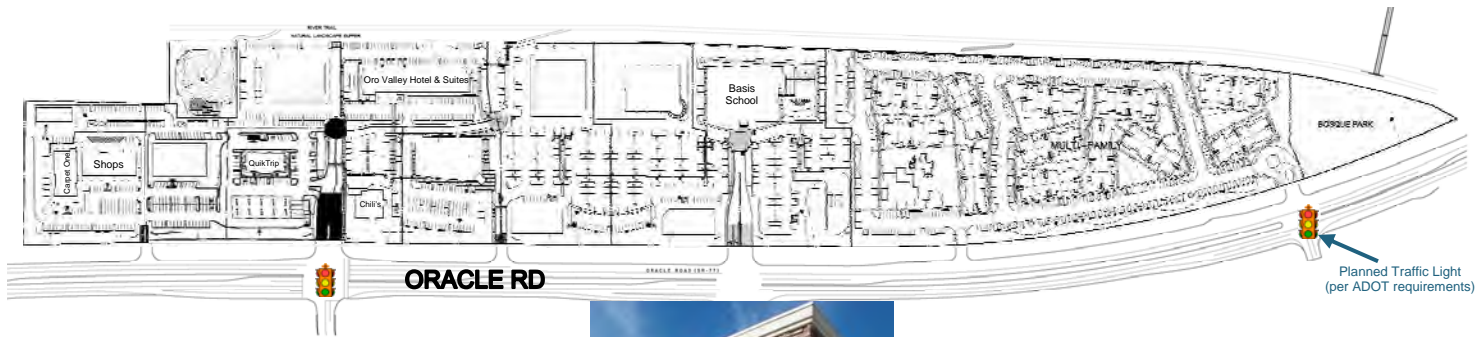


FOR LEASE/SALE

RETAIL
RESTAURANT
OFFICE

STEAM PUMP VILLAGE

FABULOUS ORACLE HIGHWAY FRONTAGE!
ORO VALLEY, ARIZONA



HIGHLIGHTS:

- ◆ 40-acre first-class, integrated, mixed-use development.
- ◆ ±4,000 feet of frontage on dominant arterial for expanding northwest trade area
- ◆ Anchor spaces, anchor pads, pads, and shops available.
- ◆ Located in core of residential, commercial, and employment areas.
- ◆ Basis School now open; nationally recognized educational facility



JOIN:

**Oro Valley
Hotel & Suites**



TRAFFIC COUNTS (avg. cars per day)

Oracle Road 50,000
First Avenue 34,000

Source: Pima Association of Governments, 2007

DEMOGRAPHIC SUMMARY:

2011 Estimates	10 min.	20 min.	30 min.
Population	88,969	397,206	767,274
# Households	40,026	172,886	318,317
Avg HH Income	\$86,942	\$67,813	\$63,233
# of Employees	34,565	206,387	371,422

Source: Applied Geographic Solutions/
TIGER Geography, August 2011

Oro Valley and northwest Tucson are significant growth areas, owing largely to the area's natural beauty and growing list of businesses, upscale communities, and resorts. Steam Pump Village is strategically situated in one of the highest household income areas in all of metropolitan Tucson.

