

NNN INVESTMENT PROPERTY - NATIONAL TENANT
\$1,400,000
INDUSTRIAL BUILDING FOR SALE



7250 West Frier
Glendale, Arizona 85303
(One Block South of Northern Avenue)

- CAP Rate 8.2% on Actual Rent and Expenses
- 11,745 Square Feet Leased to Strong Regional Tenant with 6.5 Years Remaining
- 3,914 Sq. Ft. is Shell Condition
- Zoning: M-1, City of Glendale

- \$89.40 per Square Foot (Building is 15,659 Square Feet)
- Future West Side Industrial Mecca
- Northern Avenue Planned *Super Street* of the West Side
- Strategic Location Between Loop 101, I-17 and I-10



PAUL BLUM, CCIM
480-682-3170

Paul@azofficesales.com

Experience + Creativity = Results

This information is given without representation or warranty. It should be verified independently and is subject to change, correction, prior sale, lease or withdrawal without notice.
Each Office Independently Owned and Operated

Financial Overview

<u>LOCATION</u>	7250 West Frier, Glendale, AZ 85303
<u>PRICE</u>	\$1,400,000
<u>DOWNPAYMENT</u>	100% - \$1,400,000
<u>RENTABLE SQUARE FOOTAGE</u>	15,659
<u>PRICE PER SQUARE FOOT</u>	\$89.40
<u>YEAR BUILT</u>	2007
<u>LOT SIZE</u>	58,878 Square Feet
<u>CAP RATE</u>	8.2%



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Tenant Summary

TENANT

**Suite 105: Hoffman Southwest Corp.,
A California Corporation
Roto-Rooter Franchise**

LEASE TYPE

Triple Net (NNN)

LEASE TERM

122 Months (10 Years, 2 Months)

LEASE COMMENCEMENT

December 17, 2007

TERM REMAINING ON LEASE

Six and One Half (6.5) Years

INCREASES

Approximately 2.5% Annually

TENANT

Suite 101: Vacant



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Annualized Operating Data

RENT SCHEDULE FOR HOFFMAN SOUTHWEST CORP (ROTO-ROOTER)

<u>Year</u>	<u>Base Monthly Rent</u>	<u>Base Annual Rent</u>	<u>Suite 101 Month to Month</u>	
			<u>(Monthly)</u>	<u>(Yearly)</u>
1	\$9,630.90	\$115,570.80	\$400	\$4,800
2	\$9,865.90	\$118,389.60	\$400	\$4,800
3	\$10,100.70	\$121,208.40	\$400	\$4,800
4	\$10,335.60	\$124,027.20	\$400	\$4,800
5	\$10,687.95	\$128,255.40	\$400	\$4,800
6	\$10,922.85	\$131,074.20	\$400	\$4,800
7	\$11,157.75	\$133,893.00	\$400	\$4,800
8	\$11,392.65	\$136,711.80	\$400	\$4,800
9	\$11,745.00	\$140,940.00	\$400	\$4,800
10	\$12,097.35	\$145,168.20	\$400	\$4,800



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2011 Tenant Expenses

<u>SQUARE FOOTAGE</u>	15,659	11,745	3,914
<u>OPERATING EXPENSES</u>			
Electric (Common Area)	\$1,700.00	\$1,275.00	\$425.00
Water	\$2,100.00	\$1,575.00	\$525.00
Telephone - Required for Fire Alarm	\$1,100.00	\$825.00	\$275.00
		\$0.00	\$0.00
Condo Assoc Expense (landscaping/sign maint.)	\$4,300.00	\$3,225.00	\$1,075.00
Insurance	\$2,100.00	\$1,575.00	\$525.00
Licenses	\$100.00	\$75.00	\$25.00
		\$0.00	\$0.00
Bank Fees	\$0.00	\$0.00	\$0.00
Back Flow Prevention	\$300.00	\$225.00	\$75.00
Alarm	\$0.00	\$0.00	\$0.00
Repairs & Maintenance	\$1,000.00	\$750.00	\$250.00
Management Fee	\$3,500.00	\$2,625.00	\$875.00
Miscellaneous	\$150.00	\$112.50	\$37.50
Real Estate Taxes	\$38,000.00	\$28,500.00	\$9,500.00
Actual Operating Costs	\$54,350.00	\$40,762.50	\$13,587.50
<u>Hoffman Southwest Corporation</u>			
(Roto-Rooter) Base Rent	\$124,027.20		
Operating Exp Reimbursement (Roto-Rooter)	<u>\$40,762.50</u>		
Gross Income	\$164,789.70		
Less Operating Expenses	<u>\$54,350.00</u>		
Net Operating Income	\$110,439.70		
CAP Rate	8.20%		



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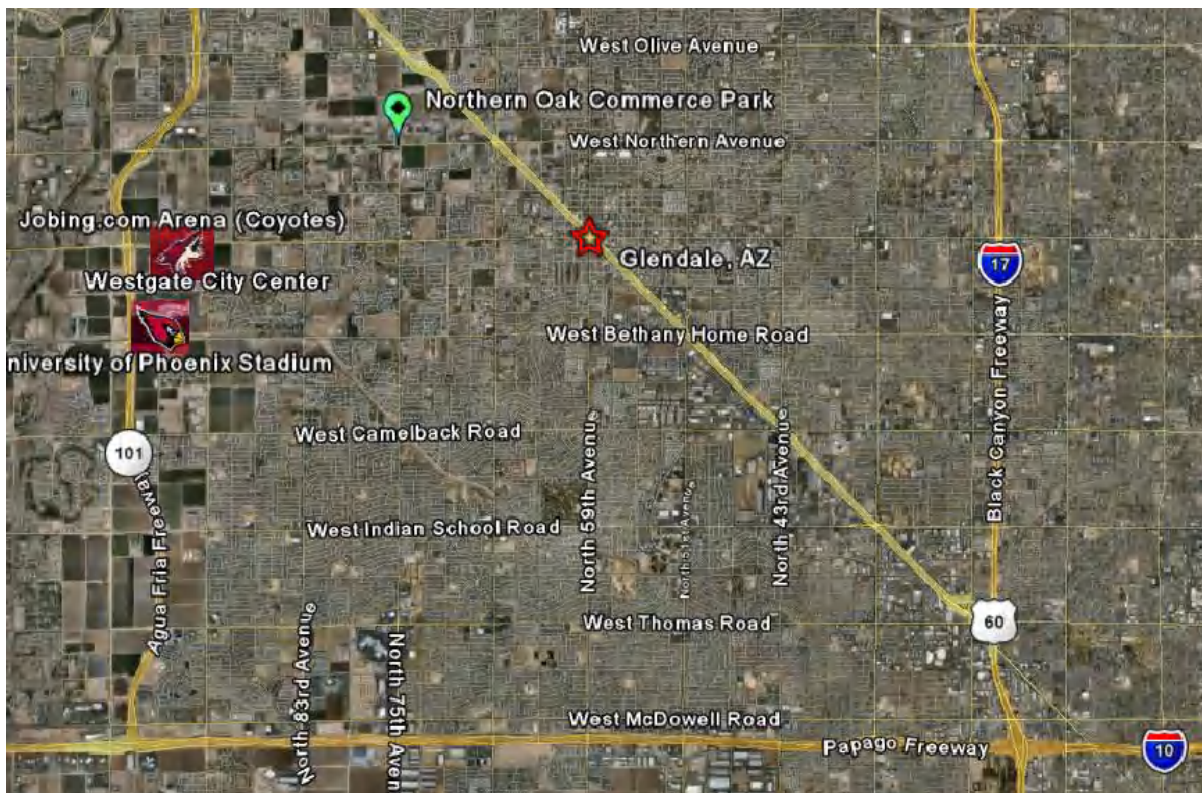
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Location Profile

Glendale is the fourth largest city in Arizona with nearly 250,000 residents. It is in the Northwest region of the Phoenix Metropolitan Area. It is poised for continuing dynamic growth.

