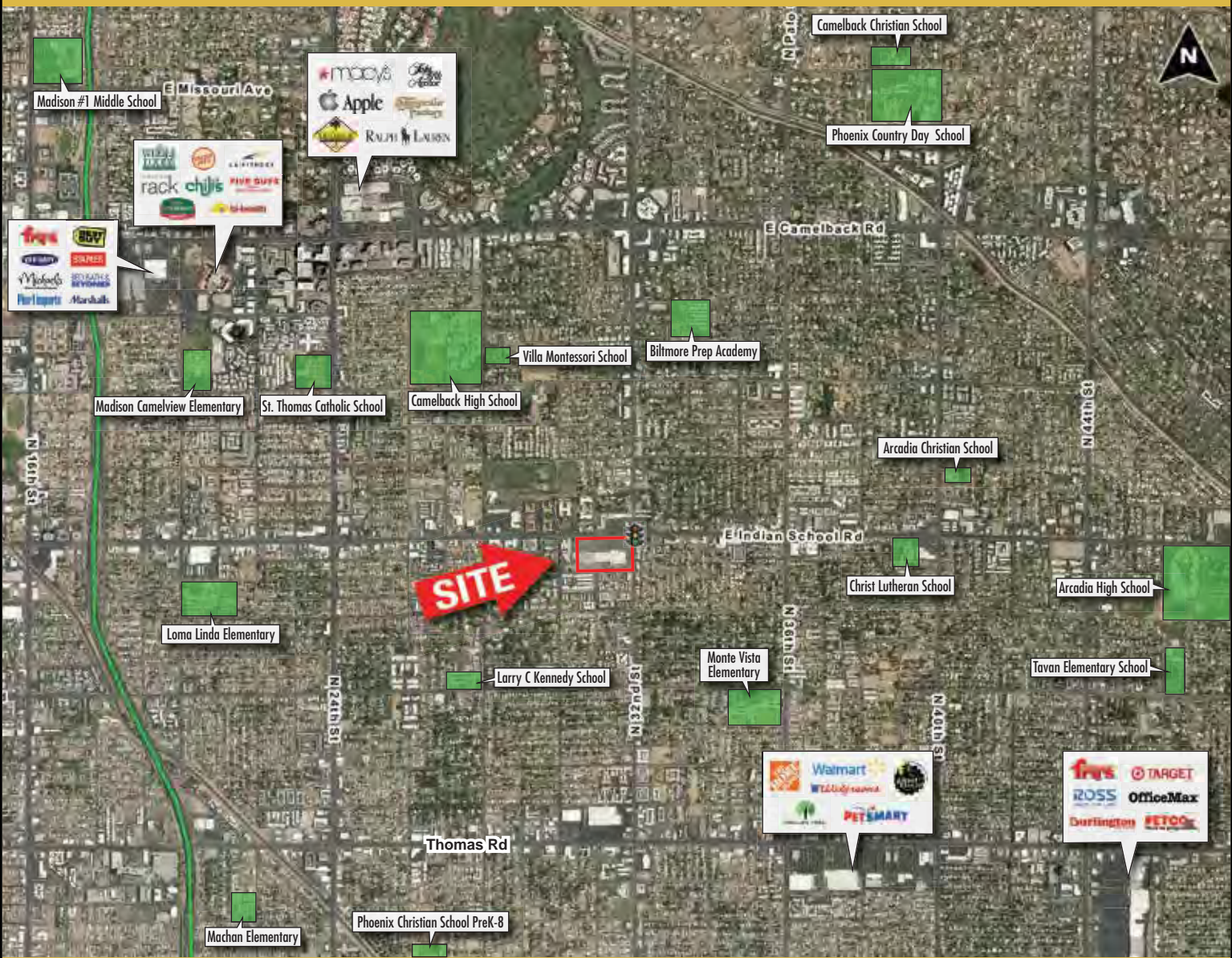


Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Mile	5 Miles
Estimated Population (2016)	22,495	156,667	295,989
Projected Population (2021)	24,363	170,904	323,727
Estimated Avg. Household Income (2016)	\$60,967	\$69,644	\$74,489
Projected Avg. Household Income (2021)	\$71,402	\$80,612	\$86,961
Average Household Size (2016)	2.0	2.4	2.2
Total Daytime Employees (2016)	13,999	102,264	280,033
Median Age (2016)	37.1	34.6	36.2