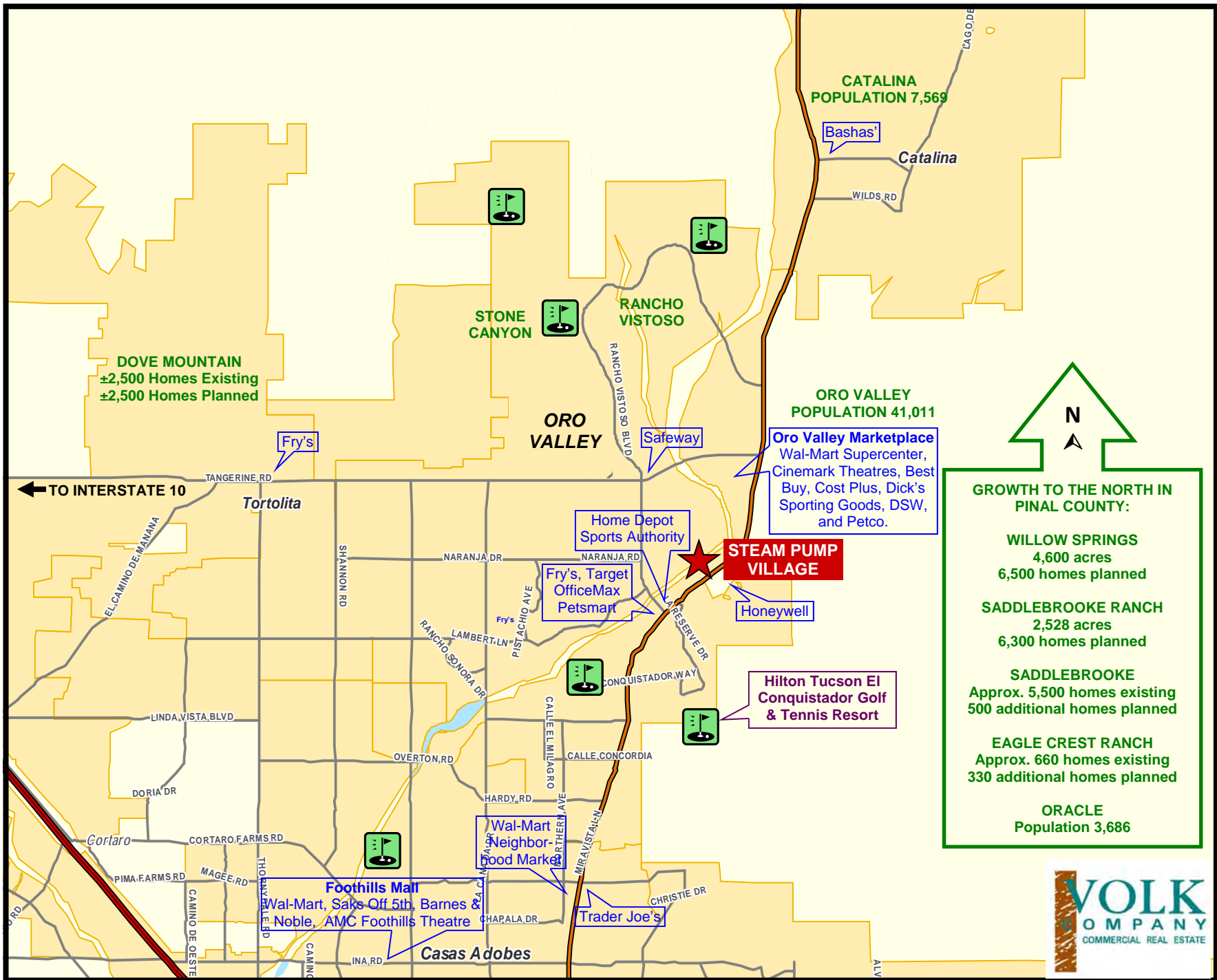
EXCLUSIVELY REPRESENTED BY:

DAVE HAMMACK
dhammack@volkco.com
BRENNALACEY
brennalacey@volkco.com
520-326-3200



An Arizona licensed real estate agent or broker at Volk Company has a small (less than 1%) ownership interest in a portion of this property.

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.





THE RITZ-CARLTON

Planned Phase 1
Offices
100,000 SF

Planned Phase 2
Offices
128,000 SF

ORO VALLEY MARKETPLACE
±800,000 SF REGIONAL POWER CENTER

WAL*MART SUPERCENTER CINEMARK COST PLUS WORLD MARKET BEST BUY DICK'S SPORTS GOODS DSW Tilly's PETCO CHASE

Northwest Medical Center
Oro Valley

Planned Mixed-Use
Commercial —
Office, Retail, Hotel

SAFeway

Tangerine Rd

ACE
Walgreens

STEAM PUMP VILLAGE

chili's Oro Valley Hotel & Suites CARPET ONE BASIS

Naranja Dr

ROONEY RANCH
±566,000 SF SHOPPING CENTER

TARGET THE HOME DEPOT ROSS DRESS FOR LESS OfficeMax SPORTS AUTHORITY PETS*MART Fry's Pier 1 Imports