The building is part of Northern Oak Commerce Park. It is strategically located near major arterials—just three miles from Loop 101, 1/4 mile from Grand Avenue, and six miles from Interstate 17. Northern Avenue is also planned to be transformed into a major thoroughfare.

The area has also been revitalized as a Sports Mecca. University of Phoenix Stadium, home to the Arizona Cardinals opened in 2006 and Jobing.com Arena, home to the NHL franchise Phoenix Coyotes opened in 2003.



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Comparable Sales

Comparable Sales Information to 7250 West Frier

➤ 24480 N. 20th Dr.	\$1,150,000	9.2%
➤ 3305 E. Broadway	\$930,384	11.5%
➤ 2404-2416 W. Campus	\$622,960	8.4%
➤ 2051 E. Cedar St.	\$600,000	11.4%
➤ 15649 N. Greenway-Hayden	\$1,663,088	7.7%
➤ 1501 W. Knudsen Dr.	\$3,150,000	8.2%



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1 24480 N 20th Dr - Bldg J**SOLD****Phoenix, AZ 85027****Maricopa County**

Map Page: Wide World of Maps, Inc. 83-162LB

Recorded Buyer: **MacBain Properties (Arizona), Inc**Recorded Seller: **Alameda Business Park, LLC**
730 Sandhill Rd
Reno, NV 89521True Buyer: **MacBain Properties**True Seller: **D Roberts Investments, LLC**Sale Date: **12/23/2010 (156 days on mkt)**
Sale Price: **\$1,150,000 - Confirmed**
Price/SF: **\$97.61**Bldg Type: **Class B Warehouse**
Year Built/Age: **Built 2007 Age: 3**
RBA: **11,782 SF**Pro Forma Cap: -
Actual Cap Rate: **9.22%**Zoning: **CP/BP**
Sale Conditions: **Investment Triple Net**Parcel No: **210-05-072**
Financing: **Down payment of \$1,150,000 (100.0%)**
Comp ID: **2025758** - Research Status: **Confirmed****2 3305 E Broadway Rd - El Dorado Industrial Plaza****SOLD****Phoenix, AZ 85040****Maricopa County**

Map Page: Wide World of Maps, Inc. 148-168LY

Recorded Buyer: **HEEE Enterprises, LLC**
1810 W Northern Ave
Phoenix, AZ 85021Recorded Seller: **Bernard White & Sons**
71905 Highway 111
Rancho Mirage, CA 92270
(760) 341-8684True Buyer: **HEEE Enterprises, LLC**True Seller: **Bernard White & Sons**Sale Date: **04/12/2011 (246 days on mkt)**
Sale Price: **\$930,000 - Confirmed**
Price/SF: **\$71.95**Bldg Type: **Class B Manufacturing**
Year Built/Age: **Built 1982 Age: 29**
RBA: **12,926 SF**Pro Forma Cap: -
Actual Cap Rate: **11.48%**Zoning: **IND PK, Phoenix**
Sale Conditions: **Investment Triple Net**Parcel No: **122-72-043B, 122-72-043D**
Financing: **Down payment of \$930,000 (100.0%)**
Comp ID: **2092181** - Research Status: **Confirmed****3 2404-2416 W Campus Dr - Eaton Industrial Park****SOLD****Tempe, AZ 85282****Maricopa County**

Map Page: Wide World of Maps, Inc. 149-170LY

Recorded Buyer: **CLOD, LLC**
2150 E Highland Ave
Phoenix, AZ 85016
(602) 955-3500Recorded Seller: **Cosp Properties, Inc**
7111 E Buena Way
Paradise Valley, AZ 85253True Buyer: **Cutler Commercial**True Seller: **Aaron Saunders**Sale Date: **03/11/2011 (528 days on mkt)**
Sale Price: **\$622,960 - Confirmed**
Price/SF: **\$52.00**Bldg Type: **Class C Warehouse**
Year Built/Age: **Built 1981 Age: 30**
RBA: **11,980 SF**Pro Forma Cap: **8.37%**Zoning: **I-2**Parcel No: **123-28-038, 123-28-039**
Financing: **Down payment of \$622,960 (100.0%); None**
Comp ID: **2073624** - Research Status: **Confirmed**

4 2051 E Cedar St - Argo Business Center**SOLD****Tempe, AZ 85281****Maricopa County**

Map Page: Wide World of Maps, Inc. 149-174LX

Recorded Buyer: **Cedar Business Park, LLC**
88 Point Fosdick NW
Gig Harbor, WA 98335Recorded Seller: **Zions First National Bank**
1 S Main St
Salt Lake City, UT 84111
(801) 576-5300True Buyer: **Arthur Redford**True Seller: **Zions First National Bank**Sale Date: **12/09/2010 (91 days on mkt)**
Sale Price: **\$600,000 - Confirmed**
Price/SF: **\$39.31**Bldg Type: **Class C Warehouse**
Year Built/Age: **Built 1984 Age: 26**
RBA: **15,265 SF**Pro Forma Cap: **11.38%**
Actual Cap Rate: **11.38%**Zoning: **GID, Tempe**
Sale Conditions: **REO Sale**Parcel No: **133-01-439**Financing: **Down payment of \$180,000 (30.0%); \$420,000 from Zions First National Bank**Comp ID: **2016603** – Research Status: **Confirmed****5 15649 N Greenway-Hayden Loop****SOLD****Scottsdale, AZ 85260****Maricopa County**

Map Page: Wide World of Maps, Inc. 105-173LG

Recorded Buyer: **GHL Frontage, LLC**
777 E Thomas Rd
Phoenix, AZ 85014Recorded Seller: **Remes Investments LLC**
10040 Happy Valley Rd
Scottsdale, AZ 85255True Buyer: **Thomas Tait Investments**True Seller: **Norton P & Joan A Remes**Sale Date: **04/12/2011 (494 days on mkt)**
Sale Price: **\$1,663,088 - Confirmed**
Price/SF: **\$68.50**Bldg Type: **Class B Manufacturing**
Year Built/Age: **Built 1996 Age: 15**
RBA: **24,279 SF**Pro Forma Cap: **7.71%**Zoning: **I-I**Parcel No: **215-47-033**Financing: **Down payment of \$1,663,088 (100.0%); None**Comp ID: **2091897** – Research Status: **Confirmed****6 1501 W Knudsen Dr - TestAmerica Laboratories****SOLD****Phoenix, AZ 85027****Maricopa County**

