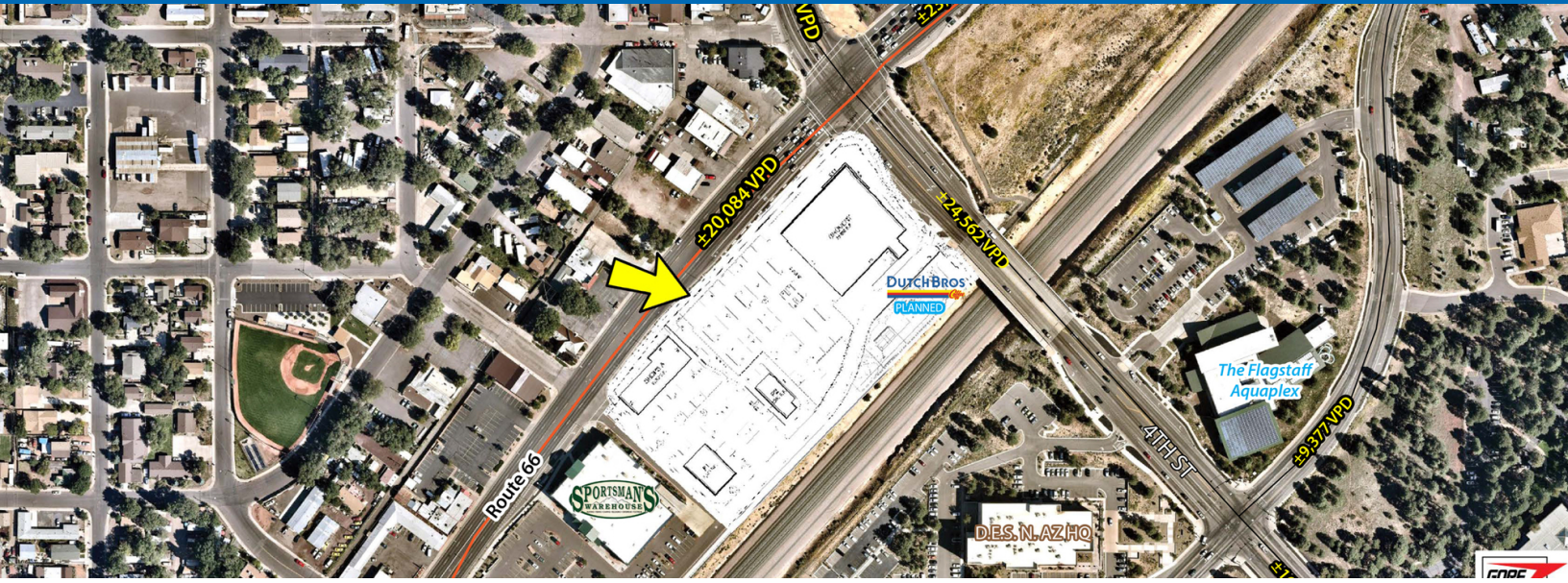


Grocery-Anchored Shopping Center

4th St & Rte 66 | Flagstaff, AZ



PROPERTY OVERVIEW

The Trax at 4th is a new retail development located in the heart of Flagstaff, AZ. The site is situated between both Route 66 and Interstate 40. I-40 is a major transportation route through Arizona, connecting more eastern states such as New Mexico with California, specifically the Los Angeles Metro Area. The City of Flagstaff has a population of 79,947 (2016 ESRI) people, and the overall trade area has a population of over 250,000 people. Northern Arizona University is located in the city and has an enrollment of ±21,107 (Fall 2015) students at the Flagstaff Campus.