1st Ave

Honeywell

Lambert Ln

Walgreens

Fry's

OscorDrug

ARIZONA
77

Hilton
Tucson El Conquistador
Golf & Tennis Resort

La Cholla Blvd

La Canada Dr

Oracle Rd

Magee Rd

ROSS DRESS FOR LESS OFF 5TH BARNES & NOBLE AMC THEATRES LINENS-N-THINGS

WAL*MART SUPERCENTER

WAL*MART NEIGHBORHOOD MARKET KOHL'S

TRADER JOE'S
Marshalls

SPROUTS FARMERS MARKET

Albertsons

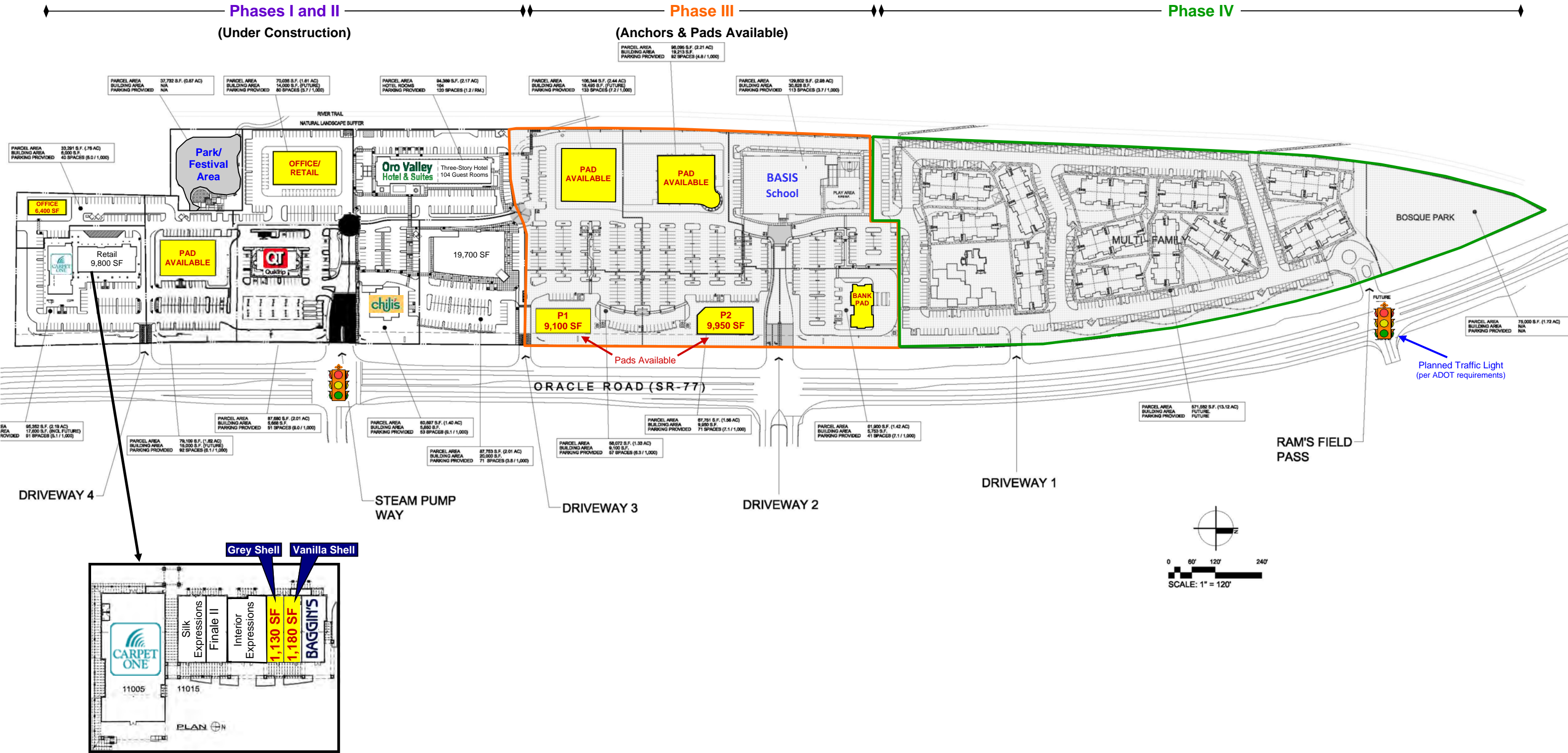
Ina Rd

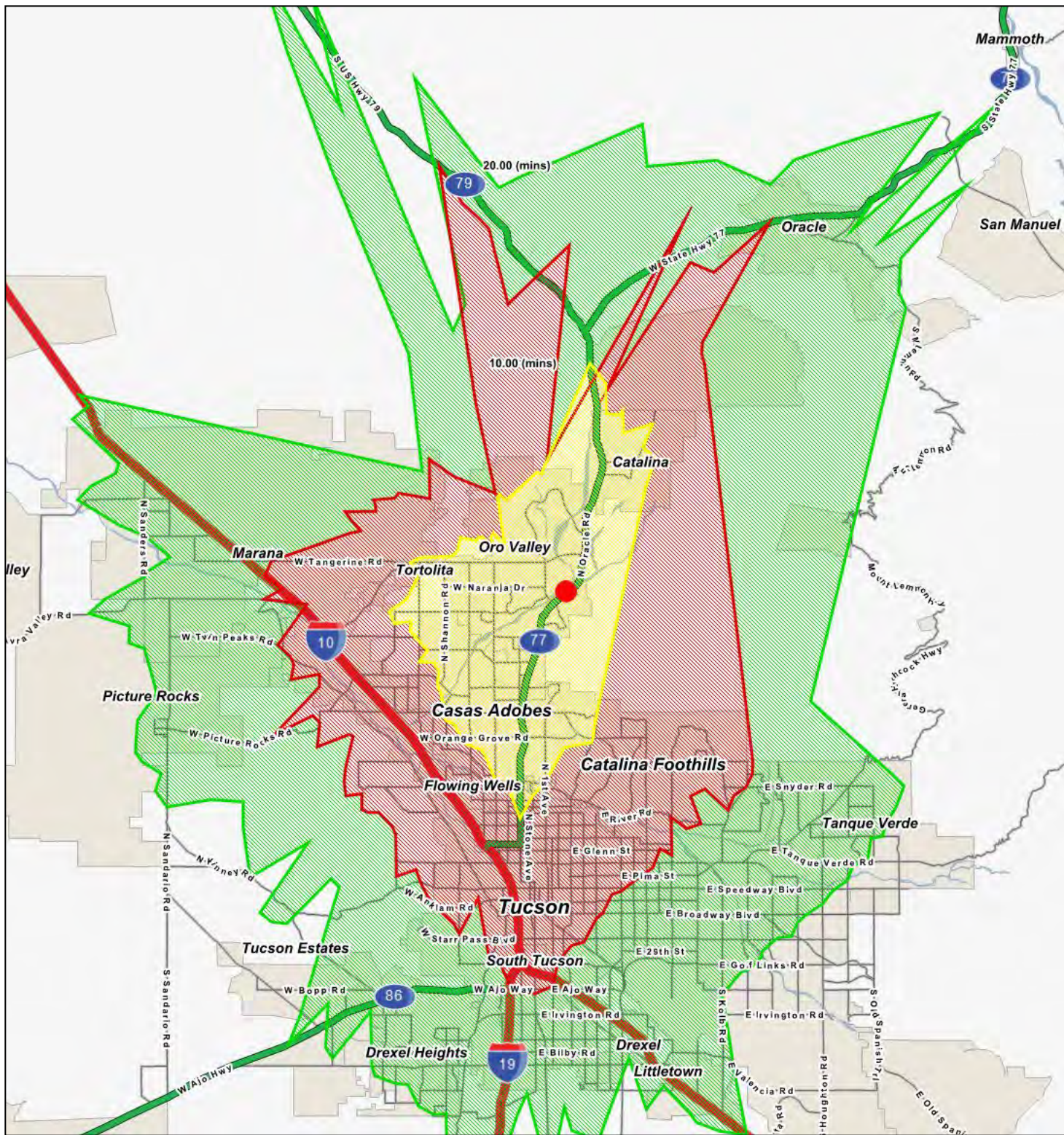
WHOLE FOODS

SAFeway

VOLK
COMPANY
COMMERCIAL REAL ESTATE

STEAM PUMP VILLAGE
CONCEPTUAL SITE PLAN





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**11065 N Oracle Rd
Oro Valley, AZ**

October 2011



EXPANDED PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections
Calculated using Proportional Block Groups



Lat/Lon: 32.40234/-110.9663

11065 N Oracle Rd

Oro Valley, AZ

10.00 (mins)

20.00 (mins)

30.00 (mins)

Population (2011)

