

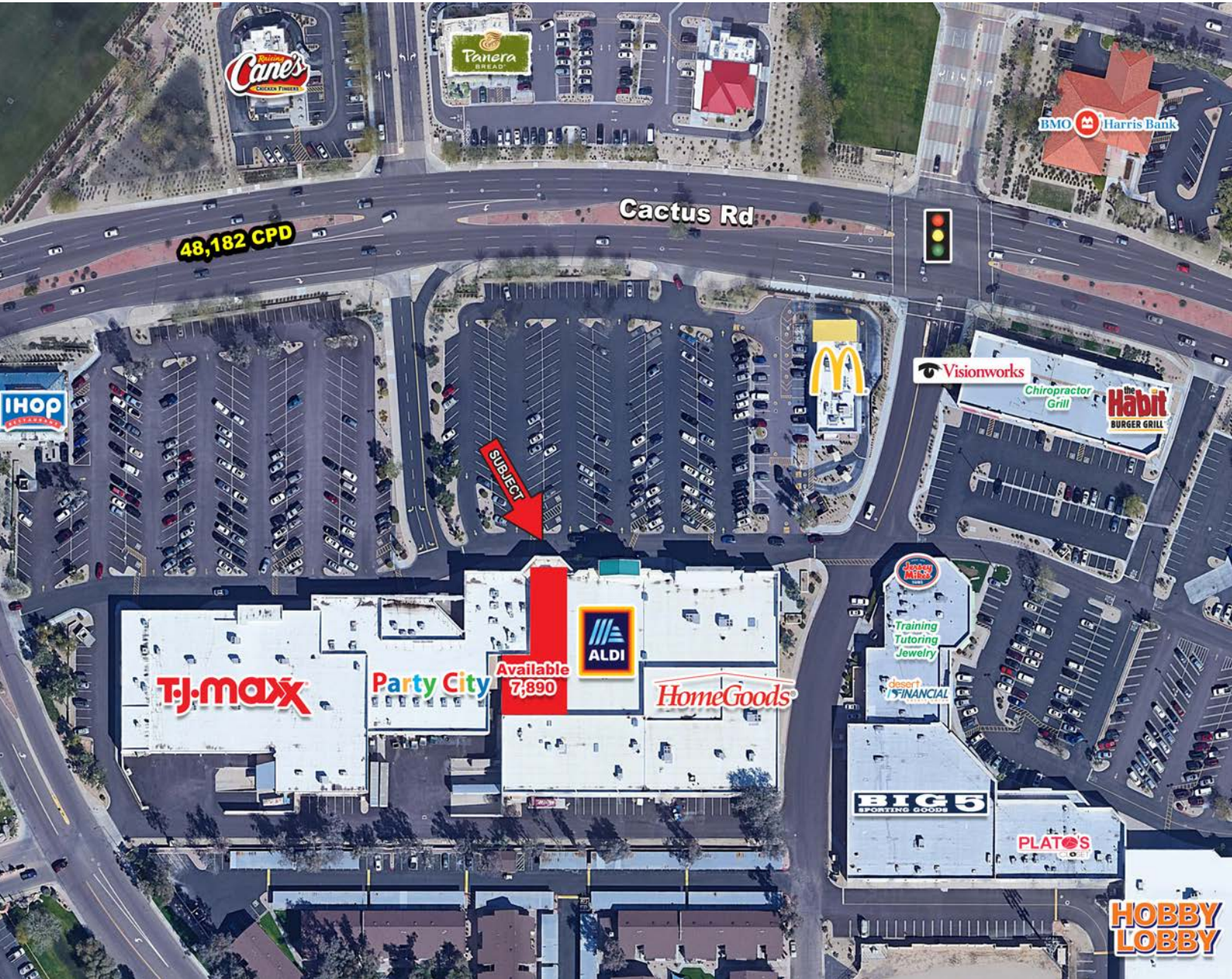


VELOCITY
RETAILGROUP

VILLAGE SQUARE RETAIL CENTER

Cactus and Tatum SWC
Phoenix, Arizona

◆ Shop space for sub-lease



PROPERTY HIGHLIGHTS

SITE PLAN/AVAILABILITY

AERIAL

DEMOGRAPHICS

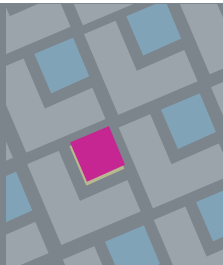
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Brad Ranly