Map Page: Wide World of Maps, Inc. 84-163LC

Recorded Buyer: **Princeton Plaza, LP**
96 N Third St
San Jose, CA 95112
(408) 275-0550Recorded Seller: **NL Ventures VI Riverside, LLC**
8080 N Central Expy
Dallas, TX 75206
(214) 363-5620True Buyer: **Perpap Properties**True Seller: **AIC Ventures**Sale Date: **11/19/2010**
Sale Price: **\$3,150,000 - Confirmed**
Price/SF: **\$172.28**Bldg Type: **Class B Warehouse**
Year Built/Age: **Built 2001 Age: 9**
RBA: **18,284 SF**Pro Forma Cap: **-**
Actual Cap Rate: **8.17%**Zoning: **IND PK, Phoenix**
Sale Conditions: **-**Parcel No: **209-02-094**Financing: **Down payment of \$3,150,000 (100.0%); None**Comp ID: **2011946** – Research Status: **Confirmed**



Glendale Avenue & Loop 101 Corridor *facts*



Westgate City Center

With the Jobing.com Arena and University of Phoenix Stadium as its backdrop, the 6.5 million square foot Westgate City Center has been dubbed the "Times Square of the Desert." This urban, mixed-use development encompasses 225 acres and is sure to become a super-regional destination attracting millions of visitors to concerts and sporting events, set in a true live-work-play environment. Upon completion, Westgate will include retail, entertainment, restaurants, office, residential and hotels, making this one of the largest commercial real estate developments in North America. Estimated cost for the complete build out of Westgate City Center is approximately \$850 million. The first phase of Westgate City Center will encompass more than 614,000 square feet of office, retail, restaurants and entertainment space. It includes a 20-screen, 4,000 seat cineplex, an all-star lineup of cafes, bistros and martini hotspots and the stunning Village Office Lofts development.

The Jobing.com Arena

Jobing.com Arena is home to the NHL Phoenix Coyotes, NLL Arizona Sting and AVP Pro-Beach Volleyball. Located within Westgate City Center, the arena has served as a catalyst for the development of Glendale's Sports & Entertainment District. The arena is recognized as an outstanding multi-purpose facility. Jobing.com Arena is one of the best new concert venues in North America and is one of the top arenas in the world.



Marriott Renaissance, Conference & Media Center, Cable Studio & Parking Structure

John Q. Hammons Hotels, Inc. is developing a Renaissance Hotel & Spa, which is scheduled to open in September 2007 at Westgate City Center. This 4-diamond hotel will include 320 rooms (over 350,000 square feet) and an 88,000 square foot conference center. The media center, expo hall and cable studio provide an additional 65,000 square feet to further complement the flexibility of exhibit and conference space. The media center and cable studio served as the national broadcast site for stations from across the country for both the Fiesta Bowl and the Bowl Championship Series, National Championship Games.



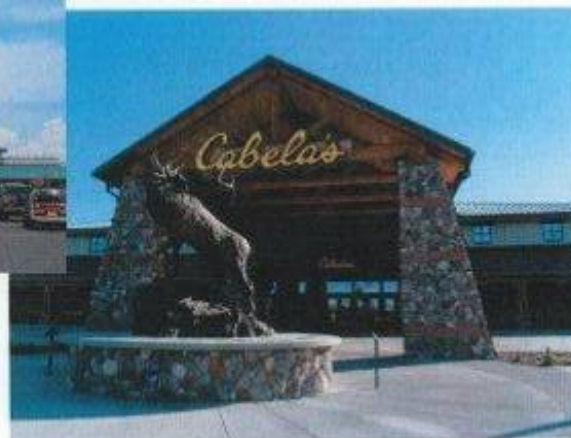
Zanjero

Zanjero is located immediately north of Westgate City Center, at the northwest corner of Glendale and 91st avenues. This mixed-use development consists of approximately 160 acres and includes a mixture of employment, retail and residential uses. Currently planned at Zanjero are four hotels, which will bring more than 450 rooms and suites and more than 560 residential units. At final build-out, Zanjero will include more than four million square feet of retail, office, and restaurants, setting the stage for future development in the area.



Cabela's

Cabela's opened its 165,000 square foot facility in July 2006. This destination retail development includes a restaurant, aquarium and conservation mountain. Recognized as the World's Foremost Outfitter of Hunting, Fishing & Outdoor Gear, Cabela's will attract over 4 million visitors annually and employ 400 employees. Cabela's is within Zanjero on the northeast corner of Glendale and 95th Avenues and complements the Sports and Entertainment District benefiting Glendale citizens and visitors alike.



Cardinals Stadium

The University of Phoenix Stadium, home of the NFL Arizona Cardinals, is a bold and innovative sporting venue. The \$455 million state-of-the-art complex, which opened for the 2006 NFL season, is already picking up worldwide attention and is certain to become a landmark in Arizona.

The stadium has attention-getting features, such as its roll out natural grass playing field, a retractable roof, 88 luxury suites, and its ability to serve as a multi-purpose venue. Usual seating capacity is 65,000, however, it can be modified to accommodate 75,000 for large-scale events, like the annual Fiesta Bowl and NFL's Super Bowl in 2008.



Glendale Municipal Airport



The Glendale Municipal Airport provides excellent customer service and the high-end amenities of a big city airport with personalized service. Both corporate and personal aircraft travelers can utilize the airport. It is located just minutes from the Loop 101, Westgate City Center, The Sports & Entertainment District and Zanjero. The Glendale Airport can accommodate Lear Jets, Gulf Stream 5's, and Global Express aircraft. The airport also offers a full service Fixed Base Operator including fuel, maintenance, line service, a pilot lounge, restaurant and car rentals. Executive hangars are available for lease and land is available for development and airport expansion.

Future of Northern Parkway, fast alternative to I-10, taking shape

Rebekah Sanders - Oct. 24, 2008 08:01 AM

[The Arizona Republic](#)

For West Valley drivers fed up with slow options to head east, Northwest Parkway should provide relief. The six-lane roadway, made by widening and elevating Northern Avenue, will be the region's first fast east-west alternative to Interstate 10.

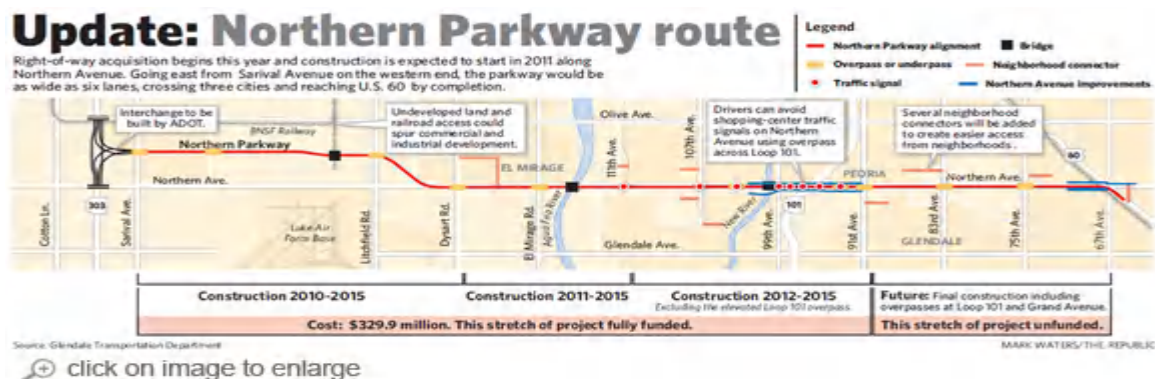
But the project hasn't come without critics. Glendale finally gains the cooperation of Peoria, where some residents will lose part or all of their land.