Estimated Population	88,969		397,206		767,274	
Census Population (2010)	88,978		398,974		773,371	
Census Population (2000)	81,294		364,199		701,692	
Projected Population (2016)	84,904		387,692		750,382	
Forecasted Population (2021)	86,890		400,621		777,213	
Historical Annual Growth (2000 to 2010)	7,684	0.9%	34,775	1.0%	71,679	1.0%
Historical Annual Growth (2010 to 2011)	-9	-	-1,768	-0.4%	-6,096	-0.8%
Projected Annual Growth (2011 to 2016)	-4,065	-0.9%	-9,514	-0.5%	-16,892	-0.4%
Estimated Population Density	1,003 psm		1,183 psm		866 psm	
Trade Area Size	88.68 sq mil		335.70 sq mil		886.46 sq mil	

Households (2011)

Estimated Households	40,026		172,886		318,317	
Census Households (2010)	39,024		169,210		312,723	
Census Households (2000)	34,172		152,403		280,887	
Projected Households (2016)	42,384		186,342		343,678	
Forecasted Households (2021)	46,925		205,065		378,328	
Households with Children	9,735	24.3%	43,367	25.1%	90,842	28.5%
Average Household Size	2.20		2.22		2.35	

Average Household Income (2011)

Est. Average Household Income	\$86,942		\$67,813		\$63,233	
Proj. Average Household Income (2016)	\$98,094		\$76,566		\$71,361	
Average Family Income	\$105,732		\$86,598		\$77,379	

Median Household Income (2011)

Est. Median Household Income	\$68,576		\$53,164		\$50,637	
Proj. Median Household Income (2016)	\$74,474		\$57,763		\$54,792	
Median Family Income	\$85,702		\$70,346		\$64,145	

Per Capita Income (2011)

Est. Per Capita Income	\$40,230		\$30,961		\$27,469	
Proj. Per Capita Income (2016)	\$50,136		\$38,281		\$33,947	
Per Capita Income Est. 5 year change	\$9,907	24.6%	\$7,320	23.6%	\$6,478	23.6%

Other Income (2011)

Est. Median Disposable Income	\$55,495		\$44,116		\$42,382	
Proj. Median Disposable Income (2016)	\$59,715		\$47,436		\$45,436	
Disposable Income Est. 5 year change	\$4,220	7.6%	\$3,320	7.5%	\$3,055	7.2%
Est. Average Household Net Worth	\$490,824		\$387,141		\$365,058	

Daytime Demos (2011)

Total Number of Businesses	3,093		16,287		27,610	
Total Number of Employees	34,565		206,387		371,422	
Company Headqtrs: Businesses	3	0.1%	12	0.1%	24	0.1%
Company Headqtrs: Employees	203	0.6%	1,053	0.5%	2,168	0.6%
Unemployment Rate	3.4%		4.7%		4.7%	
Employee Population per Business	11.2 to 1		12.7 to 1		13.5 to 1	
Residential Population per Business	28.8 to 1		24.4 to 1		27.8 to 1	

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Oro Valley, AZ

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30.00 (mins)

Race & Ethnicity (2011)

White	77,524	87.1%	309,138	77.8%	567,165	73.9%
Black or African American	1,578	1.8%	12,672	3.2%	27,707	3.6%
American Indian & Alaska Native	689	0.8%	8,386	2.1%	18,267	2.4%
Asian	2,882	3.2%	14,125	3.6%	21,418	2.8%
Hawaiian & Pacific Islander	107	0.1%	625	0.2%	1,297	0.2%
Other Race	3,766	4.2%	38,735	9.8%	104,642	13.6%
Two or More Races	2,423	2.7%	13,525	3.4%	26,778	3.5%
Not Hispanic or Latino Population	74,482	83.7%	282,724	71.2%	479,669	62.5%
Hispanic or Latino Population	14,487	16.3%	114,482	28.8%	287,605	37.5%
Not of Hispanic Origin Population (2010)	74,985	84.3%	286,574	71.8%	489,809	63.3%
Hispanic Origin Population (2010)	13,993	15.7%	112,400	28.2%	283,562	36.7%
Not Hispanic or Latino Population (2000)	72,193	88.8%	279,320	76.7%	483,329	68.9%
Hispanic or Latino Population (2000)	9,101	11.2%	84,879	23.3%	218,363	31.1%
Not Hispanic or Latino Population (2016)	68,902	81.2%	265,217	68.4%	446,173	59.5%
Hispanic or Latino Population (2016)	16,002	18.8%	122,475	31.6%	304,209	40.5%
Hist. Hispanic Ann Growth (2000 to 2011)	5,386	5.4%	29,603	3.2%	69,242	2.9%
Proj. Hispanic Ann Growth (2011 to 2016)	1,515	2.1%	7,993	1.4%	16,604	1.2%

