

Pima Rd (Loop 101) & Bahia Dr Bank Pad For Sale



SEC Pima Rd (Loop 101) & Bahia Dr

Population:	1 Mile	3 Mile	5 Mile
2010 Estimate	4,480	55,499	149,765
2015 Projection	4,968	61,196	160,407

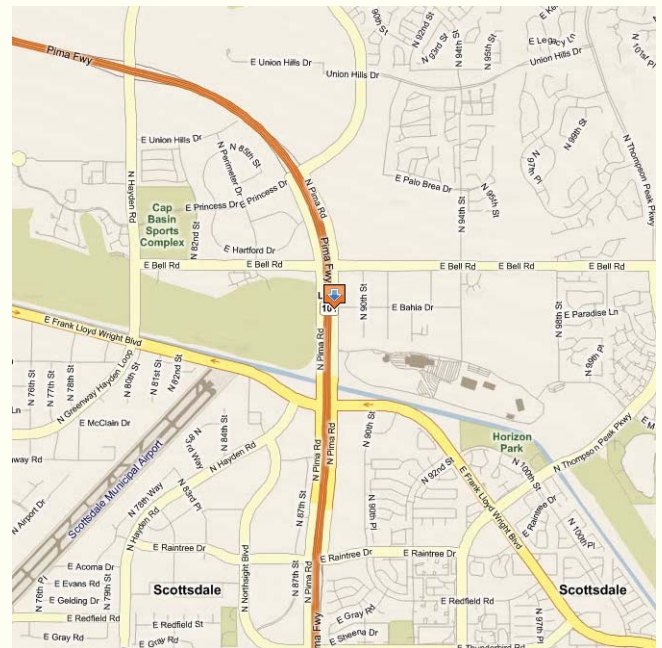
Median HH Income:	1 Mile	3 Mile	5 Mile
2010 Estimate	\$83,870	\$90,649	\$90,134

Available: +/- 1.37 Acres

Zoning: C-2, City of Scottsdale

Rate: Call For Rate

Comments: Highly Visible Pad From Loop 101 with over 120,000 vehicles per day.
Over 30,000 daytime population within three miles.
Over 250,000 SF office buildings on-site.



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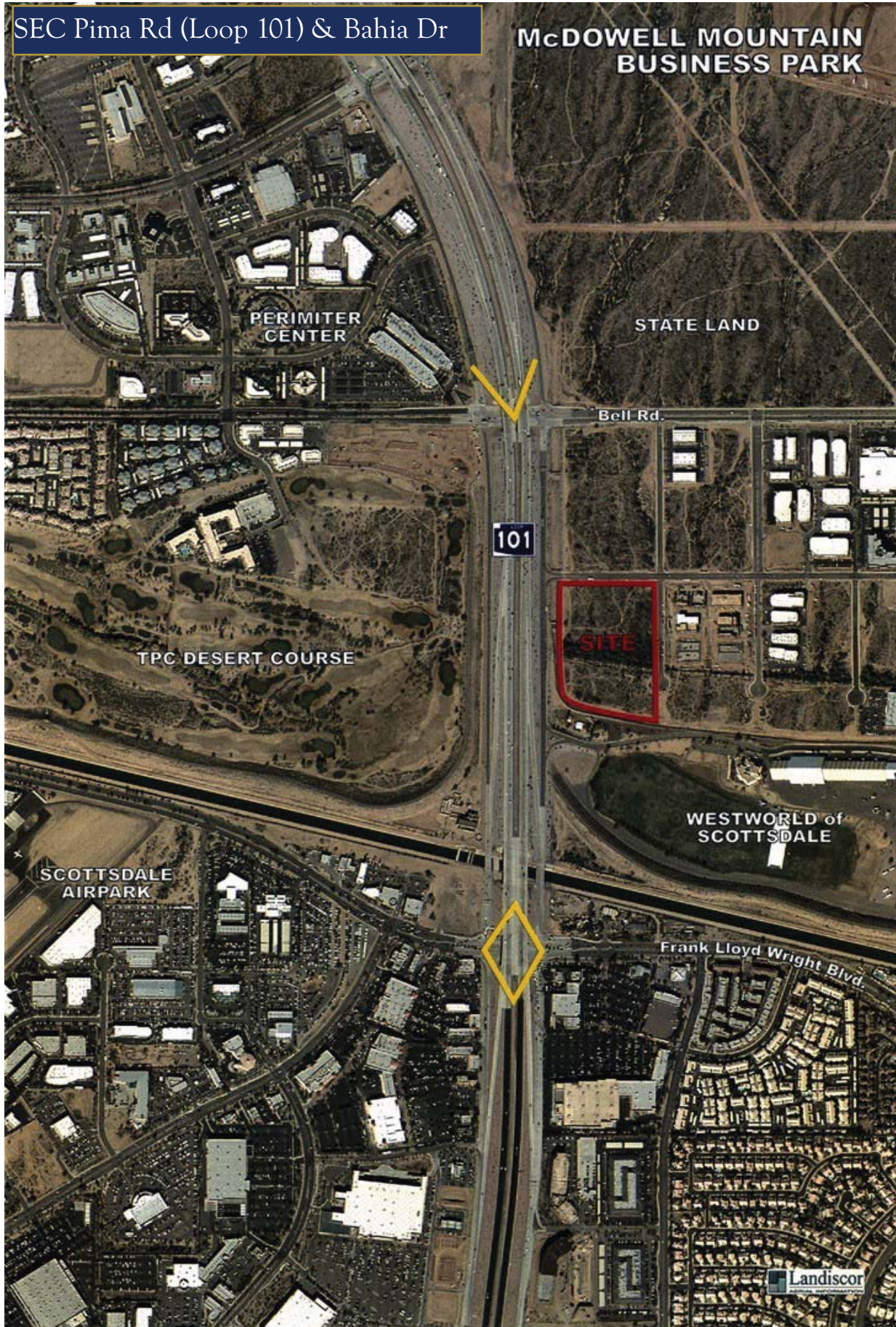
6920 E. 1st Street - Suite #100 - Scottsdale, AZ 85251