TRAFFIC COUNTS (2013 Source: City of Phoenix)

32nd Street	24,409
Indian School Road	38,568
Total Cars Per Day	62,977



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

ARCADIA FIESTA

Southwest Corner of 32nd Street & Indian School Road - Phoenix, Arizona



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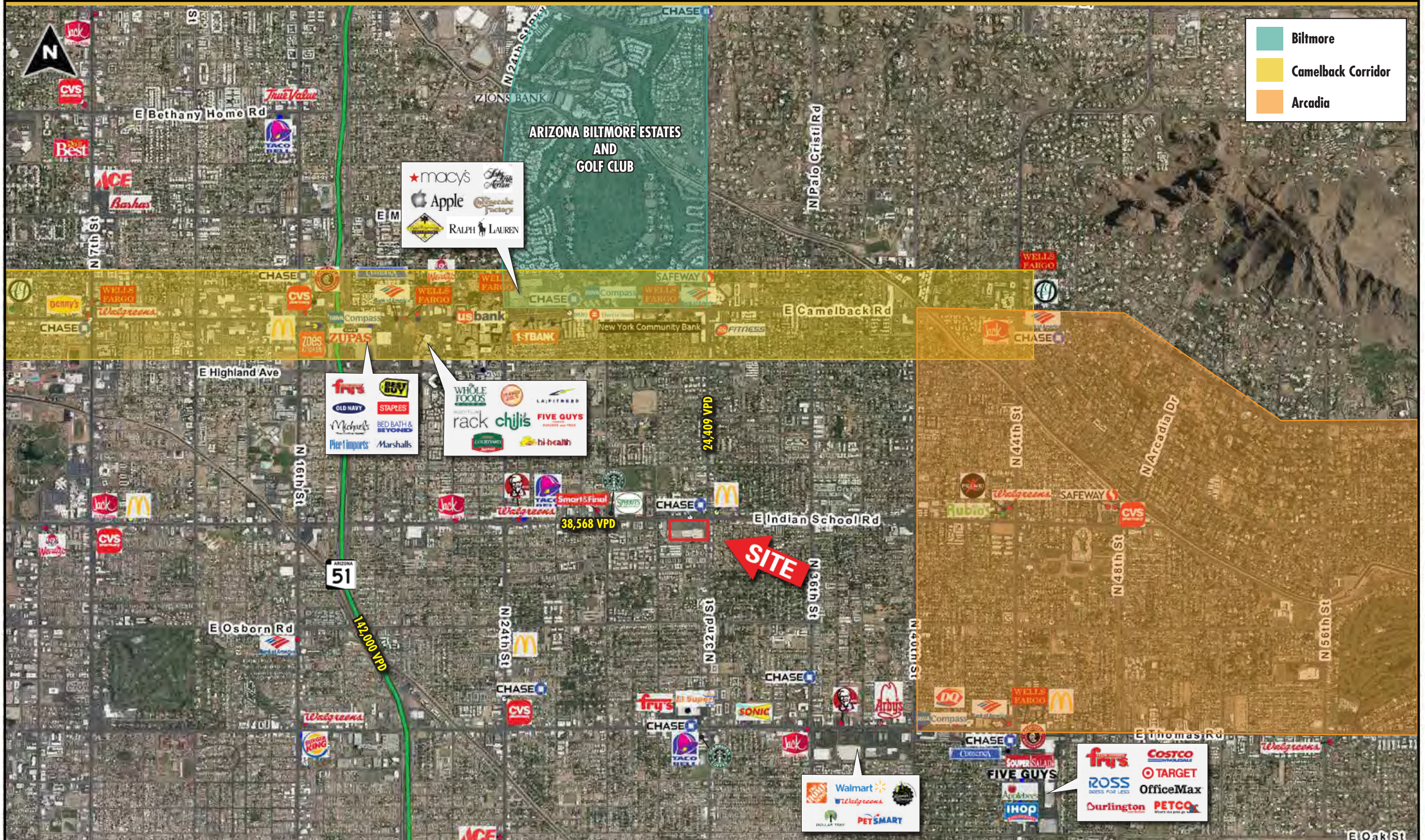
www.derito.com