Age Distribution (2011)

0 to 4 yrs	6,293	7.1%	26,042	6.6%	51,551	6.7%
5 to 9 yrs	5,939	6.7%	24,948	6.3%	49,138	6.4%
10 to 14 yrs	5,844	6.6%	23,811	6.0%	47,710	6.2%
15 to 19 yrs	6,542	7.4%	25,244	6.4%	49,554	6.5%
20 to 24 yrs	6,492	7.3%	25,687	6.5%	50,717	6.6%
25 to 29 yrs	6,299	7.1%	30,772	7.7%	57,819	7.5%
30 to 34 yrs	5,905	6.6%	28,913	7.3%	54,325	7.1%
35 to 39 yrs	5,225	5.9%	25,603	6.4%	48,106	6.3%
40 to 44 yrs	5,263	5.9%	25,970	6.5%	49,100	6.4%
45 to 49 yrs	5,296	6.0%	27,522	6.9%	52,043	6.8%
50 to 54 yrs	5,677	6.4%	27,410	6.9%	52,306	6.8%
55 to 59 yrs	5,409	6.1%	24,619	6.2%	47,885	6.2%
60 to 64 yrs	4,600	5.2%	21,040	5.3%	41,388	5.4%
65 to 74 yrs	7,033	7.9%	30,004	7.6%	58,514	7.6%
75 to 84 yrs	4,876	5.5%	20,469	5.2%	39,650	5.2%
85 yrs plus	2,282	2.6%	9,147	2.3%	17,457	2.3%
Median Age	35.32 yrs		36.78 yrs		36.51 yrs	

Gender Age Distribution (2011)

Female Population	47,190	53.0%	204,287	51.4%	393,425	51.3%
0 to 19 yrs	12,429	26.3%	49,549	24.3%	97,330	24.7%
20 to 64 yrs	26,419	56.0%	120,940	59.2%	230,637	58.6%
65 yrs plus	8,345	17.7%	33,803	16.5%	65,446	16.6%
Female Median Age	37 yrs		38 yrs		38 yrs	
Male Population	41,778	47.0%	192,909	48.6%	373,847	48.7%
0 to 19 yrs	12,189	29.2%	50,497	26.2%	100,623	26.9%
20 to 64 yrs	23,746	56.8%	116,596	60.4%	223,053	59.7%
65 yrs plus	5,847	14.0%	25,818	13.4%	50,175	13.4%
Male Median Age	33.52 yrs		35.33 yrs		35.07 yrs	

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11065 N Oracle Rd

Oro Valley, AZ

10.00 (mins)

20.00 (mins)

30.00 (mins)

Household Income Distribution (2011)

\$200,000 or More	2,501	6.2%	6,781	3.9%	9,704	3.0%
\$150,000 to \$199,999	2,315	5.8%	6,738	3.9%	9,979	3.1%
\$100,000 to \$149,999	6,757	16.9%	20,509	11.9%	33,629	10.6%
\$75,000 to \$99,999	5,709	14.3%	18,697	10.8%	35,121	11.0%
\$50,000 to \$74,999	7,195	18.0%	29,273	16.9%	57,999	18.2%
\$35,000 to \$49,999	5,462	13.6%	23,349	13.5%	46,706	14.7%
\$25,000 to \$34,999	3,711	9.3%	20,286	11.7%	40,029	12.6%
\$15,000 to \$24,999	3,143	7.9%	21,214	12.3%	39,898	12.5%
\$0 to \$14,999	3,234	8.1%	26,046	15.1%	45,253	14.2%
\$35,000+	29,940	74.8%	105,347	60.9%	193,137	60.7%
\$75,000+	17,283	43.2%	52,725	30.5%	88,432	27.8%

Housing (2011)

Total Housing Units	44,560		194,557		358,389	
Housing Units, Occupied	40,026	89.8%	172,884	88.9%	318,313	88.8%
Housing Units, Owner-Occupied	28,592	71.4%	101,549	58.7%	196,411	61.7%
Housing Units, Renter-Occupied	11,433	28.6%	71,335	41.3%	121,902	38.3%
Housing Units, Vacant	4,534	10.2%	21,673	11.1%	40,076	11.2%
Median Years in Residence	3 yrs		3 yrs		3 yrs	

