

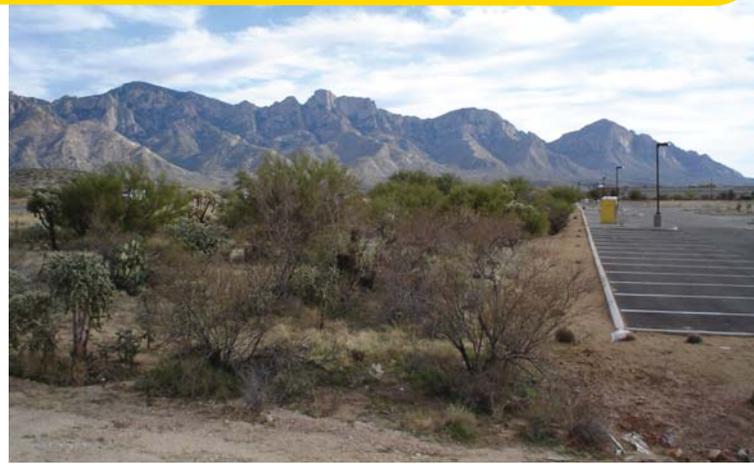
Lots for Sale in Vistoso Commerce Plaza

2500-2568 E. VISTOSO COMMERCE LOOP | Vistoso Commerce Plaza | Oro Valley, Arizona



GRUBB & ELLIS.
From Insight to Results

PRICE REDUCED TO \$75/SF



Property Snapshot

- Property Address:** 2500 - 2568 E. Vistoso Commerce Loop
- Parcel Sizes:** Available in various sizes, see site plan
- Zoning:** PAD (Oro Valley)
- Property Highlights:**
- New office development with bank pad
 - Visibility from Oracle Road
 - Tranquil setting with beautiful mountain views in a mixed-use development
 - Close to Innovation Park, Oro Valley Hospital, Northwest Urgent Care

\$75/SF

Sale Price: ~~\$80.00/SF~~ of building

Exclusive Advisor:
TARI AULETTA, CCIM
Vice President
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Demographic Highlights:	3 Mile	5 Mile
Estimated Population	18,997	45,578
Daytime Population	6,197	18,140
White Collar	73.6%	72.2%
Average HH Income	\$88,308	\$88,935
Median Age	56.4	49.1

Traffic Counts (Vehicles Per Day):

Oracle Road	38,000 (2006)
<u>Rancho Vistoso Blvd</u>	<u>8,000 (2006)</u>
TOTAL	46,000

Sources: 2010 ESRI, 2007 PAG Traffic Volume Map

To learn more, please contact:

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LH11-03-10

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Site Plan

2500-2568 E. VISTOSO COMMERCE LOOP | Vistoso Commerce Plaza | Oro Valley, Arizona

