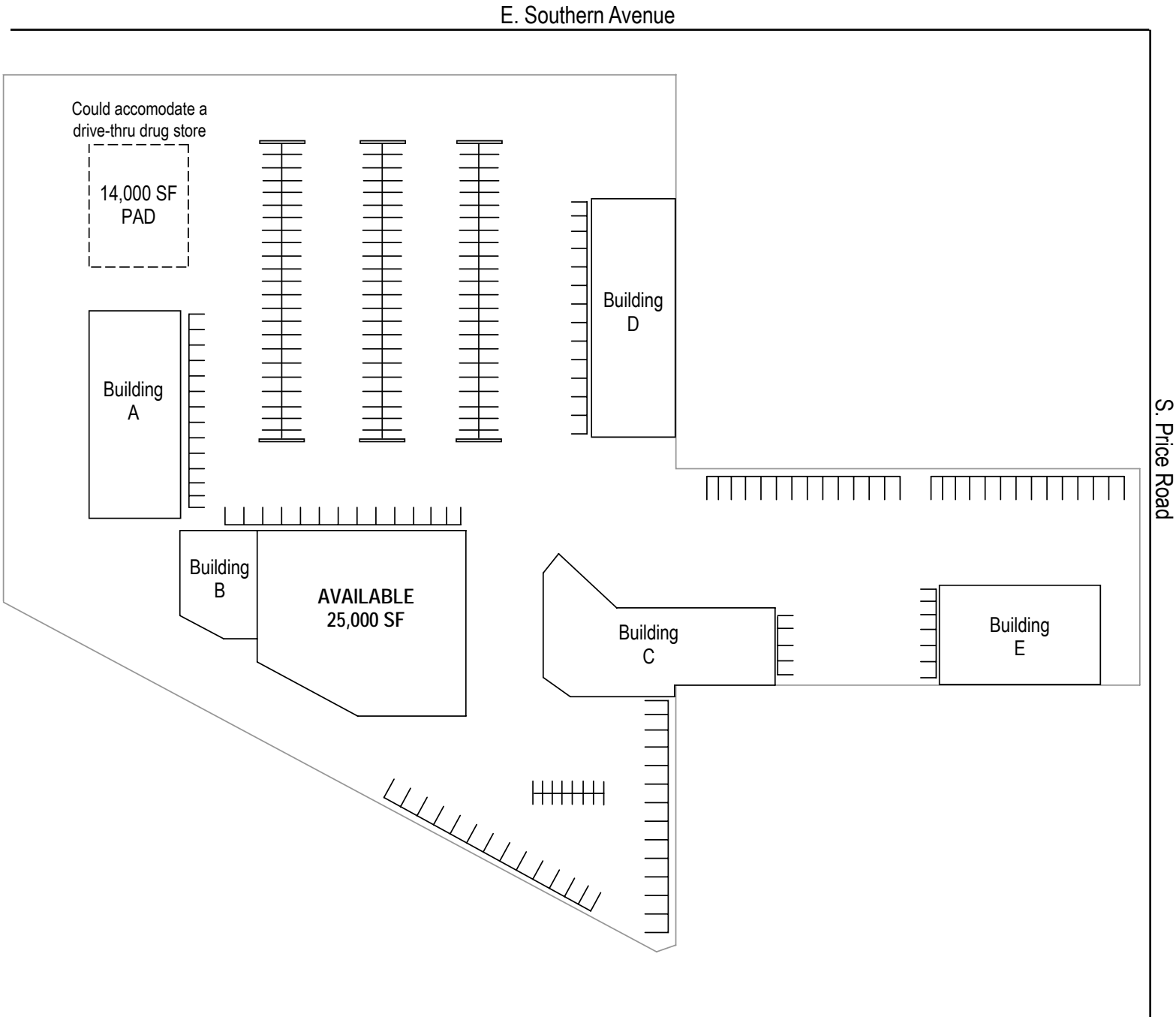
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Site Plan