TRAFFIC COUNTS

N: ±25,967 VPD (NB/SB)

S: ±24,567 VPD (NB/SB)

E: ±23,874 VPD (EB/WB)

W: ±20,084 VPD (EB/WB)

ADOT 2016



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	11,582	50,106	74,754
2023 Population	12,051	52,562	78,464
2018 Median HH Income	\$47,129	\$50,716	\$51,917

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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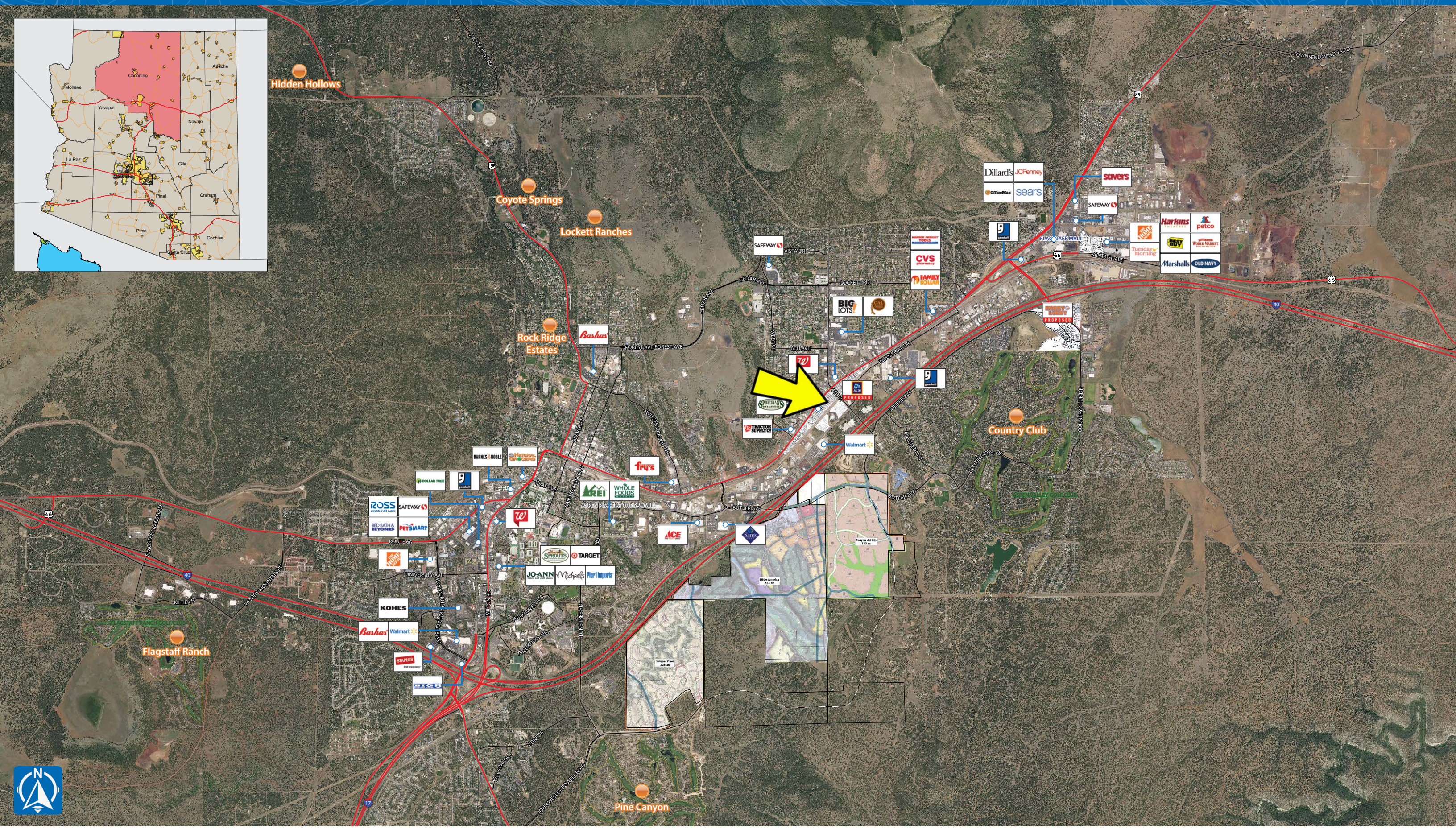
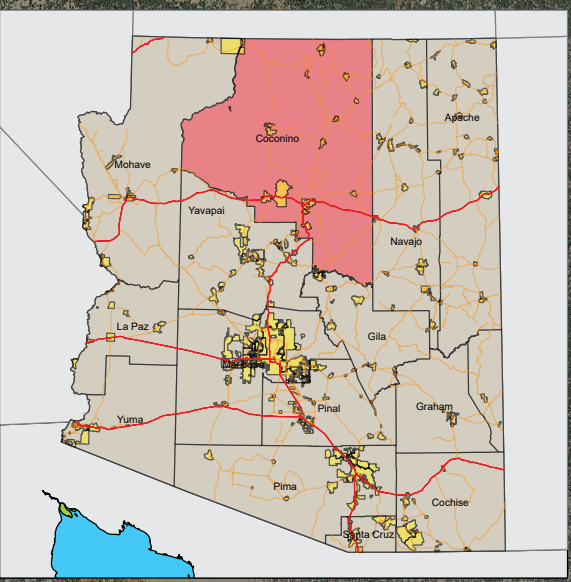
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4th St & Route 66 FLAGSTAFF, AZ