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Shop space for sub-lease

Property Highlights

- Located in a vibrant center with Hobby Lobby, Home Goods, TJ Maxx & other daily needs tenants
- Future 6.5M SF mixed use development across the street, that will combine the attributes of Desert Ridge Marketplace and Kierland Commons
- Very busy intersection with over 34,000 cars per day
- Adjacent to an Aldi Grocery store scheduled to open Q1 2023
- Estimated average household incomes exceeding \$117M with in a 3 mile radius

Nearby Tenants



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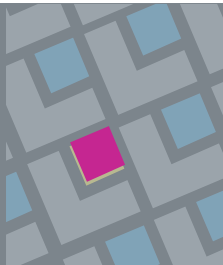
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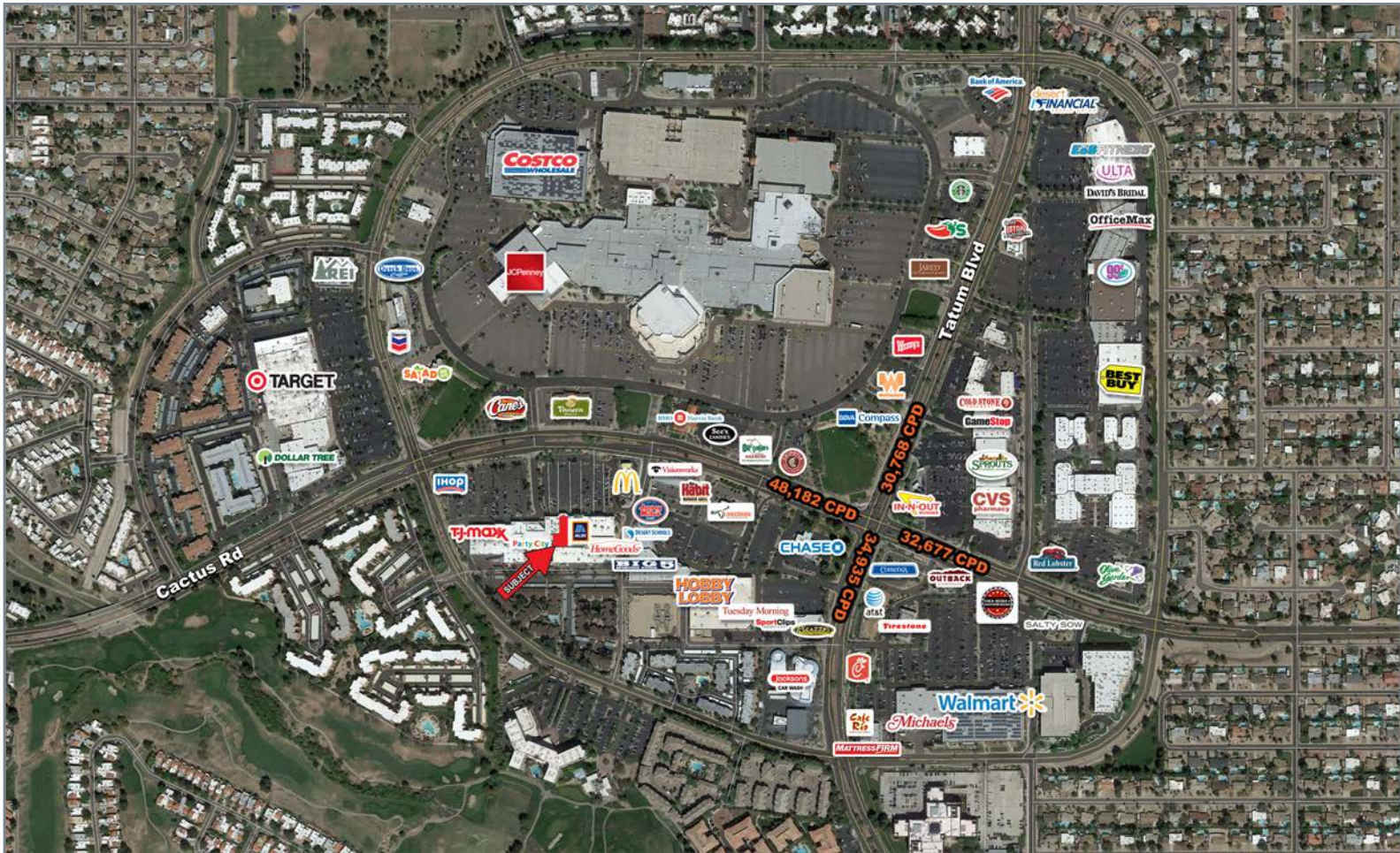
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Paradise Valley Mall area shop space for sub-lease