Northern Parkway timeline

- **2003:** Plans to turn Northern Avenue into an elevated "superstreet" are discussed at public meetings in Peoria and Glendale. Peoria residents complain the project will bring more traffic, pollution and noise into their neighborhoods and take away some people's land. Traffic officials say the project is needed to accommodate the West Valley's growth.
- **2004:** Maricopa County voters approve a half-cent sales tax until 2025 to fund various transportation projects, including a large part of the \$307 million Northern Parkway. Glendale, Peoria and El Mirage would also pitch in money.
- **2006:** Prices for construction materials skyrocket, doubling the cost for the 12.5-mile superstreet. Officials decide to build two-thirds of the project first, from Loop 303 to Loop 101, with the original funding plan. The stretch from Loop 101 to Grand Avenue will have to be built with other funding sources.
- **2006-08:** The Glendale Transportation Department, with input from Peoria, El Mirage, the county and Luke Air Force Base, works on preliminary designs, acquires rights of way and works with the Federal Highway Administration to gain approval for funding.
- **Summer 2008:** Peoria residents and City Council members accuse Glendale of pressuring cooperation on Northern Parkway in order to get approval on a road project connecting Beardsley Road and Loop 101, which would benefit Peoria drivers.
- **Fall 2008:** Glendale, Peoria and El Mirage agree to partner on the project. The county transportation sales tax and federal highway funds will pay for 70 percent of the project, or \$215 million. The additional \$92 million will come from Glendale (\$36.8 million), Maricopa County (\$27.6 million), Peoria (\$18.4 million) and El Mirage (\$9.2 million).
- **2008-11:** Widening to four-lane divided road with stop lights at each mile from Loop 303 to Dysart Road.
- **2011-15:** Widening and improvements from Dysart Road to 111th Avenue, with frontage roads and a bridge over the Agua Fria River.
- **2015-25:** Ultimate construction from Dysart Road to 103rd Avenue, including parkway elevation and interchanges instead of traffic lights, plus interim construction from 103rd to 91st avenues.
- **Indeterminate future:** Final construction of full project if funding is found, including major overpasses at Loop 101 and Grand Avenue.

West Valley's Northern Parkway plan wins federal approval

by **Rebekah L. Sanders** - Aug. 4, 2010 09:21 AM
The Arizona Republic



Northern Parkway, the planned high-speed, multilane roadway, has crossed the last hurdle of government approval, and construction is now a year away.

The project is expected to free up many of the traffic jams West Valley commuters battle and spur homebuilders and industrial companies to build in the area. Detractors say it will disrupt the semi-rural quality of life that residents enjoy and force some businesses and homeowners to relocate.

For now, Northern Avenue near Loop 101 is a four-lane road with stop-and-go traffic around retail shops. As it heads west into the triple-digit avenues, the road narrows to two lanes, leaving behind housing subdivisions and heading toward farm fields, plant nurseries, the White Tank Mountains and the Wildlife World Zoo and Aquarium.

The open land is already marked for growth that municipal leaders expect in the future: new home builders advertise on the sides of semitrailers along each side of the avenue. At Loop 303, much of the land falls within Glendale's planning area, and city leaders hope to see industrial development take root there.

Development has stalled with the sputtering economy, but leaders are moving forward to expand Northern in anticipation of an economic recovery.

Federal [transportation](#) officials gave their final blessing in May to fund a large chunk of the \$329.9 million project, close to a decade since Glendale planners first floated the idea of widening Northern Avenue.

Maricopa County officials over the next year will complete final designs and purchase land needed to extend the road on each side. By next summer, construction should begin on the first phase, widening Northern Avenue from Sarival to Dysart Avenues from two to four lanes.

Later phases would bring the road to six lanes at Loop 101 and add overpasses to several intersections to speed traffic. Bridges at Agua Fria and New rivers, to be completed by 2015, would keep Northern Avenue from flooding during storms.

The majority of improvements ending at Loop 101 are expected to wrap up five years from now. Additional widening, traffic lights and overpasses along the stretch would occur later.

If future funding is secured, construction would begin on the section of Northern east of Loop 101, adding an overpass across the freeway so drivers can bypass a stretch of shopping centers and additional lanes as far east as Grand Avenue.

Northern Parkway is a feat of engineering and governmental cooperation, said Glendale Transportation Director Jamsheed Mehta. The 12.5-mile project spans three cities - Glendale, Peoria and El Mirage - and county property.

"It is remarkable considering you've got so many political jurisdictions involved," he said. "This is probably one of the most expensive local public works projects in the Valley. . . . And here we are, locals, doing what would have been a state or regional (project)."

There have been bumps along the way.

Residents of Peoria and county neighborhoods like Suncliff, Country Meadows, Rovey Farms and Summerset, object to increased traffic and several homes that would be removed. A handful of business owners that would lose parts or their entire properties question the need.

"There will be people that will be affected," Peoria Transportation Planning Director David Moody said. So some changes have been made.

Transportation officials plan to add traffic lights at 107th and 111th avenues to help drivers enter and exit the neighborhoods.

"What's left is going to be a pretty good project," Moody said. "You're going to have a nice, controlled arterial project that will get you to I-10, get you to downtown Phoenix, get you to the Capitol," by intersecting with Grand Avenue.

Mark Burkhart, 53, worries noise-buffering walls aren't planned high enough to protect his home at 108th [Drive](#), one block north of the planned parkway.

"I built a nice courtyard out front (of the house) and I don't want to hear all that noise," he said.

But Burkhart, a construction supervisor for Salt River Project, understands the need for better transportation options in the West Valley. He uses Northern Avenue to Loop 101 to get to work.

"It's fairly busy," he said. Northern Parkway is "going to help alleviate the traffic."

Residents in the far West Valley could benefit greatly from the faster east-west route, even though some areas, like Surprise, aren't pitching in city money.

Pat Morton lives in Cortessa, a development in the county near Olive Avenue and Loop 303, just south of Surprise.

"The traffic in this area is becoming very heavy," said Morton, 73, a retired real-estate agent. "The roads that lead here are old, two-lane farm highways."

Few streets cross the Agua Fria River, which bisects much of the West Valley and stops up traffic, she said. Northern, Olive and Bell Road do, but currently they're packed with [cars](#), and Glendale Avenue is blocked by Luke Air Force Base, she said.

"It's part of progress," Morton said. "It's going to become a really dangerous situation if they don't do something."

Commercial property broker Brent Moser believes Northern Parkway will bring an economic boost as well.

Industrial businesses could begin migrating to the vacant land that is plentiful along the western section of Northern Avenue and along Loop 303 to take advantage of the new route for transporting goods as well as a nearby railroad alignment.

"The Valley for the last 30 to 40 years has needed a major east-west corridor," Moser said. "All of a sudden you'll be within a 30-minute commute of the West Valley."