PROJECT HIGHLIGHTS

- Join our latest tenant lineup featuring: **JOANN Tuesday Morning**
- ROSS** DRESS FOR LESS, **McDonald's**, **ACE Hardware**, **The Shop**, **O'Reilly AUTO PARTS**, **Dutch Bros Coffee**, **ANYTIME FITNESS**
- Infill redevelopment in high-density trade area
- Excellent Central Phoenix location - Less than 2 miles from Biltmore, Arcadia, and the Camelback Corridor
- More than 10 million SF of office within 3 miles
- More than 102,000 daytime employees within 3 miles
- Dense population: More than 156,000 residents within 3 miles
- Nearly 11,000 apartment units within trade area
- Average household income of nearly \$70,000 within 3 miles
- More than 62,000 cars per day at intersection

DE RITO PARTNERS, INC

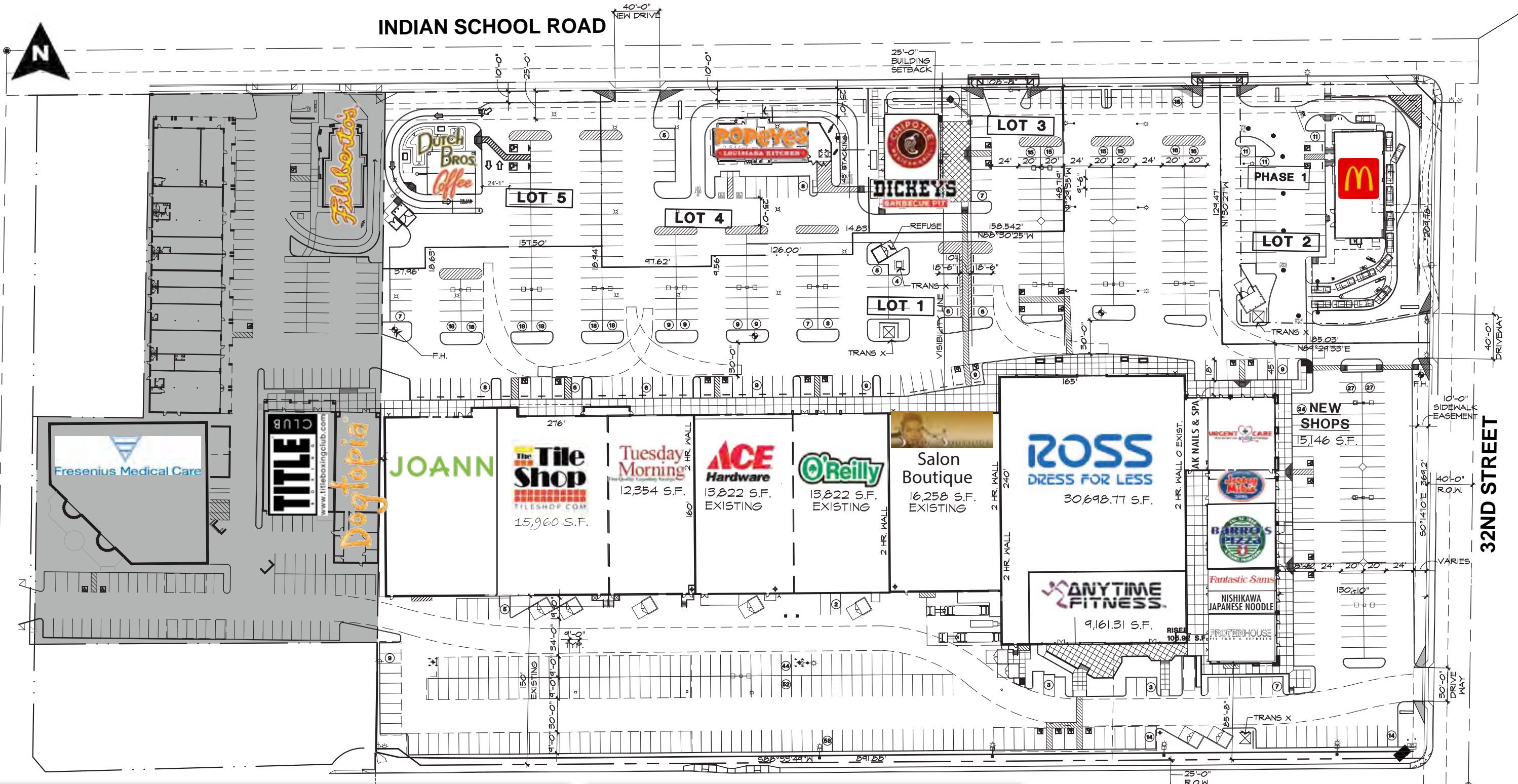
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30TH STREET