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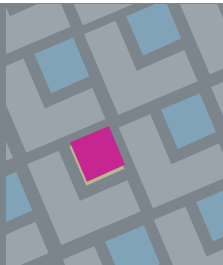
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Cactus and Tatum SWC			
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Race			
2022 Est. White	76.4%	76.6%	71.7%
2022 Est. Black	3.2%	2.3%	3.0%
2022 Est. Asian or Pacific Islander	5.9%	4.5%	5.8%
2022 Est. American Indian or Alaska Native	1.1%	0.9%	1.0%
2022 Est. Other Races	13.4%	15.7%	18.4%
Hispanic			
2022 Est. Hispanic Population	1,854	14,644	41,979
2022 Est. Hispanic Population	13.2%	15.4%	18.6%
2027 Proj. Hispanic Population	13.4%	15.4%	18.6%
2020 Hispanic Population	12.6%	14.2%	18.7%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	10,948	70,939	167,182
2022 Est. Elementary (Grade Level 0 to 8)	1.9%	2.2%	3.0%
2022 Est. Some High School (Grade Level 9 to 11)	2.7%	3.6%	4.4%
2022 Est. High School Graduate	16.2%	16.3%	17.2%
2022 Est. Some College	22.4%	22.3%	21.6%
2022 Est. Associate Degree Only	9.4%	8.1%	7.9%
2022 Est. Bachelor Degree Only	28.7%	29.6%	27.5%
2022 Est. Graduate Degree	18.6%	18.1%	18.3%
Housing			
2022 Est. Total Housing Units	7,915	40,825	103,263
2022 Est. Owner-Occupied	40.8%	68.8%	60.6%
2022 Est. Renter-Occupied	48.2%	27.1%	32.0%
2022 Est. Vacant Housing	11.0%	4.1%	7.3%
Homes Built by Year			
2022 Homes Built 2010 or later	2.4%	2.6%	4.2%
2022 Homes Built 2000 to 2009	7.0%	5.4%	9.1%
2022 Homes Built 1990 to 1999	14.1%	14.0%	19.5%
2022 Homes Built 1980 to 1989	32.6%	27.1%	25.2%
2022 Homes Built 1970 to 1979	25.6%	35.1%	24.2%
2022 Homes Built 1960 to 1969	4.0%	8.5%	6.7%
2022 Homes Built 1950 to 1959	2.6%	2.5%	2.8%
2022 Homes Built Before 1949	0.7%	0.7%	1.0%
Home Values			
2022 Home Value \$1,000,000 or More	1.9%	6.1%	8.3%
2022 Home Value \$500,000 to \$999,999	16.3%	25.5%	25.3%
2022 Home Value \$400,000 to \$499,999	22.2%	18.2%	13.8%
2022 Home Value \$300,000 to \$399,999	25.8%	23.6%	20.4%
2022 Home Value \$200,000 to \$299,999	19.0%	18.8%	20.7%
2022 Home Value \$150,000 to \$199,999	6.8%	3.5%	4.7%
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2022 Home Value \$50,000 to \$99,999	2.4%	0.7%	1.5%
2022 Home Value \$25,000 to \$49,999	0.9%	0.7%	1.0%
2022 Home Value Under \$25,000	0.8%	1.2%	2.1%
2022 Median Home Value	\$365,730	\$452,863	\$474,209
2022 Median Rent	\$1,114	\$1,153	\$1,117