Demographic and Income Profile

7250 W. Frier
7250 W Frier Dr, Glendale, AZ 85303-1209,
Ring: 1 mile radius

Prepared by Paul Blum
Latitude: 33.548984
Longitude: -112.215309

Summary	2000	2010	2015
Population	6,951	10,122	11,110
Households	2,460	3,491	3,805
Families	1,593	2,216	2,377
Average Household Size	2.81	2.89	2.91
Owner Occupied Housing Units	1,063	1,446	1,583
Renter Occupied Housing Units	1,397	2,044	2,222
Median Age	26.4	27.8	27.7

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	1.88%	1.87%	0.76%
Households	1.74%	1.83%	0.78%
Families	1.41%	1.65%	0.64%
Owner HHs	1.83%	1.94%	0.82%
Median Household Income	2.90%	2.85%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	513	19.9%	427	12.2%	371	9.8%
\$15,000 - \$24,999	509	19.8%	360	10.3%	308	8.1%
\$25,000 - \$34,999	431	16.7%	404	11.6%	399	10.5%
\$35,000 - \$49,999	500	19.4%	731	20.9%	620	16.3%
\$50,000 - \$74,999	445	17.3%	824	23.6%	1,022	26.9%
\$75,000 - \$99,999	135	5.2%	397	11.4%	514	13.5%
\$100,000 - \$149,999	36	1.4%	304	8.7%	497	13.1%
\$150,000 - \$199,999	4	0.2%	26	0.7%	51	1.3%
\$200,000+	1	0.0%	18	0.5%	21	0.6%

Median Household Income	\$31,155	\$46,342	\$53,455
Average Household Income	\$34,845	\$53,003	\$60,224
Per Capita Income	\$12,853	\$18,172	\$20,460

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	779	11.2%	1,078	10.6%	1,191	10.7%
5 - 9	694	10.0%	956	9.4%	1,035	9.3%
10 - 14	519	7.5%	829	8.2%	918	8.3%
15 - 19	493	7.1%	819	8.1%	807	7.3%
20 - 24	765	11.0%	882	8.7%	1,047	9.4%
25 - 34	1,406	20.2%	1,751	17.3%	1,845	16.6%
35 - 44	987	14.2%	1,425	14.1%	1,520	13.7%
45 - 54	644	9.3%	1,127	11.1%	1,172	10.5%
55 - 64	347	5.0%	723	7.1%	882	7.9%
65 - 74	204	2.9%	339	3.3%	471	4.2%
75 - 84	97	1.4%	150	1.5%	167	1.5%
85+	15	0.2%	44	0.4%	56	0.5%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,755	68.4%	5,967	59.0%	6,216	56.0%
Black Alone	434	6.2%	880	8.7%	1,065	9.6%
American Indian Alone	185	2.7%	280	2.8%	305	2.7%
Asian Alone	115	1.7%	197	1.9%	231	2.1%
Pacific Islander Alone	13	0.2%	22	0.2%	23	0.2%
Some Other Race Alone	1,116	16.1%	2,238	22.1%	2,660	23.9%
Two or More Races	332	4.8%	538	5.3%	610	5.5%
Hispanic Origin (Any Race)	2,685	38.6%	5,168	51.1%	6,152	55.4%

Data Note: Income is expressed in current dollars
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

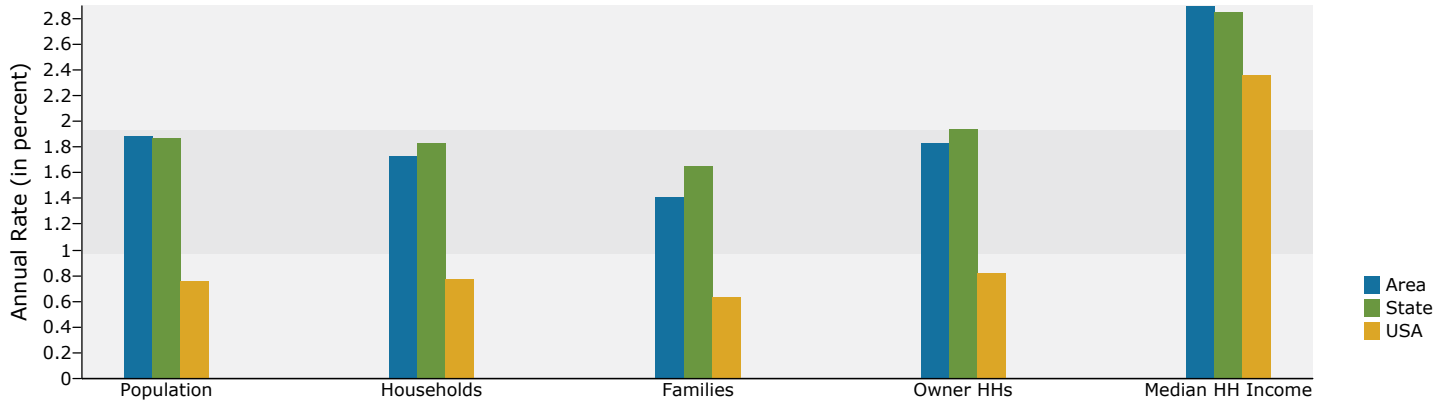


Demographic and Income Profile

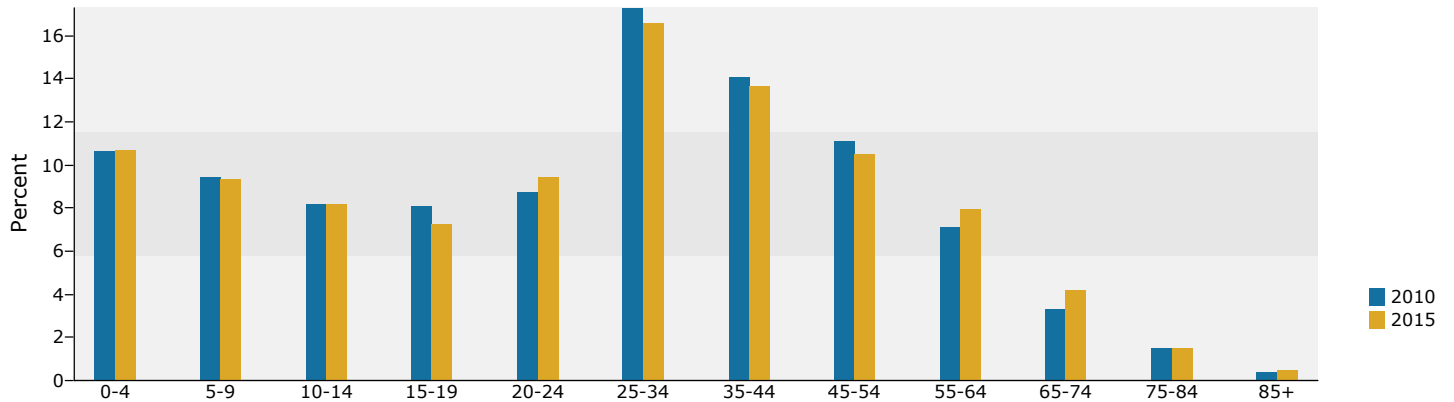
7250 W. Frier
7250 W Frier Dr, Glendale, AZ 85303-1209,
Ring: 1 mile radius