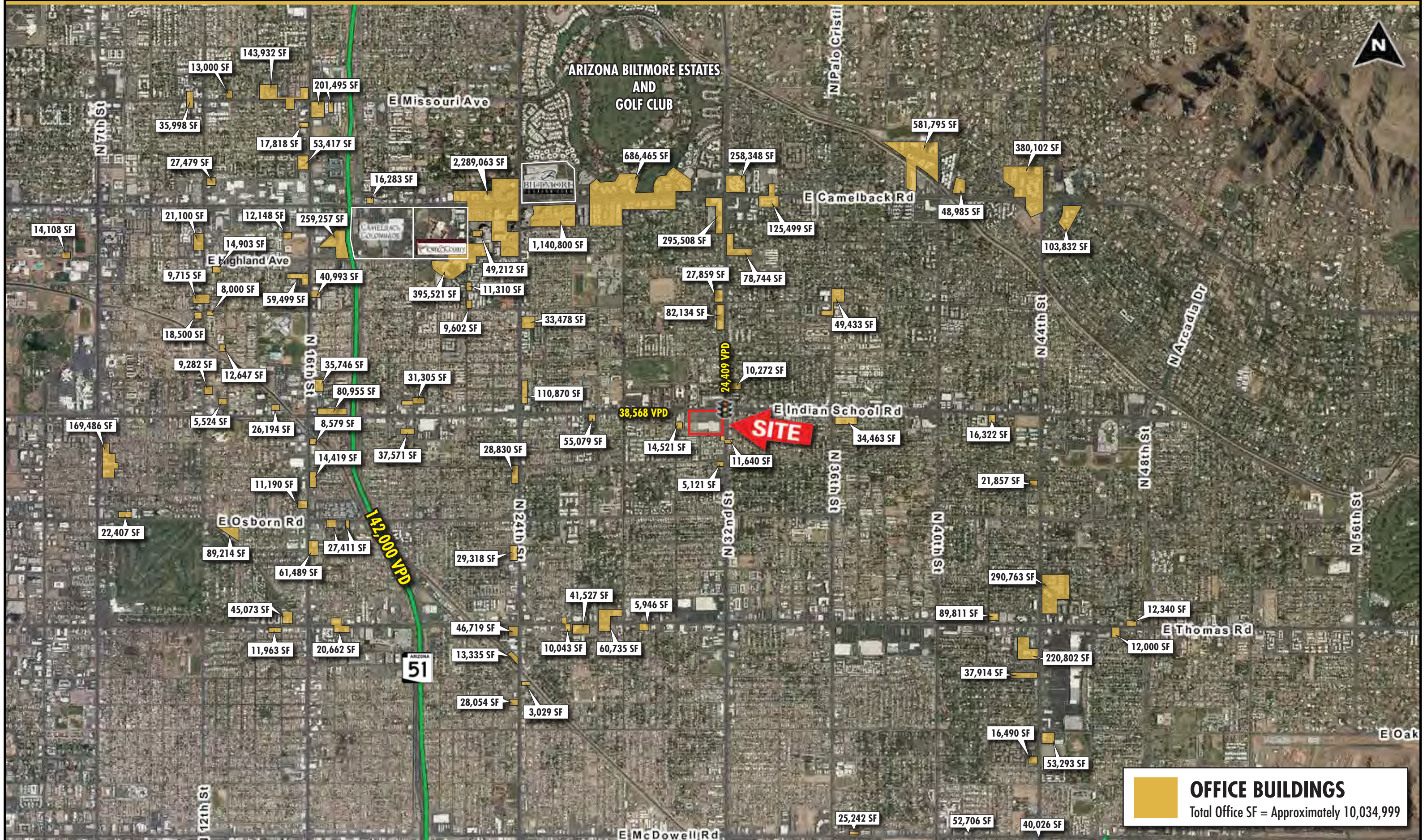
INDIAN SCHOOL ROAD

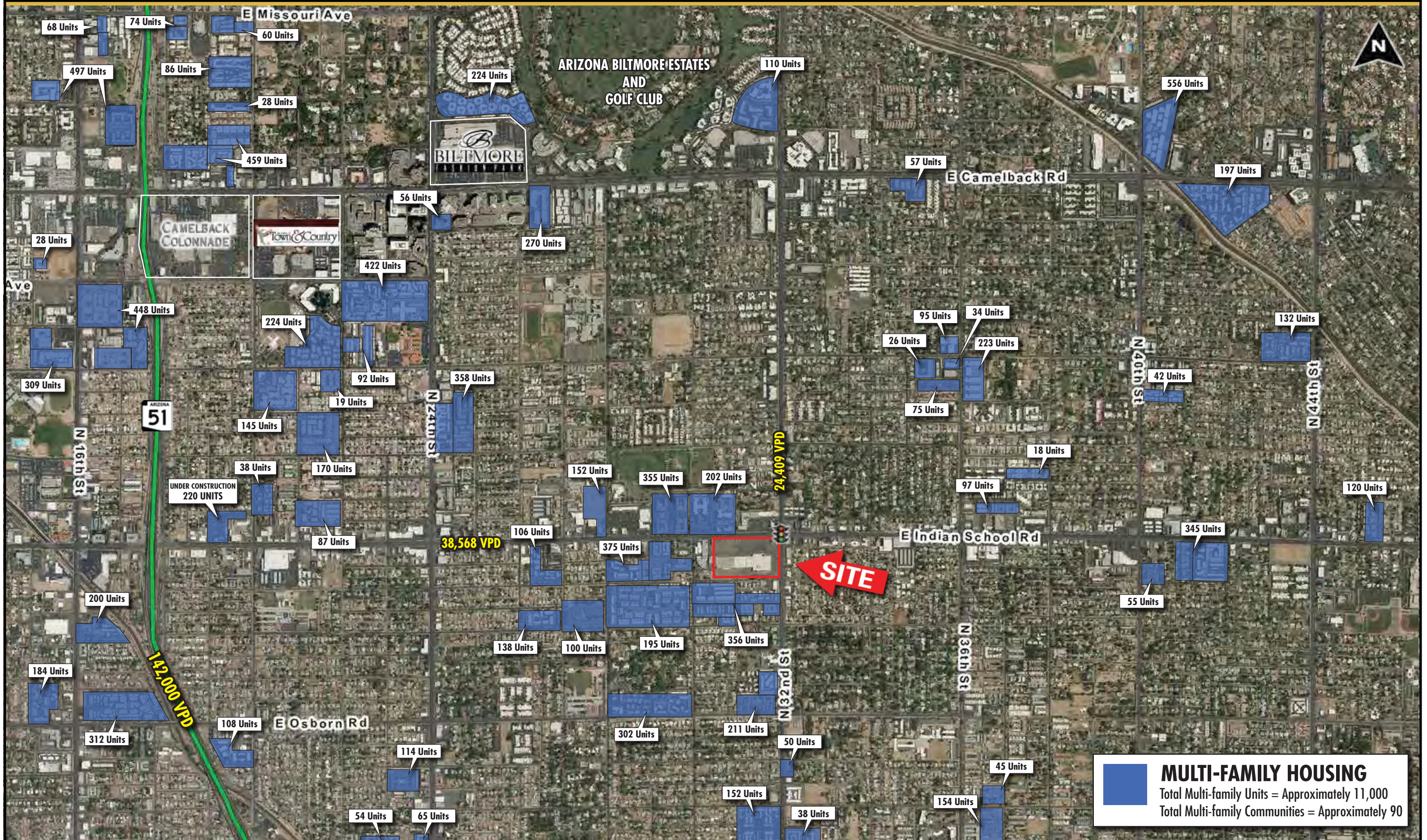
32ND STREET











MULTI-FAMILY HOUSING
Total Multi-family Units = Approximately 11,000
Total Multi-family Communities = Approximately 90



