

Valley Plaza

Tempe, AZ



Center Highlights

Sitting on the NEC of one of the busiest intersections in Tempe, this center serves a densely populated trade area. Located just south of Arizona State University, the center hosts a multitude of national tenants as well as local institutions that offer the community a wide variety in consumer selection.

Center Address: Southern Ave at McClintock Dr

City/State: Tempe, AZ

Population: 3 mile radius – 146,496 people

Avg. Household Income: \$55,959

Traffic Counts: Southern Ave at McClintock Dr - 75,593

Property Size: 145,000 sq. ft.

Latitude/Longitude: 33.39376 N, -111.908018 W

Leasing Executive

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WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



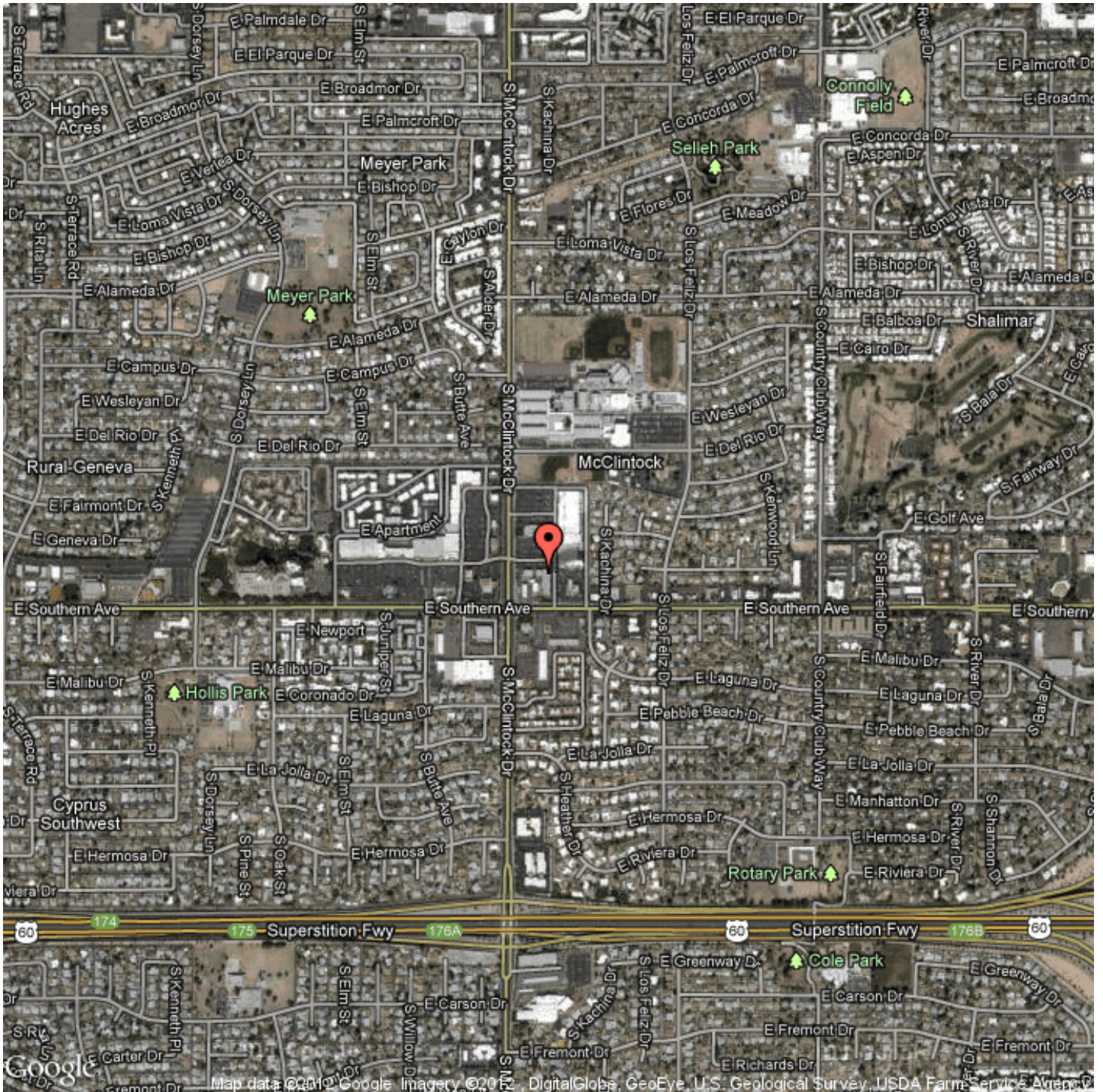
TENANT LIST

A0A Available (166' x 362'3")	60,145 SF
A0H Ross	
A0L Anna's Linens	
A0M Nello's Pizza	
A0R Christian Science Reading Room	
A0S PMT Ambulance Services	
A0T One Hour Cleaners	
B0A Subway	
B0B Natural Dietary Supplements	
B0D Gold Bar Espresso	
B0E Available (17' x 30')	556 SF
B0F Available (24' x 60')	1,440 SF
B0G Chhuy Ly	
B0H Water 'N Ice	
B0J Tastematters Italian Beef	
B0L Valley Medical Weight Control	
B0R Blockbuster Video	
C0A Topaz Veterinary Clinic	
C0C Channel Choice Satellite TV	
C0D Champs	
C0F Green Planet Postal	
C0H Trampalina Fashion	
C0M Otherwides Shoes	
C0P Sahara Restaurant	
D0A Starbucks	
D0C Cafe Wasabi	
D0D Great Clips	
R02 Sprint PCS	

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Google Map



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Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L153 Valley Plaza