Prepared by Paul Blum
Latitude: 33.548984
Longitude: -112.215309

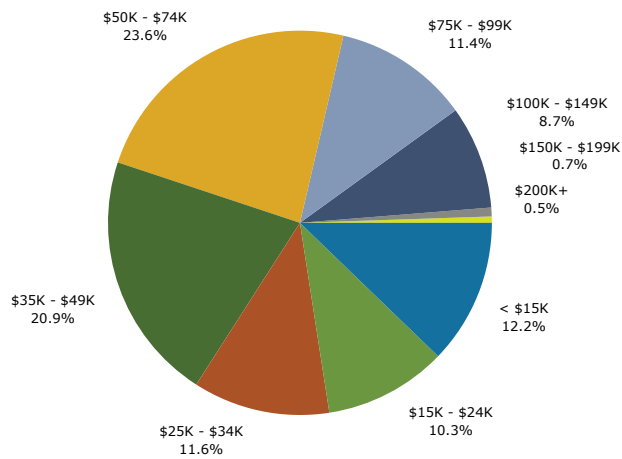
Trends 2010-2015



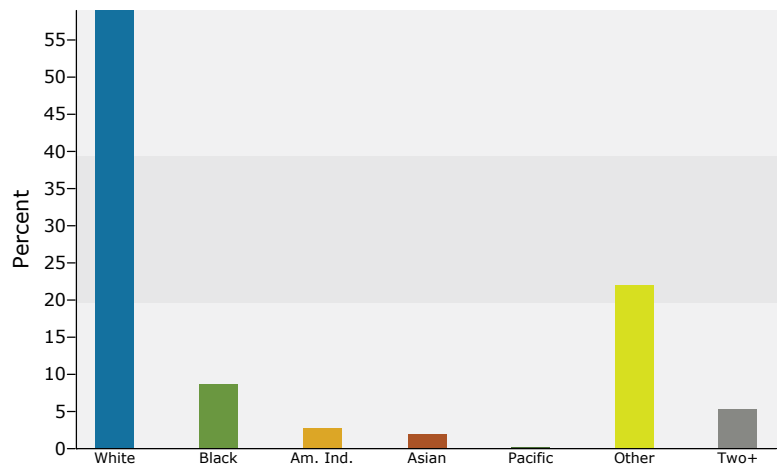
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 51.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

7250 W. Frier
7250 W Frier Dr, Glendale, AZ 85303-1209,
Ring: 3 miles radius

Prepared by Paul Blum
Latitude: 33.548984
Longitude: -112.215309

Summary	2000		2010		2015	
Population	128,710		144,239		150,584	
Households	43,245		47,651		49,552	
Families	30,688		32,494		33,284	
Average Household Size	2.96		3.01		3.02	
Owner Occupied Housing Units	26,698		27,900		29,026	
Renter Occupied Housing Units	16,547		19,751		20,526	
Median Age	28.8		29.9		30.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.87%		1.87%		0.76%	
Households	0.79%		1.83%		0.78%	
Families	0.48%		1.65%		0.64%	
Owner HHs	0.79%		1.94%		0.82%	
Median Household Income	2.32%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,549	15.1%	4,337	9.1%	3,386	6.8%
\$15,000 - \$24,999	6,466	14.9%	4,323	9.1%	3,533	7.1%
\$25,000 - \$34,999	6,338	14.6%	4,817	10.1%	4,089	8.3%
\$35,000 - \$49,999	8,590	19.8%	7,663	16.1%	6,056	12.2%
\$50,000 - \$74,999	9,296	21.4%	12,133	25.5%	13,997	28.2%
\$75,000 - \$99,999	3,922	9.0%	7,145	15.0%	8,093	16.3%
\$100,000 - \$149,999	1,812	4.2%	5,756	12.1%	8,163	16.5%
\$150,000 - \$199,999	317	0.7%	864	1.8%	1,366	2.8%
\$200,000+	197	0.5%	612	1.3%	868	1.8%
Median Household Income	\$38,678		\$54,757		\$61,395	
Average Household Income	\$45,218		\$62,976		\$71,186	
Per Capita Income	\$15,466		\$20,931		\$23,563	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,999	9.3%	13,622	9.4%	14,226	9.4%
5 - 9	12,105	9.4%	12,323	8.5%	12,954	8.6%
10 - 14	11,269	8.8%	10,830	7.5%	11,886	7.9%
15 - 19	10,535	8.2%	10,920	7.6%	10,184	6.8%
20 - 24	10,420	8.1%	11,189	7.8%	11,545	7.7%
25 - 34	20,882	16.2%	25,043	17.4%	25,853	17.2%
35 - 44	20,294	15.8%	18,958	13.1%	20,383	13.5%
45 - 54	13,909	10.8%	17,578	12.2%	16,264	10.8%
55 - 64	7,911	6.1%	12,078	8.4%	13,486	9.0%
65 - 74	5,035	3.9%	6,389	4.4%	8,222	5.5%
75 - 84	3,293	2.6%	3,677	2.5%	3,899	2.6%
85+	1,058	0.8%	1,631	1.1%	1,680	1.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,683	68.9%	86,647	60.1%	85,809	57.0%
Black Alone	6,760	5.3%	9,696	6.7%	11,265	7.5%
American Indian Alone	2,206	1.7%	2,743	1.9%	2,888	1.9%
Asian Alone	2,370	1.8%	3,562	2.5%	4,150	2.8%
Pacific Islander Alone	177	0.1%	240	0.2%	245	0.2%
Some Other Race Alone	23,481	18.2%	34,177	23.7%	38,320	25.4%
Two or More Races	5,032	3.9%	7,173	5.0%	7,908	5.3%
Hispanic Origin (Any Race)	46,384	36.0%	66,538	46.1%	75,111	49.9%

Data Note: Income is expressed in current dollars
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