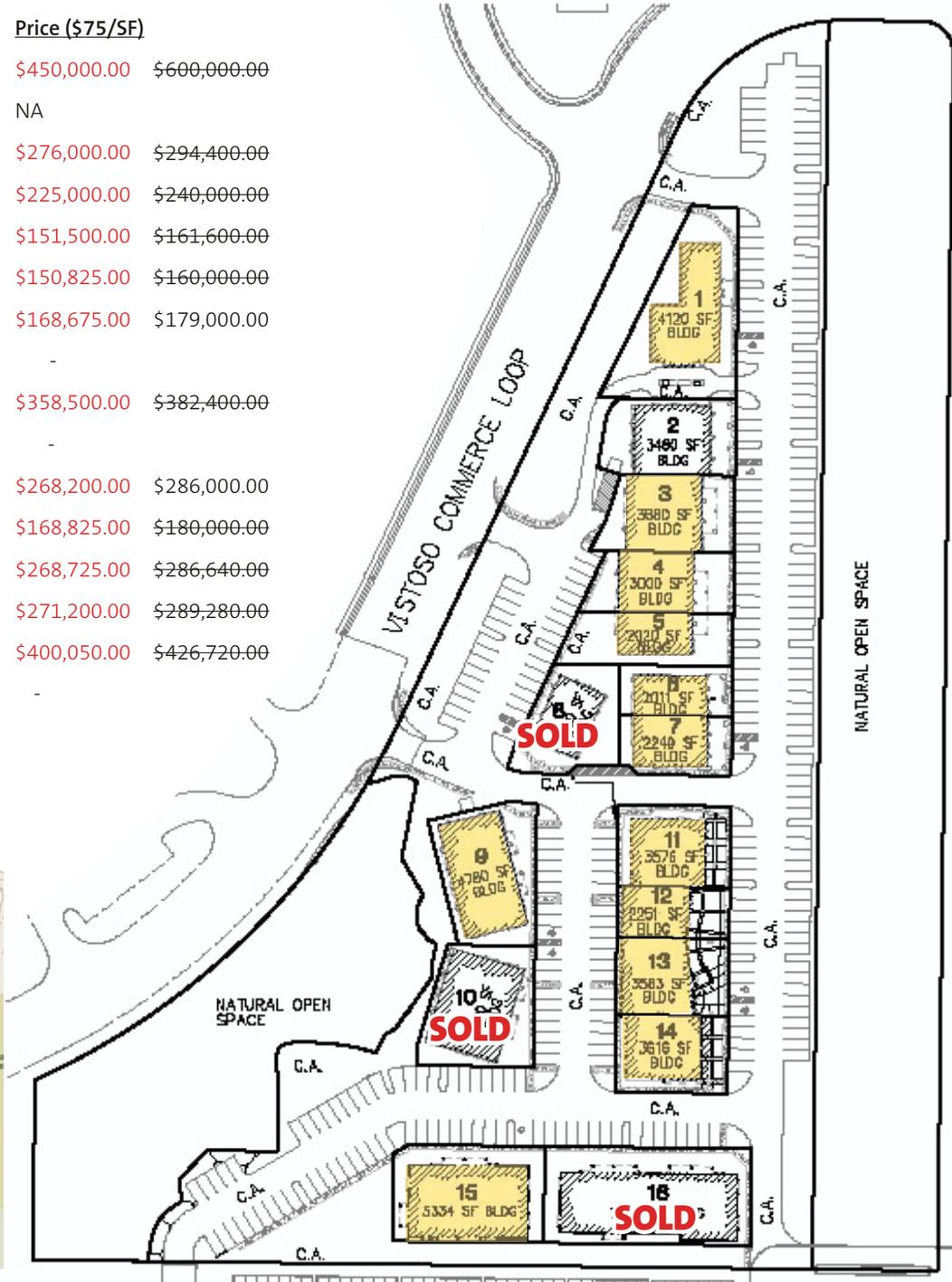


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Parcel #	Address #	Bldg. SF	Lot SF	Price (\$75/SF)	
1	2572	Bank Site	12,278	\$450,000.00	\$600,000.00
2	NA	NA	6,664	NA	
3	2568	3,680	6,441	\$276,000.00	\$294,400.00
4	2566	3,000	5,665	\$225,000.00	\$240,000.00
5	2564	2,020	5,793	\$151,500.00	\$161,600.00
6	2560	2,011	3,710	\$150,825.00	\$160,000.00
7	2554	2,249	4,330	\$168,675.00	\$179,000.00
8	SOLD	-	6,215	-	
9	2536	4,780	8,415	\$358,500.00	\$382,400.00
10	SOLD	-	8,283	-	
11	2540	3,576	6,021	\$268,200.00	\$286,000.00
12	2530	2,251	3,742	\$168,825.00	\$180,000.00
13	2524	3,583	5,738	\$268,725.00	\$286,640.00
14	2518	3,616	5,713	\$271,200.00	\$289,280.00
15	2500	5,334	9,512	\$400,050.00	\$426,720.00
16	SOLD	-	10,574	-	