Marital Status (2011)

Never Married	13,999	19.7%	96,154	29.8%	175,721	28.4%
Now Married	43,686	61.4%	154,395	47.9%	302,241	48.9%
Separated	1,804	2.5%	13,503	4.2%	27,473	4.4%
Widowed	4,967	7.0%	19,596	6.1%	38,431	6.2%
Divorced	6,641	9.3%	38,580	12.0%	74,490	12.0%

Household Type (2011)

Population Family	71,827	80.7%	290,045	73.0%	594,850	77.5%
Population Non-Family	16,335	18.4%	93,644	23.6%	154,353	20.1%
Population Group Qtrs	807	0.9%	13,517	3.4%	18,071	2.4%
Family Households	25,593	63.9%	97,437	56.4%	189,973	59.7%
Married Couple With Children	6,706	15.4%	25,785	16.7%	53,141	17.6%
Average Family Household Size	2.8		3.0		3.1	
Non-Family Households	14,432	36.1%	75,448	43.6%	128,346	40.3%

Household Size (2011)

1 Person Household	12,422	31.0%	61,729	35.7%	106,896	33.6%
2 Person Households	15,628	39.0%	59,500	34.4%	103,997	32.7%
3 Person Households	5,657	14.1%	22,932	13.3%	44,363	13.9%
4 Person Households	3,967	9.9%	17,273	10.0%	34,752	10.9%
5 Person Households	1,545	3.9%	7,236	4.2%	16,814	5.3%
6+ Person Households	808	2.0%	4,216	2.4%	11,494	3.6%

Household Vehicles (2011)

Total Vehicles Available	73,326		285,410		535,325	
Household: 0 Vehicles Available	1,738	4.3%	16,322	9.4%	28,162	8.8%
Household: 1 Vehicles Available	15,222	38.0%	71,046	41.1%	127,643	40.1%
Household: 2+ Vehicles Available	23,068	57.6%	85,515	49.5%	162,513	51.1%
Average Vehicles Per Household	1.8		1.7		1.7	

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11065 N Oracle Rd

Oro Valley, AZ

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20.00 (mins)

30.00 (mins)

Labor Force (2011)

Est. Labor: Population Age 16+	69,743		317,242		608,586	
Est. Civilian Employed	39,306	56.4%	182,929	57.7%	344,418	56.6%
Est. Civilian Unemployed	2,353	3.4%	14,975	4.7%	28,398	4.7%
Est. in Armed Forces	242	0.3%	1,129	0.4%	4,508	0.7%
Est. not in Labor Force	27,842	39.9%	118,210	37.3%	231,262	38.0%

Occupation (2000)

Occupation: Population Age 16+	37,923		171,636		315,393	
Mgmt, Business, & Financial Operations	6,717	17.7%	22,459	13.1%	37,638	11.9%
Professional and Related	11,135	29.4%	46,593	27.1%	74,803	23.7%
Service	5,092	13.4%	28,895	16.8%	55,467	17.6%
Sales and Office	9,854	26.0%	44,241	25.8%	84,822	26.9%
Farming, Fishing, and Forestry	44	0.1%	244	0.1%	590	0.2%
Construct, Extraction, & Maintenance	2,577	6.8%	15,499	9.0%	33,071	10.5%
Production, Transp. & Material Moving	2,505	6.6%	13,705	8.0%	29,002	9.2%
Percent White Collar Workers		73.1%		66.0%		62.5%
Percent Blue Collar Workers		26.9%		34.0%		37.5%

Consumer Expenditure (2011)