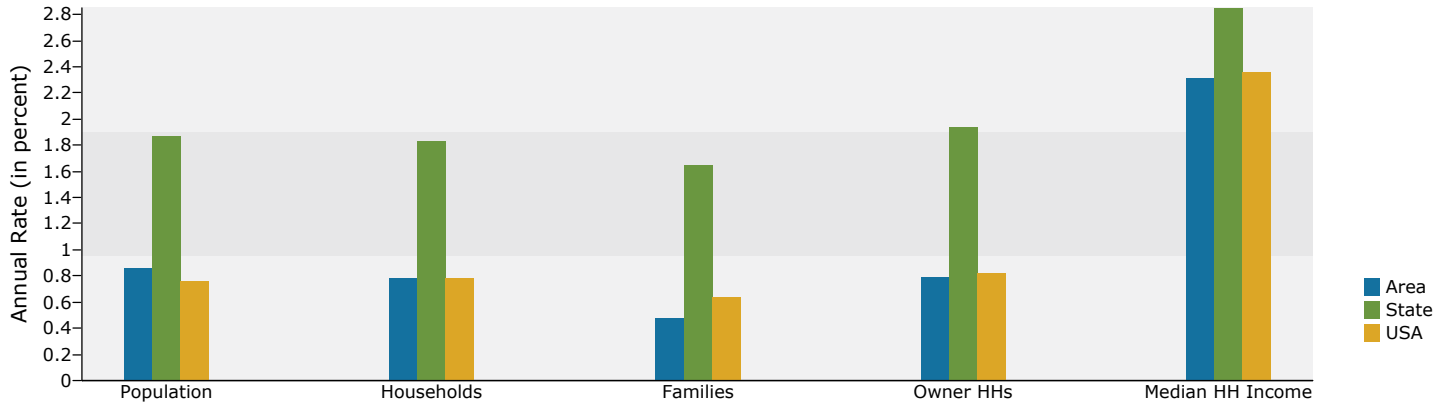


Demographic and Income Profile

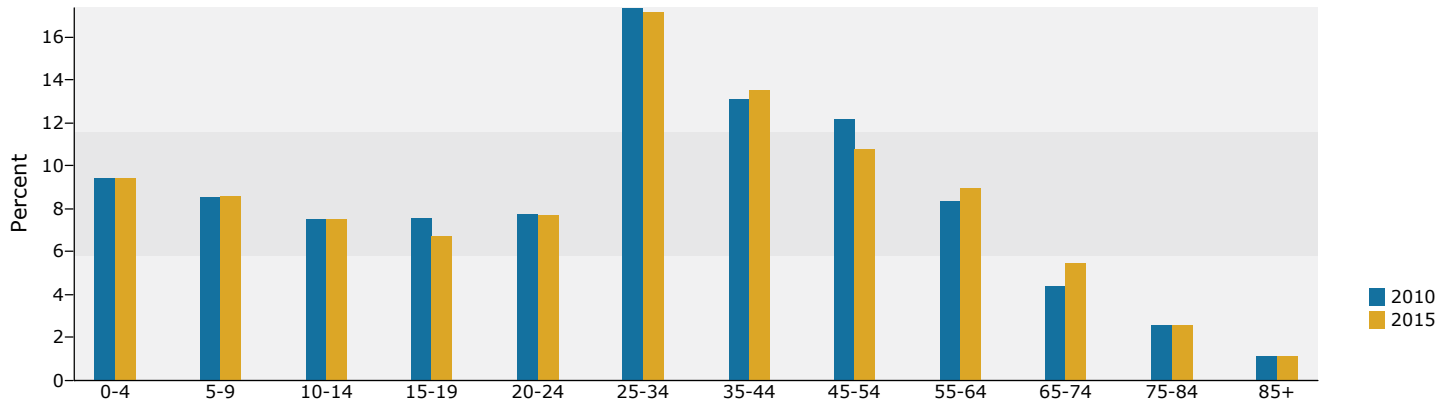
7250 W. Frier
 7250 W Frier Dr, Glendale, AZ 85303-1209,
 Ring: 3 miles radius

Prepared by Paul Blum
 Latitude: 33.548984
 Longitude: -112.215309

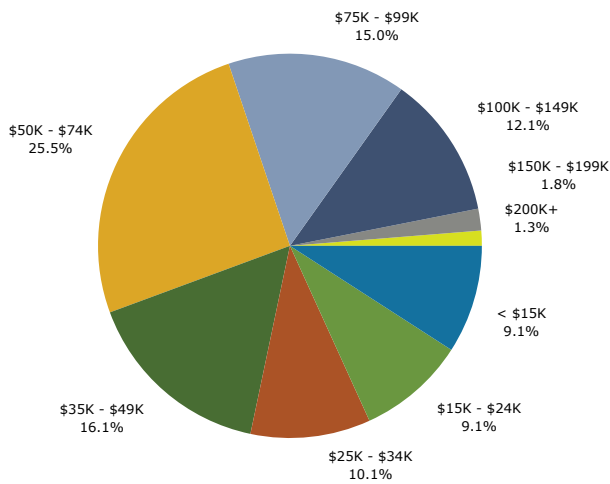
Trends 2010-2015



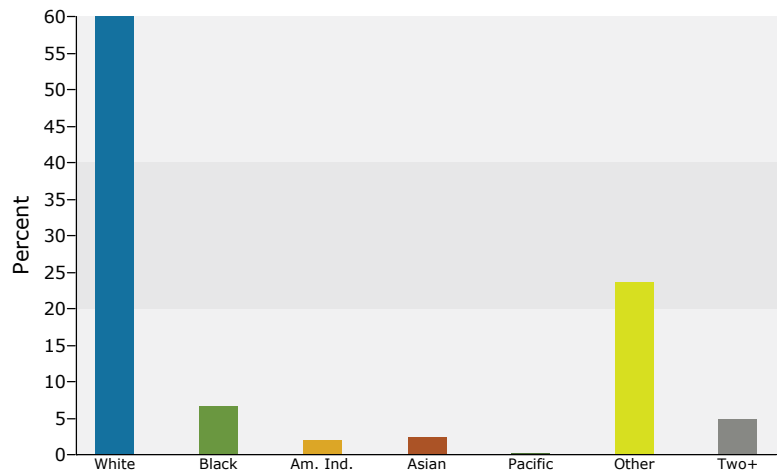
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 46.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

7250 W. Frier
7250 W Frier Dr, Glendale, AZ 85303-1209,
Ring: 5 miles radius

Prepared by Paul Blum
Latitude: 33.548984
Longitude: -112.215309

Summary	2000		2010		2015	
Population	377,934		413,050		427,455	
Households	127,012		135,801		139,828	
Families	92,102		94,519		95,826	
Average Household Size	2.96		3.02		3.04	
Owner Occupied Housing Units	87,950		89,029		91,408	
Renter Occupied Housing Units	39,062		46,772		48,419	
Median Age	30.5		31.6		32.1	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.69%		1.87%		0.76%	
Households	0.59%		1.83%		0.78%	
Families	0.28%		1.65%		0.64%	
Owner HHs	0.53%		1.94%		0.82%	
Median Household Income	2.36%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	16,772	13.2%	11,147	8.2%	8,468	6.1%
\$15,000 - \$24,999	17,950	14.1%	11,847	8.7%	9,516	6.8%
\$25,000 - \$34,999	18,707	14.7%	13,612	10.0%	11,271	8.1%
\$35,000 - \$49,999	24,362	19.2%	22,310	16.4%	17,264	12.3%
\$50,000 - \$74,999	27,884	21.9%	34,101	25.1%	38,771	27.7%
\$75,000 - \$99,999	12,719	10.0%	20,493	15.1%	22,968	16.4%
\$100,000 - \$149,999	6,546	5.2%	17,448	12.8%	24,241	17.3%
\$150,000 - \$199,999	1,171	0.9%	2,682	2.0%	4,279	3.1%
\$200,000+	932	0.7%	2,156	1.6%	3,041	2.2%
Median Household Income	\$40,835		\$56,004		\$62,931	
Average Household Income	\$48,256		\$64,983		\$73,709	
Per Capita Income	\$16,433		\$21,461		\$24,215	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	33,123	8.8%	36,985	9.0%	38,240	8.9%
5 - 9	34,214	9.1%	33,989	8.2%	35,549	8.3%
10 - 14	32,557	8.6%	30,510	7.4%	32,982	7.7%
15 - 19	29,903	7.9%	30,727	7.4%	28,497	6.7%
20 - 24	27,532	7.3%	30,242	7.3%	30,873	7.2%
25 - 34	57,352	15.2%	64,918	15.7%	66,947	15.7%
35 - 44	56,997	15.1%	52,686	12.8%	55,526	13.0%
45 - 54	42,525	11.3%	50,274	12.2%	46,743	10.9%
55 - 64	26,773	7.1%	37,720	9.1%	40,579	9.5%
65 - 74	18,967	5.0%	23,533	5.7%	28,900	6.8%
75 - 84	13,086	3.5%	14,470	3.5%	15,403	3.6%
85+	4,907	1.3%	6,996	1.7%	7,215	1.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	267,050	70.7%	257,768	62.4%	254,182	59.5%
Black Alone	20,208	5.3%	27,903	6.8%	31,922	7.5%
American Indian Alone	6,050	1.6%	7,286	1.8%	7,570	1.8%
Asian Alone	8,000	2.1%	11,127	2.7%	12,777	3.0%
Pacific Islander Alone	552	0.1%	739	0.2%	752	0.2%
Some Other Race Alone	62,351	16.5%	89,546	21.7%	99,787	23.3%
Two or More Races	13,722	3.6%	18,680	4.5%	20,465	4.8%
Hispanic Origin (Any Race)	125,534	33.2%	177,066	42.9%	198,622	46.5%