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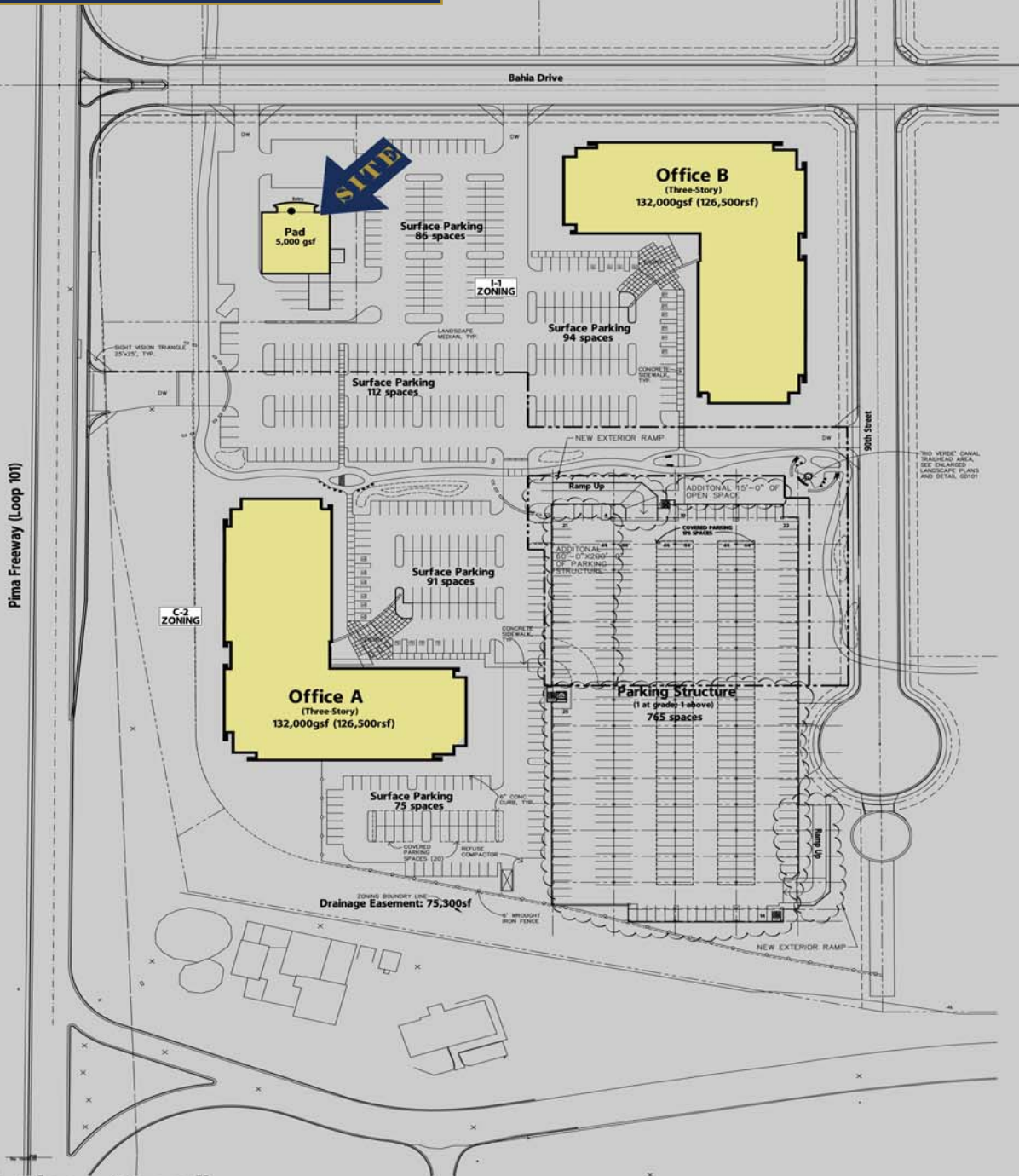
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SEC Pima Rd (Loop 101) & Bahia Dr