Southern Ave at McClintock Dr - Tempe, AZ

Longitude: -111.908018

Latitude: 33.39376

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	15,061	73,794	146,497	321,973
Average Household Income	\$65,419	\$54,905	\$55,959	\$57,542

Population				
2016 Population	14,432	74,660	147,724	322,974
2011 Population	15,061	73,794	146,497	321,973
2010 Census Population	15,177	75,169	150,856	330,718
2000 Census Population	15,872	79,764	152,946	339,817
% Growth 2010 to 2011	-0.77%	-1.83%	-2.89%	-2.64%
% Forecasted Growth 2011 to 2016	-4.17%	1.17%	0.84%	0.31%

Race & Ethnicity				
% White	69.26%	61.56%	59.70%	56.17%
% Black	5.21%	5.42%	5.62%	5.42%
% Asian	3.80%	5.58%	4.81%	4.03%
% Other	5.68%	5.78%	6.04%	6.18%
% Hispanic	16.05%	21.65%	23.83%	28.20%

Income & Education				
Median Household Income	\$56,909	\$44,650	\$45,774	\$46,764
Average Household Income	\$65,419	\$54,905	\$55,959	\$57,542
% College Graduates	50.24%	46.53%	42.87%	38.34%

Age				
Median Age	32.6	29.5	28.9	30.5
% Age < 18	17.00%	17.20%	18.13%	21.08%
% Age 65 +	12.66%	10.18%	8.96%	9.04%

Households & Housing				
Households	6,195	31,240	59,006	128,189
Average Household Size	2.42	2.30	2.32	2.42
Median Housing Value	\$128,704	\$125,126	\$117,649	\$114,281
% Owner Occupied Housing	52.51%	37.43%	38.58%	42.71%
% Renter Occupied Housing	40.44%	51.28%	50.58%	46.35%
% Vacant Housing	7.05%	11.29%	10.83%	10.94%

Workplace & Workers				
Number of Businesses	438	2,193	4,970	11,596
Total Number of Employees (FTE)	8,224	42,392	98,723	235,834
% White Collar	73.65%	69.60%	69.29%	67.11%
% Blue Collar	26.35%	30.40%	30.71%	32.89%