 = Available



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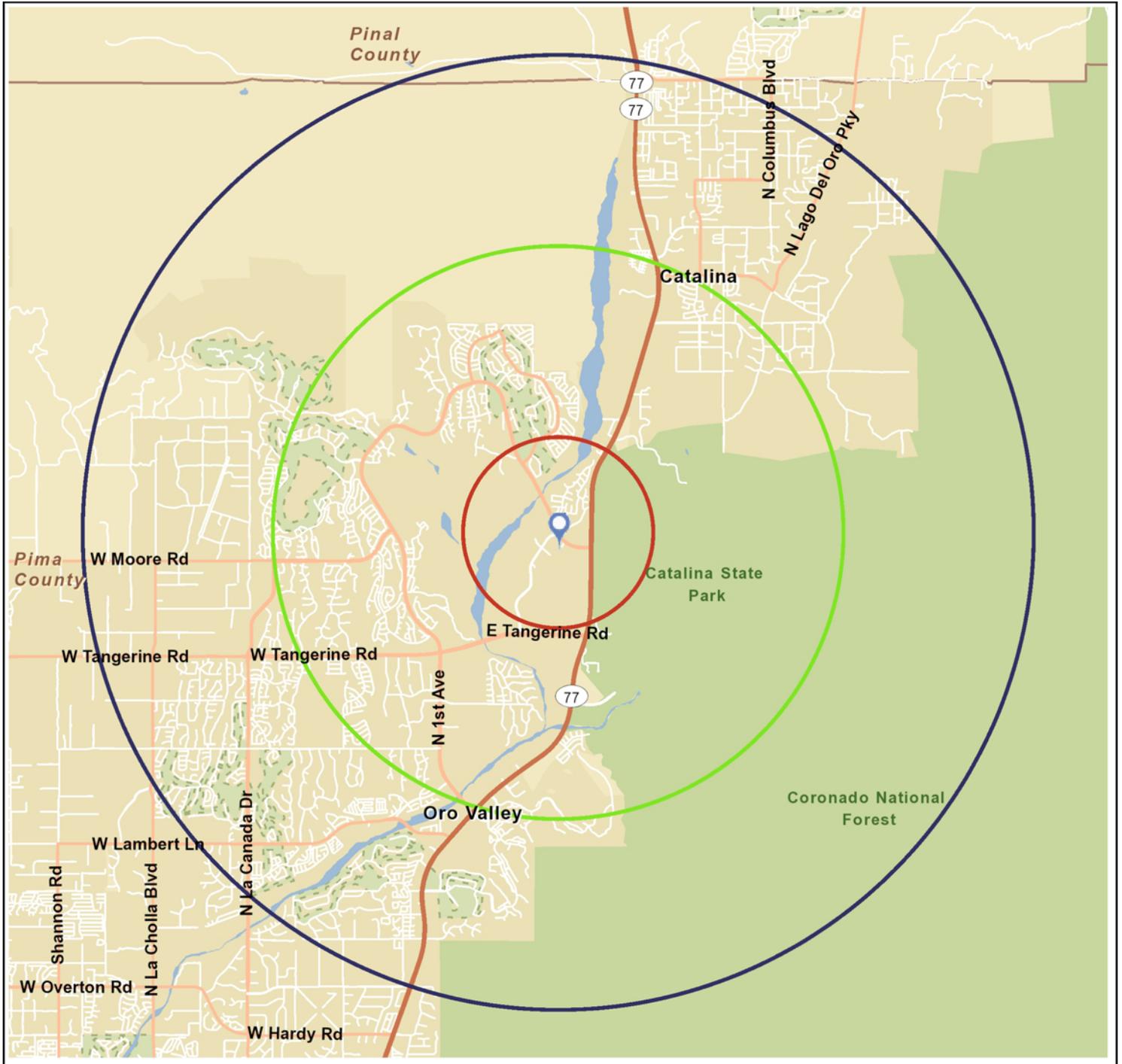
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1, 3, 5 Mile Demographic Map

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LH09-09-10

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E Vistoso Commerce Loop Rd, ...

Latitude: 32.442647

Longitude: -110.939914

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	1,942	18,997	45,578
Male Population	48.1%	48.1%	48.4%
Female Population	51.9%	51.9%	51.6%
Median Age	58.8	56.4	49.1
2010 Income			
Median HH Income	\$73,200	\$71,014	\$70,508
Per Capita Income	\$39,395	\$38,188	\$36,044
Average HH Income	\$91,233	\$88,308	\$88,935
2010 Households			
Total Households	850	8,242	18,410
Average Household Size	2.28	2.29	2.46
2010 Housing			
Owner Occupied Housing Units	75.9%	74.9%	72.2%
Renter Occupied Housing Units	6.1%	9.5%	13.9%
Vacant Housing Units	18.0%	15.6%	13.9%
Population			
1990 Population	210	2,518	10,245
2000 Population	1,283	12,041	33,122
2010 Population	1,942	18,997	45,578
2015 Population	2,255	21,854	51,020
1990-2000 Annual Rate	19.84%	16.94%	12.45%
2000-2010 Annual Rate	4.13%	4.55%	3.16%
2010-2015 Annual Rate	3.03%	2.84%	2.28%