**ARIZONA BILTMORE ESTATES
AND
GOLF CLUB**

CAMELBACK CORRIDOR

CAMELBACK RD

INDIAN SCHOOL RD

28th ST

32nd ST





ARCADIA

32nd ST

INDIAN SCHOOL RD

N



PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

LOOP
202

FULL ACCESS

THOMAS RD

28th ST

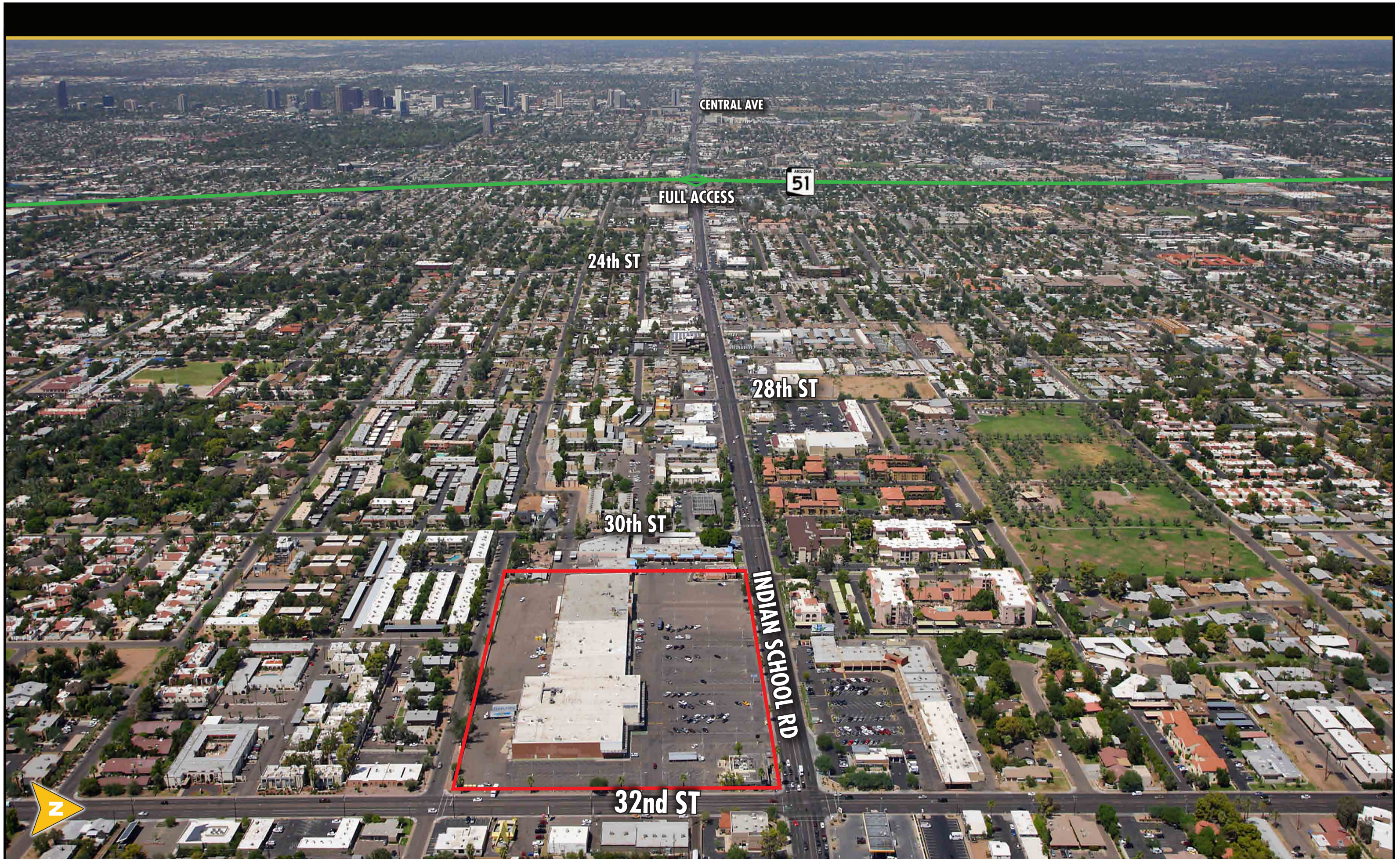
30th ST

32nd ST