McDOWELL MOUNTAIN BUSINESS PARK



SEC Pima Rd (Loop 101) & Bahia Dr



Site Plan - Overall

Project Data:

Current Zoning: C-2, I-1, C-4
 Proposed Zoning: I-1, C-2
 Total Site Area: 15.57 acres net (678,548 nsf)
 16.80 acres gross (731,952 gsf)
 Building Height: 36'
 Building Area: 133,201 gsf each
 266,402 gsf total

Open Space Required (not including parking lot landscaping):

(10% x net lot area + .4 x 24 x net lot area)
 = 67854.8 + 65131.9 = 132,986.70 sf (19.6%)
 Open Space Provided: 160,235 sf

Front Open Space Required:

Required Open Space x 50%
 132,986.70 x .50 = 66,493.35 sf
 Front Open Space Provided: 70,976 sf

Parking Lot Landscaping Required:

parking lot area x 15%
 189,914 sf x .15 = 28,487
 Parking Lot Landscaping Provided: 30,090 sf

Total Parking Required: 880 spaces (1/300 gsf office)

Total Parking Provided: 1,223 spaces (4.84 : 1000 rsf)

SCALE: 1"=50'-0"



ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 FACILITIES MANAGEMENT
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN

McDowell Mountain Business Park
 Scottsdale, Arizona

03332
 4.12.05





Market Profile

Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2000 Total Population	3,213	42,814	124,395
2000 Group Quarters	0	184	1,017
2010 Total Population	4,480	55,499	149,765
2015 Total Population	4,968	61,196	160,407
2010 - 2015 Annual Rate	2.09%	1.97%	1.38%
2000 Households	1,673	18,380	50,975
2000 Average Household Size	1.92	2.32	2.42
2010 Households	2,365	23,717	60,887
2010 Average Household Size	1.89	2.33	2.44
2015 Households	2,624	26,092	65,093
2015 Average Household Size	1.89	2.34	2.45
2010 - 2015 Annual Rate	2.10%	1.93%	1.34%
2000 Families	1,008	12,202	34,862
2000 Average Family Size	2.36	2.84	2.92
2010 Families	1,423	14,889	39,656
2010 Average Family Size	2.33	2.93	3.02
2015 Families	1,562	16,068	41,610
2015 Average Family Size	2.34	2.96	3.06
2010 - 2015 Annual Rate	1.88%	1.54%	0.97%
2000 Housing Units	1,875	20,827	57,071
Owner Occupied Housing Units	48.8%	60.3%	65.5%
Renter Occupied Housing Units	38.9%	28.1%	23.9%
Vacant Housing Units	12.4%	11.6%	10.6%
2010 Housing Units	2,704	27,619	70,150
Owner Occupied Housing Units	49.3%	54.2%	59.5%
Renter Occupied Housing Units	38.1%	31.7%	27.3%
Vacant Housing Units	12.5%	14.1%	13.2%
2015 Housing Units	3,008	30,668	75,923
Owner Occupied Housing Units	49.4%	53.2%	58.6%
Renter Occupied Housing Units	37.9%	31.9%	27.2%
Vacant Housing Units	12.8%	14.9%	14.3%
Median Household Income			
2000	\$60,146	\$71,989	\$72,066
2010	\$83,870	\$90,649	\$90,134
2015	\$103,551	\$107,848	\$107,024
Median Home Value			
2000	\$270,614	\$258,376	\$242,153
2010	\$349,020	\$308,940	\$285,230
2015	\$383,059	\$337,869	\$313,330
Per Capita Income			
2000	\$38,708	\$41,332	\$40,270
2010	\$50,398	\$51,818	\$50,307
2015	\$60,091	\$60,900	\$58,859
Median Age			
2000	34.8	37.6	39.3
2010	38.1	40.2	42.0
2015	38.8	40.7	42.5