In the identified market area, the current year population is 45,578. In 2000, the Census count in the market area was 33,122. The rate of change since 2000 was 3.16 percent annually. The five-year projection for the population in the market area is 51,020, representing a change of 2.28 percent annually from 2010 to 2015. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	112	1,071	4,020
2000 Households	573	5,175	13,323
2010 Households	850	8,242	18,410
2015 Households	987	9,510	20,675
1990-2000 Annual Rate	17.73%	17.06%	12.73%
2000-2010 Annual Rate	3.92%	4.65%	3.21%
2010-2015 Annual Rate	3.03%	2.9%	2.35%

The household count in this market area has changed from 13,323 in 2000 to 18,410 in the current year, a change of 3.21 percent annually. The five-year projection of households is 20,675, a change of 2.35 percent annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2000. The number of families in the current year is 13,899 in the market area.

Housing

Currently, 72.2 percent of the 21,373 housing units in the market area are owner occupied; 13.9 percent, renter occupied; and 13.9 percent are vacant. In 2000, there were 15,091 housing units - 76.3 percent owner occupied, 11.4 percent renter occupied and 12.4 percent vacant. The rate of change in housing units since 2000 is 3.45 percent. Median home value in the market area is \$226,802, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.45 percent annually to \$256,021. From 2000 to the current year, median home value changed by 3 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

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Latitude: 32.442647

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$38,125	\$36,528	\$33,058
2000 Median HH Income	\$61,704	\$60,293	\$57,821
2010 Median HH Income	\$73,200	\$71,014	\$70,508
2015 Median HH Income	\$84,862	\$82,403	\$82,496
1990-2000 Annual Rate	4.93%	5.14%	5.75%
2000-2010 Annual Rate	1.68%	1.61%	1.95%
2010-2015 Annual Rate	3%	3.02%	3.19%
Per Capita Income			
1990 Per Capita Income	\$18,284	\$21,359	\$19,224
2000 Per Capita Income	\$32,166	\$31,316	\$28,871
2010 Per Capita Income	\$39,395	\$38,188	\$36,044
2015 Per Capita Income	\$46,224	\$44,667	\$42,531
1990-2000 Annual Rate	5.81%	3.9%	4.15%
2000-2010 Annual Rate	2%	1.95%	2.19%
2010-2015 Annual Rate	3.25%	3.18%	3.37%
Average Household Income			
1990 Average Household Income	\$45,140	\$51,093	\$50,223
2000 Average Household Income	\$74,610	\$72,961	\$71,647
2010 Average HH Income	\$91,233	\$88,308	\$88,935
2015 Average HH Income	\$107,287	\$102,968	\$104,631
1990-2000 Annual Rate	5.15%	3.63%	3.62%
2000-2010 Annual Rate	1.98%	1.88%	2.13%
2010-2015 Annual Rate	3.29%	3.12%	3.3%

Households by Income

Current median household income is \$70,508 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$82,496 in five years. In 2000, median household income was \$57,821, compared to \$33,058 in 1990.

Current average household income is \$88,935 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$104,631 in five years. In 2000, average household income was \$71,647, compared to \$50,223 in 1990.

Current per capita income is \$36,044 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$42,531 in five years. In 2000, the per capita income was \$28,871, compared to \$19,224 in 1990.

Population by Employment

Currently, 93.3 percent of the civilian labor force in the identified market area is employed and 6.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.5 percent of the civilian labor force, and unemployment will be 5.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 53.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 11.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.6 percent of the market area population drove alone to work, and 5.7 percent worked at home. The average travel time to work in 2000 was 31.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 19.8 percent were high school graduates only (29.6 percent in the U.S.)
- 7.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 17.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.