One Page Summary

4th St & Route 66, Flagstaff
 -111.612955063 35.206136724
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 35.206137
 Longitude: -111.612955

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,165	38,358	54,302
2010 Total Population	11,026	44,354	67,031
2018 Total Population	11,582	50,106	74,754
2018 Group Quarters	369	8,782	10,504
2023 Total Population	12,051	52,562	78,464
2018-2023 Annual Rate	0.80%	0.96%	0.97%
2018 Total Daytime Population	13,894	56,928	76,882
Workers	8,459	33,508	43,154
Residents	5,435	23,420	33,728
Household Summary			
2000 Households	3,501	13,563	19,846
2000 Average Household Size	2.88	2.64	2.59
2010 Households	3,774	14,724	23,349
2010 Average Household Size	2.84	2.56	2.52
2018 Households	3,968	16,270	25,486
2018 Average Household Size	2.83	2.54	2.52
2023 Households	4,145	17,280	26,993
2023 Average Household Size	2.82	2.53	2.52
2018-2023 Annual Rate	0.88%	1.21%	1.16%
2010 Families	2,438	8,478	13,242
2010 Average Family Size	3.38	3.10	3.08
2018 Families	2,550	9,207	14,287
2018 Average Family Size	3.41	3.13	3.13
2023 Families	2,657	9,708	15,060
2023 Average Family Size	3.42	3.14	3.15
2018-2023 Annual Rate	0.83%	1.07%	1.06%
Housing Unit Summary			
2018 Housing Units	4,309	18,976	29,559
Owner Occupied Housing Units	32.7%	36.3%	38.2%
Renter Occupied Housing Units	59.4%	49.4%	48.0%
Vacant Housing Units	7.9%	14.3%	13.8%
Median Household Income			
2018	\$47,129	\$50,716	\$51,917
2023	\$52,386	\$56,485	\$57,802
Median Home Value			
2018	\$233,450	\$296,272	\$299,666
2023	\$254,252	\$327,830	\$331,341
Average Income Value			
Average Household Income	\$57,299	\$69,598	\$70,134
Per Capita Income			
2018	\$20,994	\$25,090	\$25,791
2023	\$24,344	\$29,196	\$30,001
Median Age			
2018	29.5	27.3	27.9
2018 Population 25+ by Educational Attainment			
Total	6,869	27,217	41,435
Less than 9th Grade	6.7%	2.9%	2.3%
9th - 12th Grade, No Diploma	9.1%	5.8%	5.1%
High School Graduate	17.7%	14.4%	13.4%
GED/Alternative Credential	3.0%	2.5%	2.5%
Some College, No Degree	22.1%	22.1%	22.4%
Associate Degree	8.9%	8.4%	9.0%
Bachelor's Degree	21.6%	25.0%	25.9%
Graduate/Professional Degree	10.9%	19.0%	19.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023