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 total population. Detail may not sum to totals due to rounding.

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



Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2000 Households by Income			
Household Income Base	1,680	18,359	50,969
< \$15,000	7.5%	6.3%	5.7%
\$15,000 - \$24,999	9.4%	6.8%	6.3%
\$25,000 - \$34,999	8.5%	7.0%	7.7%
\$35,000 - \$49,999	16.2%	13.6%	12.5%
\$50,000 - \$74,999	18.1%	18.2%	19.5%
\$75,000 - \$99,999	10.9%	14.5%	15.0%
\$100,000 - \$149,999	16.0%	18.0%	17.9%
\$150,000 - \$199,999	4.6%	6.7%	6.7%
\$200,000 +	8.8%	9.0%	8.6%
Average Household Income	\$92,371	\$98,671	\$98,246
2010 Households by Income			
Household Income Base	2,365	23,719	60,886
< \$15,000	4.6%	4.1%	3.8%
\$15,000 - \$24,999	4.9%	4.1%	4.1%
\$25,000 - \$34,999	6.1%	5.0%	4.9%
\$35,000 - \$49,999	10.5%	9.4%	9.7%
\$50,000 - \$74,999	17.9%	16.3%	16.9%
\$75,000 - \$99,999	14.0%	16.1%	15.8%
\$100,000 - \$149,999	19.5%	21.4%	22.1%
\$150,000 - \$199,999	7.9%	9.5%	9.1%
\$200,000 +	14.5%	14.2%	13.6%
Average Household Income	\$126,255	\$125,688	\$123,845
2015 Households by Income			
Household Income Base	2,624	26,092	65,095
< \$15,000	2.8%	2.4%	2.2%
\$15,000 - \$24,999	3.2%	2.6%	2.6%
\$25,000 - \$34,999	3.9%	3.2%	3.1%
\$35,000 - \$49,999	5.9%	5.3%	5.7%
\$50,000 - \$74,999	18.3%	15.8%	16.3%
\$75,000 - \$99,999	13.7%	15.2%	15.0%
\$100,000 - \$149,999	23.1%	25.3%	26.0%
\$150,000 - \$199,999	10.0%	11.9%	11.7%
\$200,000 +	19.1%	18.3%	17.4%
Average Household Income	\$151,839	\$148,337	\$145,189
2000 Owner Occupied Housing Units by Value			
Total	930	12,531	37,397
< \$50,000	0.0%	0.2%	0.4%
\$50,000 - \$99,999	0.9%	0.9%	2.1%
\$100,000 - \$149,999	11.2%	9.7%	10.4%
\$150,000 - \$199,999	15.5%	18.9%	21.5%
\$200,000 - \$299,999	29.7%	31.9%	33.3%
\$300,000 - \$499,999	28.4%	27.1%	23.5%
\$500,000 - \$999,999	12.7%	9.6%	7.8%
\$1,000,000+	1.7%	1.6%	1.1%
Average Home Value	\$331,223	\$316,051	\$292,158
2000 Specified Renter Occ. Housing Units by Contract Rent			
Total	748	5,821	13,611
With Cash Rent	98.4%	97.1%	96.2%
No Cash Rent	1.6%	2.9%	3.8%
Median Rent	\$794	\$845	\$833
Average Rent	\$872	\$925	\$915