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Demographic Study

	2151 E Southern Ave Tempe, AZ 85282 Radius: 1.0 miles	2151 E Southern Ave Tempe, AZ 85282 Radius: 3.0 miles	2151 E Southern Ave Tempe, AZ 85282 Radius: 5.0 miles
Latitude: 33.392971			
Longitude: -111.894447			
 2000 Total Population	13,409	161,879	356,509
2000 Group Quarters	210	3,081	7,323
2008 Total Population	14,006	176,140	387,726
2013 Total Population	15,190	193,416	430,860
2008 - 2013 Annual Rate	1.64%	1.89%	2.13%
 2000 Households	5,510	64,876	138,121
2000 Average Household Size	2.4	2.45	2.53
2008 Households	5,746	70,305	149,446
2008 Average Household Size	2.4	2.46	2.55
2013 Households	6,201	76,967	165,897
2013 Average Household Size	2.42	2.47	2.55
2008 - 2013 Annual Rate	1.54%	1.83%	2.11%
2000 Families	3,413	35,499	79,500
2000 Average Family Size	2.91	3.07	3.17
2008 Families	3,383	35,876	80,864
2008 Average Family Size	2.98	3.17	3.28
2013 Families	3,572	38,099	86,837
2013 Average Family Size	3.04	3.23	3.34
2008 - 2013 Annual Rate	1.09%	1.21%	1.44%
 2000 Housing Units	5,685	69,313	148,465
Owner Occupied Housing Units	66.1%	45.4%	48.5%
Renter Occupied Housing Units	30.7%	48.2%	44.7%
Vacant Housing Units	3.3%	6.4%	6.8%
2008 Housing Units	5,932	75,385	161,106
Owner Occupied Housing Units	64.6%	42.8%	46.5%
Renter Occupied Housing Units	32.2%	50.5%	46.2%
Vacant Housing Units	3.1%	6.7%	7.2%
2013 Housing Units	6,386	82,001	177,605
Owner Occupied Housing Units	63.3%	41.3%	45.0%
Renter Occupied Housing Units	33.8%	52.6%	48.4%
Vacant Housing Units	2.9%	6.1%	6.6%
Median Household Income			
2000	\$53,747	\$40,793	\$41,540
2008	\$69,356	\$53,777	\$55,251
2013	\$79,529	\$65,970	\$67,191
Median Home Value			
2000	\$129,374	\$115,171	\$112,831
2008	\$236,753	\$210,651	\$206,002
2013	\$238,344	\$213,034	\$207,986
Per Capita Income			
2000	\$25,837	\$20,211	\$20,059
2008	\$33,967	\$26,893	\$26,849
2013	\$39,232	\$31,476	\$31,756
Median Age			
2000	37.7	28.8	29.1
2008	40.8	30.3	30.6
2013	42.0	31.0	31.2



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Demographic Study



2000 Households by Income

Household Income Base	5,488	64,877	138,162
< \$15,000	7.3%	14.6%	13.9%
\$15,000 - \$24,999	9.4%	13.1%	12.8%
\$25,000 - \$34,999	10.5%	14.4%	14.3%
\$35,000 - \$49,999	17.8%	19.0%	19.0%
\$50,000 - \$74,999	25.7%	19.8%	20.2%
\$75,000 - \$99,999	15.5%	10.1%	10.1%
\$100,000 - \$149,999	10.3%	6.6%	7.1%
\$150,000 - \$199,999	2.4%	1.4%	1.6%
\$200,000+	1.1%	1.0%	1.1%
Average Household Income	\$63,243	\$49,731	\$51,248

2008 Households by Income

Household Income Base	5,748	70,304	149,443
< \$15,000	4.5%	10.4%	9.6%
\$15,000 - \$24,999	4.9%	9.4%	9.0%
\$25,000 - \$34,999	7.8%	9.6%	9.4%
\$35,000 - \$49,999	12.3%	16.4%	16.3%
\$50,000 - \$74,999	25.3%	23.4%	23.4%
\$75,000 - \$99,999	17.2%	12.5%	12.9%
\$100,000 - \$149,999	20.1%	13.2%	13.3%
\$150,000 - \$199,999	4.7%	2.9%	3.3%
\$200,000+	3.2%	2.3%	2.7%
Average Household Income	\$82,706	\$66,407	\$69,067

2013 Households by Income

Household Income Base	6,202	76,961	165,893
< \$15,000	3.4%	8.5%	7.9%
\$15,000 - \$24,999	3.5%	6.7%	6.4%
\$25,000 - \$34,999	5.0%	8.3%	8.0%
\$35,000 - \$49,999	10.1%	13.3%	13.0%
\$50,000 - \$74,999	22.7%	22.6%	22.7%
\$75,000 - \$99,999	21.6%	18.1%	18.3%
\$100,000 - \$149,999	22.9%	16.0%	16.0%
\$150,000 - \$199,999	6.7%	3.6%	4.1%
\$200,000+	4.1%	2.9%	3.7%
Average Household Income	\$96,094	\$78,055	\$81,918

2000 Owner Occupied HUs by Value

Total	3,753	31,574	71,817
<\$50,000	0.6%	6.7%	8.3%
\$50,000 - 99,999	16.3%	29.2%	30.2%
\$100,000 - 149,999	56.9%	44.4%	39.5%
\$150,000 - 199,999	21.0%	13.7%	12.6%
\$200,000 - \$299,999	5.0%	4.7%	6.5%
\$300,000 - 499,999	0.1%	1.0%	2.2%
\$500,000 - 999,999	0.0%	0.3%	0.6%
\$1,000,000+	0.0%	0.1%	0.1%
Average Home Value	\$133,167	\$121,360	\$126,351

2000 Specified Renter Occupied HUs by Contract Rent

Total	1,655	33,307	66,292
With Cash Rent	97.5%	98.4%	98.0%
No Cash Rent	2.5%	1.6%	2.0%
Median Rent	\$807	\$623	\$620
Average Rent	\$913	\$642	\$637



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