Data Note: Income is expressed in current dollars
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

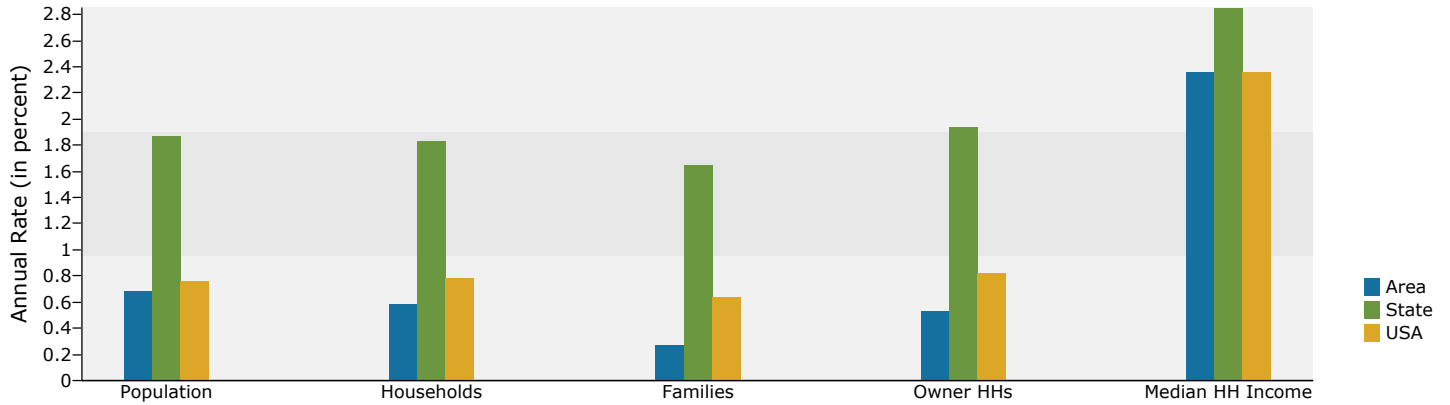


Demographic and Income Profile

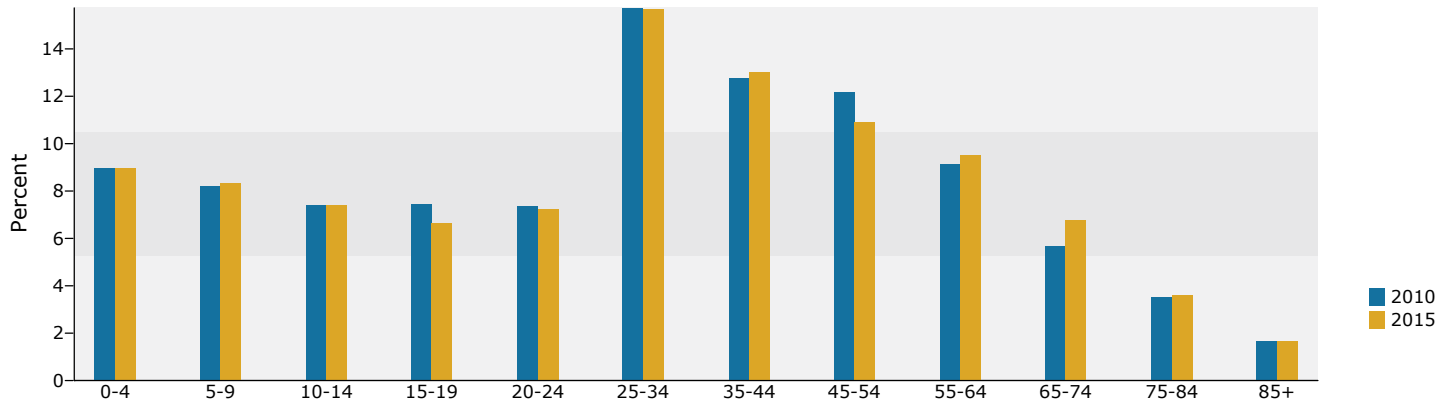
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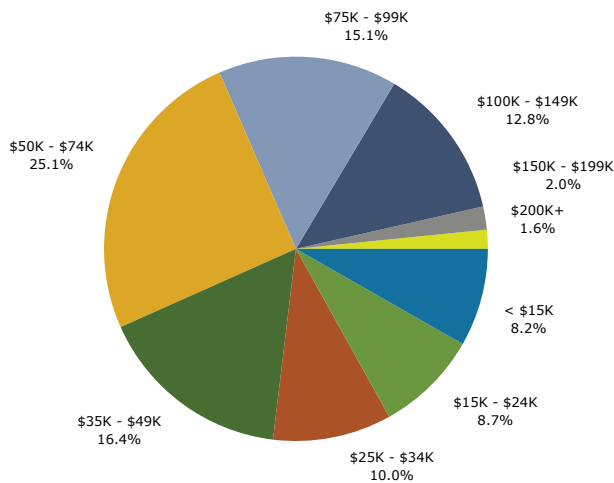
Trends 2010-2015



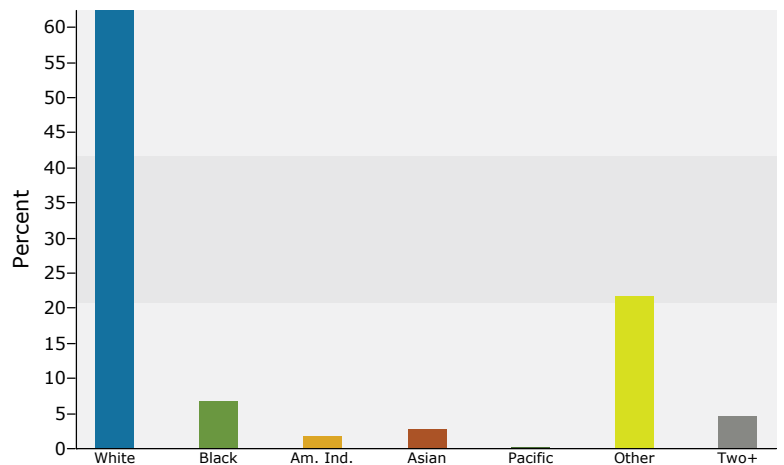
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 42.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