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

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



Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2000 Population by Age			
Total	3,215	42,813	124,400
Age 0 - 4	6.2%	6.3%	5.8%
Age 5 - 9	6.5%	7.1%	6.7%
Age 10 - 14	6.3%	6.9%	7.0%
Age 15 - 19	4.8%	5.2%	5.9%
Age 20 - 24	5.7%	4.1%	4.1%
Age 25 - 34	20.8%	15.3%	13.0%
Age 35 - 44	18.9%	19.2%	18.0%
Age 45 - 54	14.2%	16.6%	17.4%
Age 55 - 64	8.3%	9.7%	10.7%
Age 65 - 74	5.3%	5.8%	6.6%
Age 75 - 84	2.6%	3.0%	3.7%
Age 85+	0.4%	0.8%	1.1%
Age 18+	77.9%	76.2%	76.6%
2010 Population by Age			
Total	4,481	55,499	149,768
Age 0 - 4	6.2%	6.1%	5.6%
Age 5 - 9	6.2%	6.2%	5.9%
Age 10 - 14	6.5%	6.7%	6.5%
Age 15 - 19	5.9%	6.1%	6.1%
Age 20 - 24	6.4%	5.2%	5.0%
Age 25 - 34	13.3%	11.8%	10.9%
Age 35 - 44	18.7%	16.5%	15.0%
Age 45 - 54	16.9%	17.6%	17.5%
Age 55 - 64	10.8%	12.7%	14.0%
Age 65 - 74	5.3%	6.4%	7.7%
Age 75 - 84	2.9%	3.5%	4.2%
Age 85+	0.8%	1.3%	1.7%
Age 18+	77.4%	77.1%	78.0%
2015 Population by Age			
Total	4,968	61,194	160,405
Age 0 - 4	5.9%	5.9%	5.5%
Age 5 - 9	6.4%	6.2%	6.0%
Age 10 - 14	6.5%	6.4%	6.3%
Age 15 - 19	5.8%	5.8%	5.8%
Age 20 - 24	5.8%	5.2%	4.9%
Age 25 - 34	15.1%	13.3%	12.2%
Age 35 - 44	14.9%	13.9%	13.0%
Age 45 - 54	18.1%	17.4%	16.9%
Age 55 - 64	11.5%	12.9%	13.8%
Age 65 - 74	6.5%	8.2%	9.6%
Age 75 - 84	2.7%	3.5%	4.3%
Age 85+	0.9%	1.4%	1.8%
Age 18+	77.4%	77.8%	78.5%
2000 Population by Sex			
Males	48.0%	48.6%	48.4%
Females	52.0%	51.4%	51.6%
2010 Population by Sex			
Males	48.2%	48.7%	48.4%
Females	51.8%	51.3%	51.6%
2015 Population by Sex			
Males	48.6%	48.8%	48.5%
Females	51.4%	51.2%	51.5%

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



Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2000 Population by Race/Ethnicity			
Total	3,213	42,813	124,394
White Alone	92.5%	93.4%	93.8%
Black Alone	1.5%	1.2%	1.1%
American Indian Alone	0.4%	0.2%	0.3%
Asian or Pacific Islander Alone	3.0%	2.8%	2.6%
Some Other Race Alone	1.0%	0.8%	0.8%
Two or More Races	1.7%	1.5%	1.4%
Hispanic Origin	4.3%	3.8%	3.9%
Diversity Index	21.4	19.1	18.4
2010 Population by Race/Ethnicity			
Total	4,480	55,499	149,764
White Alone	88.5%	89.7%	90.3%
Black Alone	2.4%	2.1%	1.9%
American Indian Alone	0.5%	0.3%	0.4%
Asian or Pacific Islander Alone	4.5%	4.2%	3.9%
Some Other Race Alone	1.5%	1.5%	1.5%
Two or More Races	2.5%	2.2%	2.0%
Hispanic Origin	6.9%	6.6%	6.5%
Diversity Index	31.4	29.3	28.1
2015 Population by Race/Ethnicity			
Total	4,969	61,197	160,407
White Alone	86.4%	87.6%	88.4%
Black Alone	2.9%	2.6%	2.4%
American Indian Alone	0.5%	0.4%	0.4%
Asian or Pacific Islander Alone	5.4%	5.0%	4.7%
Some Other Race Alone	1.8%	1.8%	1.8%
Two or More Races	3.0%	2.6%	2.4%
Hispanic Origin	8.4%	8.1%	8.0%
Diversity Index	36.6	34.4	33.1
2000 Population 3+ by School Enrollment			
Total	3,107	41,261	120,572
Enrolled in Nursery/Preschool	1.8%	2.3%	2.3%
Enrolled in Kindergarten	1.3%	1.5%	1.4%
Enrolled in Grade 1-8	10.6%	11.4%	11.4%
Enrolled in Grade 9-12	4.0%	4.7%	5.5%
Enrolled in College	5.4%	4.9%	4.7%
Enrolled in Grad/Prof School	2.3%	2.0%	1.8%
Not Enrolled in School	74.7%	73.1%	73.0%
2010 Population 25+ by Educational Attainment			
Total	3,086	38,729	106,258
Less than 9th Grade	0.7%	1.2%	1.1%
9th - 12th Grade, No Diploma	2.1%	2.2%	2.3%
High School Graduate	13.3%	13.3%	14.2%
Some College, No Degree	20.8%	20.5%	21.2%
Associate Degree	8.7%	7.7%	8.0%
Bachelor's Degree	36.8%	36.3%	34.4%
Graduate/Professional Degree	17.5%	18.8%	18.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: [ESRI forecasts for 2010 and 2015; U.S. Bureau of the Census, 2000 Census of Population and Housing](#)



Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2010 Population 15+ by Marital Status			
Total	3,636	45,005	122,794
Never Married	29.6%	25.9%	25.6%
Married	51.8%	57.9%	58.0%
Widowed	3.9%	3.9%	4.4%
Divorced	14.7%	12.3%	12.0%
2000 Population 16+ by Employment Status			
Total	2,584	33,700	98,778
In Labor Force	73.3%	70.4%	68.8%
Civilian Employed	70.2%	68.1%	66.9%
Civilian Unemployed	3.1%	2.3%	1.9%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	26.7%	29.6%	31.2%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	91.2%	92.6%	93.2%
Civilian Unemployed	8.8%	7.4%	6.8%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	92.8%	94.0%	94.4%
Civilian Unemployed	7.2%	6.0%	5.6%
2000 Females 16+ by Employment Status and Age of Children			
Total	1,359	17,517	51,831
Own Children < 6 Only	8.1%	7.9%	6.9%
Employed/in Armed Forces	4.3%	4.0%	3.7%
Unemployed	0.0%	0.0%	0.0%
Not in Labor Force	3.8%	3.9%	3.2%
Own Children <6 and 6-17	5.2%	5.9%	5.4%
Employed/in Armed Forces	3.2%	2.8%	2.5%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	2.0%	3.0%	2.7%
Own Children 6-17 Only	16.3%	17.2%	17.7%
Employed/in Armed Forces	9.2%	10.3%	11.4%
Unemployed	0.2%	0.5%	0.3%
Not in Labor Force	6.9%	6.5%	5.9%
No Own Children <18	70.4%	68.9%	70.1%
Employed/in Armed Forces	44.5%	41.5%	40.4%
Unemployed	2.5%	1.4%	1.2%
Not in Labor Force	23.4%	26.0%	28.5%

