

FOR LEASE
100% Occupied

Property Highlights:

- Building size is 30,520 SF
- Excellent on-site parking
- Visibility from I-15
- High traffic counts:
I-15 - 197,500 ADT
Aero Dr - 48,700 ADT

Demographics:

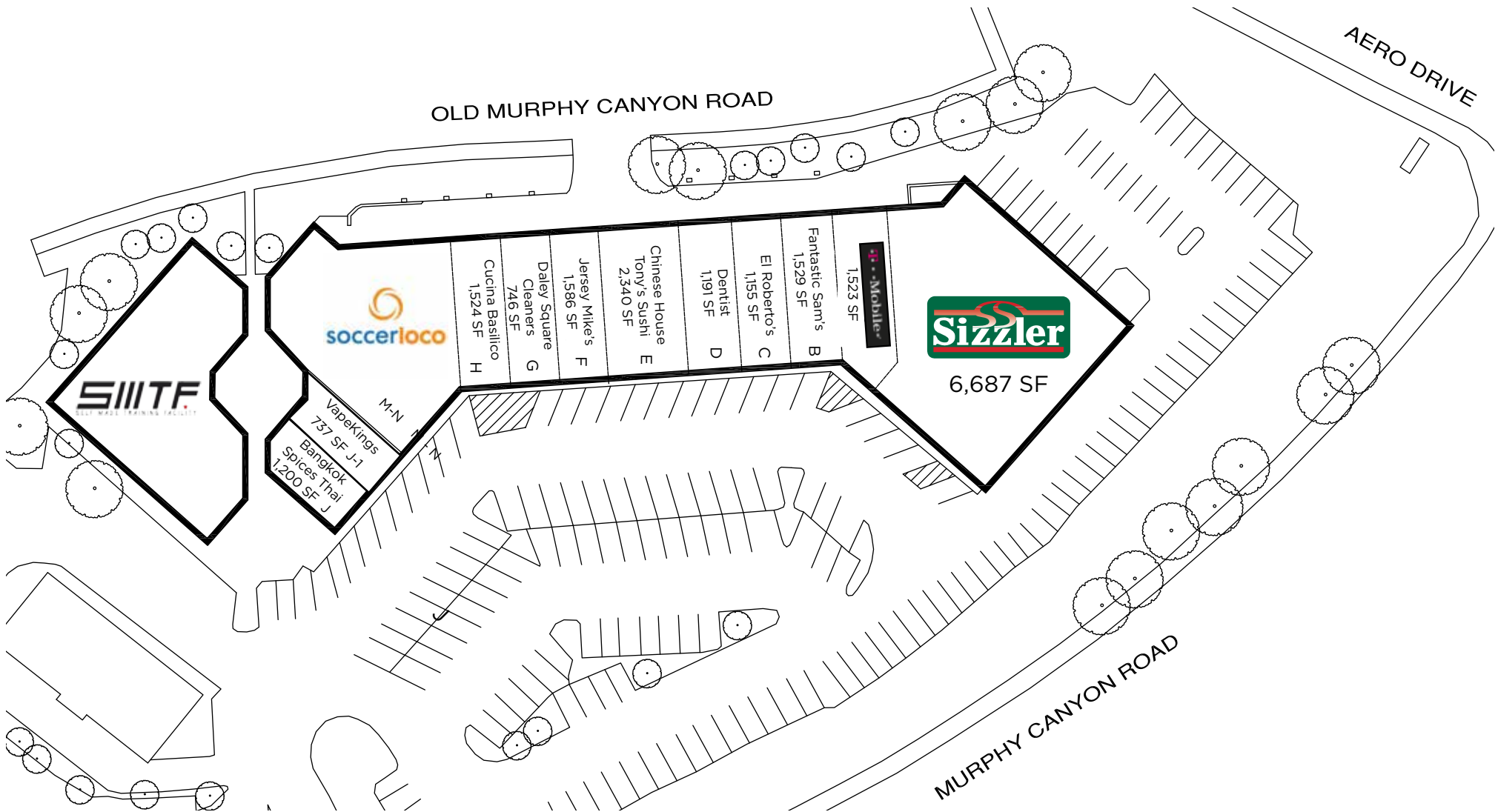
	1 MILE	2 MILE	3 MILE
Population	15,645	99,855	365,681
AHH Income	\$53,413	\$53,239	\$57,773