INDIAN SCHOOL RD



DE RITO PARTNERS, INC





MORE THAN 15%

10% - 15%

5% - 10%

0% - 5%

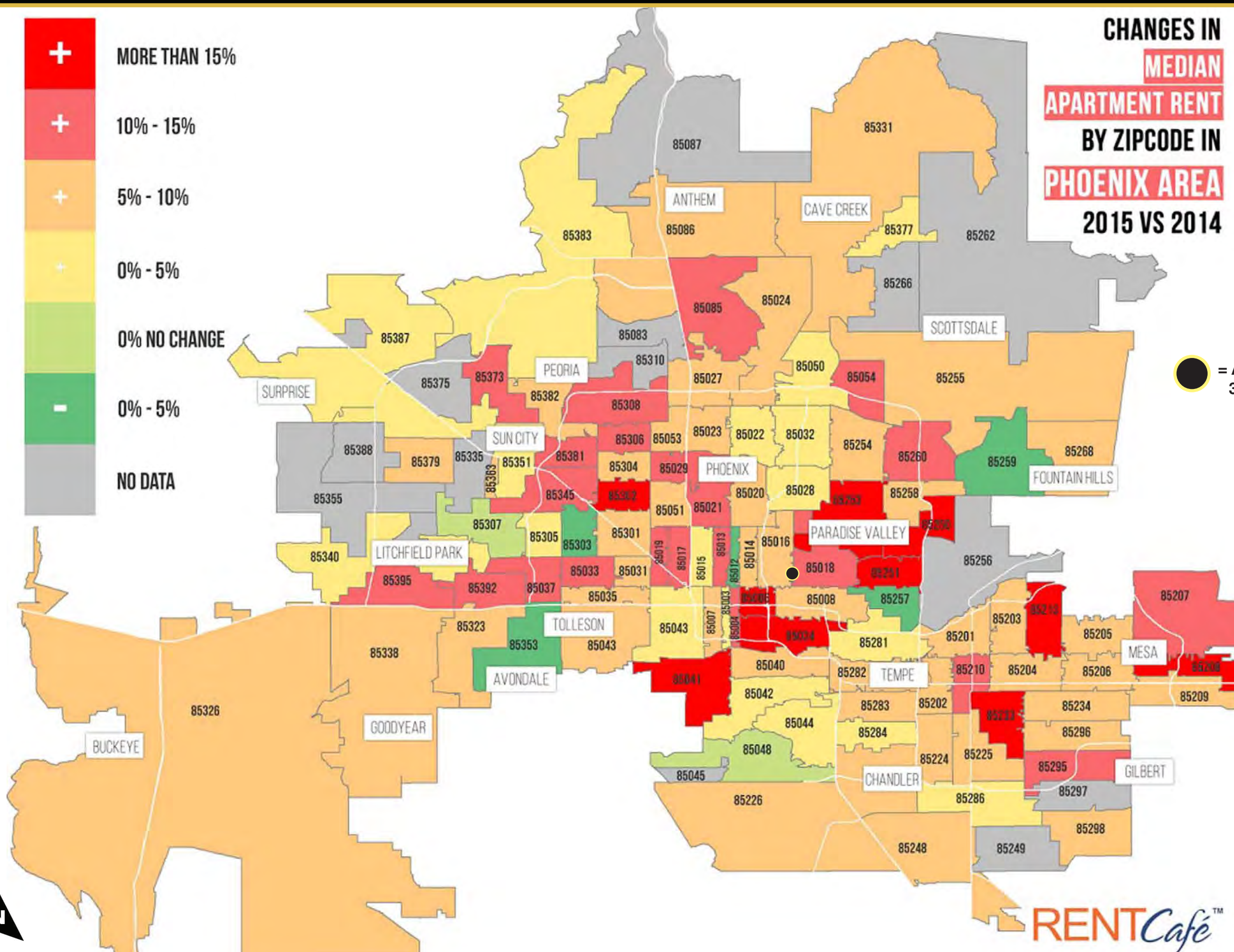
0% NO CHANGE

0% - 5%

NO DATA

**CHANGES IN
MEDIAN
APARTMENT RENT
BY ZIPCODE IN
PHOENIX AREA
2015 VS 2014**

 = ARCADIA FIESTA REDEVELOPMENT
32nd Street & Indian School Road



RENTCafe™