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



Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2010 Employed Population 16+ by Industry			
Total	2,220	27,139	72,295
Agriculture/Mining	0.4%	0.3%	0.2%
Construction	3.6%	4.6%	5.0%
Manufacturing	5.5%	5.7%	5.9%
Wholesale Trade	5.1%	4.3%	4.1%
Retail Trade	12.5%	12.2%	12.2%
Transportation/Utilities	2.8%	3.4%	3.1%
Information	2.3%	2.7%	2.6%
Finance/Insurance/Real Estate	14.8%	14.8%	15.0%
Services	51.4%	49.7%	49.4%
Public Administration	1.5%	2.3%	2.4%
2010 Employed Population 16+ by Occupation			
Total	2,221	27,138	72,295
White Collar	83.5%	83.3%	83.5%
Management/Business/Financial	25.4%	26.8%	27.0%
Professional	26.3%	25.8%	25.7%
Sales	21.3%	19.6%	19.4%
Administrative Support	10.5%	11.1%	11.4%
Services	11.5%	10.9%	10.5%
Blue Collar	5.0%	5.8%	6.0%
Farming/Forestry/Fishing	0.1%	0.0%	0.0%
Construction/Extraction	0.9%	1.5%	1.7%
Installation/Maintenance/Repair	1.7%	1.5%	1.4%
Production	0.9%	1.2%	1.2%
Transportation/Material Moving	1.3%	1.5%	1.7%
2000 Workers 16+ by Means of Transportation to Work			
Total	1,784	22,566	65,199
Drove Alone - Car, Truck, or Van	81.5%	81.8%	82.6%
Carpooled - Car, Truck, or Van	7.5%	7.6%	7.1%
Public Transportation	0.3%	0.3%	0.6%
Walked	1.8%	1.0%	1.1%
Other Means	1.7%	1.2%	1.2%
Worked at Home	7.3%	8.1%	7.5%
2000 Workers 16+ by Travel Time to Work			
Total	1,785	22,568	65,198
Did not Work at Home	92.7%	91.9%	92.5%
Less than 5 minutes	3.0%	2.3%	2.1%
5 to 9 minutes	10.4%	9.5%	8.8%
10 to 19 minutes	26.2%	24.3%	24.5%
20 to 24 minutes	12.8%	12.2%	13.3%
25 to 34 minutes	20.7%	21.5%	22.7%
35 to 44 minutes	7.2%	8.6%	9.3%
45 to 59 minutes	8.7%	9.4%	8.1%
60 to 89 minutes	2.6%	2.9%	2.2%
90 or more minutes	1.1%	1.3%	1.5%
Worked at Home	7.3%	8.1%	7.5%
Average Travel Time to Work (in min)	24.2	25.6	25.5
2000 Households by Vehicles Available			
Total	1,677	18,362	51,024
None	2.9%	2.0%	2.4%
1	40.7%	33.7%	32.1%
2	46.2%	50.6%	49.4%
3	8.8%	11.3%	12.7%
4	1.1%	1.8%	2.6%
5+	0.4%	0.5%	0.6%
Average Number of Vehicles Available	1.7	1.8	1.8

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



Pima Rd. & Bahia Dr.

	Radius: 1 Mile	Radius: 3 Mile	Radius: 5 Mile
2000 Households by Type			
Total	1,672	18,381	50,976
Family Households	60.2%	66.4%	68.4%
Married-couple Family	50.1%	57.2%	58.9%
With Related Children	23.2%	25.7%	25.6%
Other Family (No Spouse)	10.1%	9.2%	9.4%
With Related Children	6.9%	6.1%	6.0%
Nonfamily Households	39.8%	33.6%	31.6%
Householder Living Alone	30.4%	25.8%	24.4%
Householder Not Living Alone	9.3%	7.8%	7.2%
Households with Related Children	30.1%	31.8%	31.6%
Households with Persons 65+	13.0%	15.8%	18.6%
2000 Households by Size			
Total	1,673	18,380	50,975
1 Person Household	30.4%	25.9%	24.4%
2 Person Household	37.5%	38.8%	39.2%
3 Person Household	14.3%	14.9%	15.1%
4 Person Household	12.6%	14.0%	14.1%
5 Person Household	3.9%	4.8%	5.3%
6 Person Household	1.0%	1.2%	1.5%
7+ Person Household	0.2%	0.4%	0.5%
2000 Households by Year Householder Moved In			
Total	1,679	18,362	51,024
Moved in 1999 to March 2000	43.7%	34.1%	29.3%
Moved in 1995 to 1998	45.6%	42.7%	36.8%
Moved in 1990 to 1994	8.7%	14.5%	17.3%
Moved in 1980 to 1989	2.0%	7.8%	13.1%
Moved in 1970 to 1979	0.0%	0.8%	3.1%
Moved in 1969 or Earlier	0.0%	0.0%	0.4%
Median Year Householder Moved In	1998	1998	1997
2000 Housing Units by Units in Structure			
Total	1,915	20,775	57,077
1, Detached	45.8%	61.4%	65.2%
1, Attached	5.1%	4.8%	6.4%
2	0.5%	0.3%	0.3%
3 or 4	5.1%	3.3%	3.5%
5 to 9	16.0%	10.1%	8.7%
10 to 19	10.2%	7.9%	6.1%
20+	17.1%	12.1%	9.8%
Mobile Home	0.1%	0.1%	0.1%
Other	0.1%	0.0%	0.0%
2000 Housing Units by Year Structure Built			
Total	1,880	20,812	57,112
1999 to March 2000	12.1%	11.4%	7.4%
1995 to 1998	56.4%	43.0%	26.6%
1990 to 1994	19.1%	18.8%	17.6%
1980 to 1989	11.6%	22.5%	34.4%
1970 to 1979	0.5%	3.6%	11.7%
1969 or Earlier	0.3%	0.8%	2.2%
Median Year Structure Built	1996	1995	1990