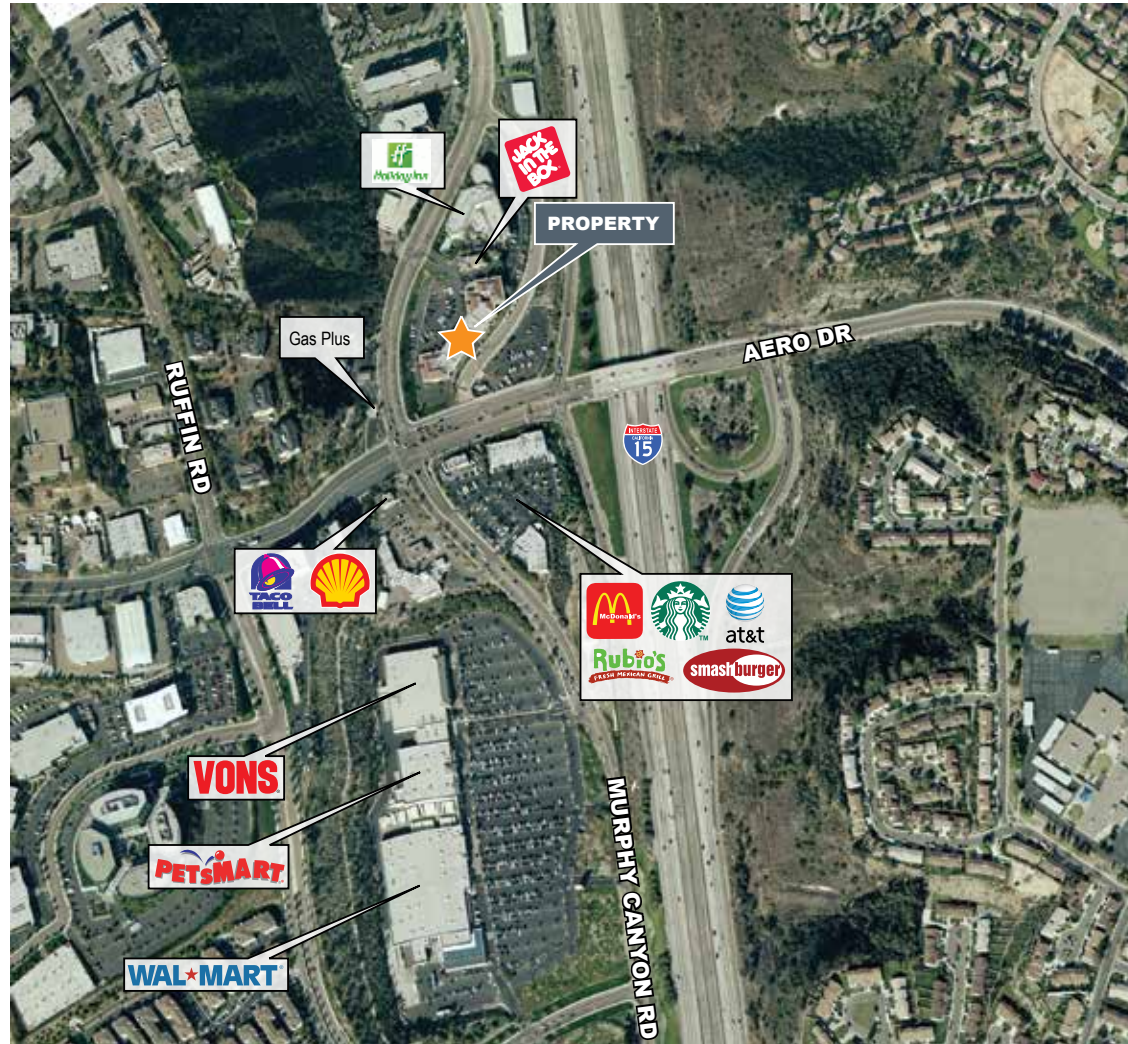
Co-tenants Include:



Tenants In Area:







The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Demographics

	1 mile	3 mile	5 mile
Population			
2000 Population	16,726	94,148	364,527
2010 Population	15,925	100,043	366,252
2014 Population	16,209	102,299	373,433
2019 Population	16,909	107,105	389,438
2000-2010 Annual Rate	-0.49%	0.61%	0.05%
2010-2014 Annual Rate	0.42%	0.53%	0.46%
2014-2019 Annual Rate	0.85%	0.92%	0.84%
2014 Male Population	48.9%	49.4%	49.9%
2014 Female Population	51.1%	50.6%	50.1%
2014 Median Age	26.5	34.0	34.1
In the identified area, the current year population is 373,433. In 2010, the Census count in the area was 366,252. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 389,438 representing a change of 0.84% annually from 2014 to 2019. Currently, the population is 49.9% male and 50.1% female.			
Median Age			
The median age in this area is 26.5, compared to U.S. median age of 37.7.			
Race and Ethnicity			
2014 White Alone	60.5%	66.4%	59.9%
2014 Black Alone	10.6%	6.7%	7.5%
2014 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2014 Asian Alone	9.0%	12.4%	12.2%
2014 Pacific Islander Alone	0.9%	0.6%	0.5%
2014 Other Race	7.5%	6.2%	13.2%
2014 Two or More Races	10.6%	7.1%	6.0%
2014 Hispanic Origin (Any Race)	23.3%	18.9%	29.5%
Persons of Hispanic origin represent 29.5% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.8 in the identified area, compared to 62.6 for the U.S. as a whole.			
Households			
2000 Households	5,094	37,598	145,824
2010 Households	5,064	40,745	149,192
2014 Total Households	5,128	41,525	151,931
2019 Total Households	5,329	43,450	158,616
2000-2010 Annual Rate	-0.06%	0.81%	0.23%
2010-2014 Annual Rate	0.30%	0.45%	0.43%
2014-2019 Annual Rate	0.77%	0.91%	0.86%
2014 Average Household Size	3.16	2.43	2.41
The household count in this area has changed from 149,192 in 2010 to 151,931 in the current year, a change of 0.43% annually. The five-year projection of households is 158,616, a change of 0.86% annually from the current year total. Average household size is currently 2.41, compared to 2.40 in the year 2010. The number of families in the current year is 79,506 in the specified area.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.			

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$57,828	\$65,214	\$50,371
2019 Median Household Income	\$63,927	\$75,622	\$56,662
2014-2019 Annual Rate	2.03%	3.01%	2.38%
Average Household Income			
2014 Average Household Income	\$73,270	\$81,444	\$67,655
2019 Average Household Income	\$83,541	\$92,626	\$77,653
2014-2019 Annual Rate	2.66%	2.61%	2.79%
Per Capita Income			
2014 Per Capita Income	\$23,020	\$33,340	\$27,947
2019 Per Capita Income	\$26,145	\$37,923	\$32,135
2014-2019 Annual Rate	2.58%	2.61%	2.83%
Households by Income			
Current median household income is \$50,371 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$56,662 in five years, compared to \$59,599 for all U.S. households			
Current average household income is \$67,655 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$77,653 in five years, compared to \$83,937 for all U.S. households			
Current per capita income is \$27,947 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$32,135 in five years, compared to \$32,168 for all U.S. households			
Housing			
2000 Total Housing Units	5,283	38,968	150,767
2000 Owner Occupied Housing Units	1,424	20,137	60,028
2000 Renter Occupied Housing Units	3,670	17,461	85,796
2000 Vacant Housing Units	189	1,370	4,943
2010 Total Housing Units	5,311	43,196	158,066
2010 Owner Occupied Housing Units	1,424	20,102	60,580
2010 Renter Occupied Housing Units	3,640	20,643	88,612
2010 Vacant Housing Units	247	2,451	8,874
2014 Total Housing Units	5,380	44,294	161,719
2014 Owner Occupied Housing Units	1,358	19,645	58,877
2014 Renter Occupied Housing Units	3,770	21,880	93,054
2014 Vacant Housing Units	252	2,769	9,788
2019 Total Housing Units	5,576	46,197	168,371
2019 Owner Occupied Housing Units	1,394	20,278	60,588
2019 Renter Occupied Housing Units	3,935	23,171	98,028
2019 Vacant Housing Units	247	2,747	9,755
Currently, 36.4% of the 161,719 housing units in the area are owner occupied; 57.5%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 158,066 housing units in the area - 38.3% owner occupied, 56.1% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 1.02%. Median home value in the area is \$360,811, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 5.29% annually to \$466,792.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.			