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Cactus and Tatum SWC			
Phoenix, AZ 85032			
	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	12,362	80,997	190,574
2022 Est. Civilian Employed	62.9%	65.4%	64.8%
2022 Est. Civilian Unemployed	1.5%	1.6%	1.7%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	35.6%	33.0%	33.5%
2022 Labor Force Males	48.1%	49.1%	49.2%
2022 Labor Force Females	51.9%	50.9%	50.8%
Occupation			
2022 Occupation: Population Age 16 Years or Over	7,780	52,954	123,414
2022 Mgmt, Business, & Financial Operations	20.1%	21.2%	20.7%
2022 Professional, Related	29.0%	26.0%	25.7%
2022 Service	15.3%	14.5%	15.5%
2022 Sales, Office	22.8%	23.2%	22.6%
2022 Farming, Fishing, Forestry	0.1%	0.3%	0.3%
2022 Construction, Extraction, Maintenance	5.1%	5.9%	7.0%
2022 Production, Transport, Material Moving	7.6%	8.9%	8.2%
2022 White Collar Workers	71.9%	70.4%	69.0%
2022 Blue Collar Workers	28.1%	29.6%	31.0%
Transportation to Work			
2022 Drive to Work Alone	77.1%	72.0%	72.7%
2022 Drive to Work in Carpool	8.8%	10.0%	9.9%
2022 Travel to Work by Public Transportation	2.2%	2.1%	2.1%
2022 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
2022 Walk or Bicycle to Work	3.2%	2.0%	2.0%
2022 Other Means	1.3%	1.4%	1.4%
2022 Work at Home	7.2%	12.2%	11.6%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	16.8%	22.3%	22.6%
2022 Travel to Work in 15 to 29 Minutes	47.5%	42.7%	42.9%
2022 Travel to Work in 30 to 59 Minutes	32.6%	31.2%	30.3%
2022 Travel to Work in 60 Minutes or More	3.0%	3.8%	4.3%
2022 Average Travel Time to Work	23.3	22.8	22.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$456.55 M	\$3.07 B	\$7.69 B
2022 Est. Apparel	\$16.07 M	\$109.41 M	\$273.91 M
2022 Est. Contributions, Gifts	\$26.82 M	\$187.19 M	\$470.44 M
2022 Est. Education, Reading	\$14.8 M	\$107.09 M	\$269.25 M
2022 Est. Entertainment	\$25.66 M	\$177.13 M	\$442.83 M
2022 Est. Food, Beverages, Tobacco	\$69.8 M	\$463.24 M	\$1.16 B
2022 Est. Furnishings, Equipment	\$15.93 M	\$109.69 M	\$274.19 M
2022 Est. Health Care, Insurance	\$41.67 M	\$277.65 M	\$693.07 M
2022 Est. Household Operations, Shelter, Utilities	\$148.62 M	\$984.92 M	\$2.47 B
2022 Est. Miscellaneous Expenses	\$8.67 M	\$58.5 M	\$146.45 M
2022 Est. Personal Care	\$6.12 M	\$41.19 M	\$103.06 M
2022 Est. Transportation	\$82.4 M	\$556.21 M	\$1.39 B

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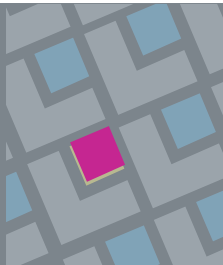
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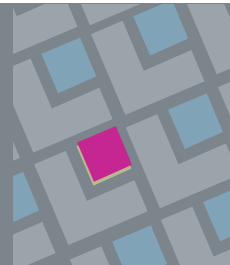
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