Total Household Expenditure	\$2.55 B		\$9.16 B		\$16.1 B	
Total Non-Retail Expenditures	\$1.47 B	57.7%	\$5.26 B	57.4%	\$9.25 B	57.4%
Total Retail Expenditures	\$1.08 B	42.3%	\$3.90 B	42.6%	\$6.86 B	42.6%
Apparel	\$122 M	4.8%	\$438 M	4.8%	\$770 M	4.8%
Contributions	\$102 M	4.0%	\$351 M	3.8%	\$600 M	3.7%
Education	\$65.2 M	2.6%	\$227 M	2.5%	\$386 M	2.4%
Entertainment	\$143 M	5.6%	\$511 M	5.6%	\$897 M	5.6%
Food And Beverages	\$383 M	15.0%	\$1.40 B	15.2%	\$2.47 B	15.4%
Furnishings And Equipment	\$115 M	4.5%	\$403 M	4.4%	\$703 M	4.4%
Gifts	\$71.5 M	2.8%	\$249 M	2.7%	\$427 M	2.7%
Health Care	\$153 M	6.0%	\$563 M	6.1%	\$1000 M	6.2%
Household Operations	\$95.0 M	3.7%	\$331 M	3.6%	\$572 M	3.6%
Miscellaneous Expenses	\$42.1 M	1.6%	\$154 M	1.7%	\$271 M	1.7%
Personal Care	\$36.8 M	1.4%	\$133 M	1.5%	\$234 M	1.5%
Personal Insurance	\$27.4 M	1.1%	\$95.0 M	1.0%	\$164 M	1.0%
Reading	\$8.47 M	0.3%	\$30.3 M	0.3%	\$53.1 M	0.3%
Shelter	\$495 M	19.4%	\$1.77 B	19.3%	\$3.11 B	19.3%
Tobacco	\$15.4 M	0.6%	\$59.1 M	0.6%	\$107 M	0.7%
Transportation	\$505 M	19.8%	\$1.81 B	19.8%	\$3.21 B	19.9%
Utilities	\$173 M	6.8%	\$639 M	7.0%	\$1.14 B	7.1%

Educational Attainment (2011)

Adult Population (25 Years or Older)	57,863		271,456		518,585	
Elementary (0 to 8)	875	1.5%	12,110	4.5%	27,708	5.3%
Some High School (9 to 11)	1,895	3.3%	16,973	6.3%	38,775	7.5%
High School Graduate (12)	11,849	20.5%	58,487	21.5%	126,723	24.4%
Some College (13 to 16)	13,572	23.5%	63,079	23.2%	124,093	23.9%
Associate Degree Only	5,000	8.6%	21,921	8.1%	42,550	8.2%
Bachelor Degree Only	14,908	25.8%	58,488	21.5%	95,267	18.4%
Graduate Degree	9,764	16.9%	40,398	14.9%	63,470	12.2%

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Units In Structure (2000)

1 Detached Unit	23,031	61.6%	86,847	51.9%	159,441	51.9%
1 Attached Unit	3,439	9.2%	13,998	8.4%	24,431	8.0%
2 to 4 Units	1,555	4.2%	12,239	7.3%	18,201	5.9%
5 to 9 Units	1,227	3.3%	7,204	4.3%	12,494	4.1%
10 to 19 Units	1,949	5.2%	9,022	5.4%	15,725	5.1%
20 to 49 Units	798	2.1%	6,345	3.8%	11,546	3.8%
50 or more Units	3,181	8.5%	15,696	9.4%	31,332	10.2%
Mobile Home or Trailer	2,226	5.9%	15,231	9.1%	32,622	10.6%
Other Structure	13	-	687	0.4%	1,225	0.4%

Homes Built By Year

1999 to 2000	2,370	6.3%	6,262	3.7%	10,095	3.3%
1995 to 1998	6,734	18.0%	17,310	10.3%	28,737	9.4%
1990 to 1994	6,789	18.1%	17,776	10.6%	26,490	8.6%
1980 to 1989	9,268	24.8%	38,605	23.1%	68,657	22.4%
1970 to 1979	8,303	22.2%	36,890	22.1%	75,581	24.6%
1960 to 1969	2,461	6.6%	17,103	10.2%	37,647	12.3%
1950 to 1959	1,135	3.0%	16,585	9.9%	36,587	11.9%
Built Before 1949	361	1.0%	16,725	10.0%	23,213	7.6%

Home Values (2000)

\$1,000,000 or More	58	0.3%	270	0.4%	402	0.3%
\$500,000 to \$999,999	268	1.2%	1,593	2.2%	1,930	1.4%
\$400,000 to \$499,999	405	1.8%	1,447	2.0%	2,027	1.5%
\$300,000 to \$399,999	1,189	5.4%	3,631	4.9%	5,153	3.7%
\$200,000 to \$299,999	4,518	20.6%	10,630	14.4%	15,717	11.4%
\$150,000 to \$199,999	6,516	29.7%	13,090	17.8%	19,509	14.1%
\$100,000 to \$149,999	6,899	31.4%	21,922	29.7%	38,727	28.0%
\$70,000 to \$99,999	1,751	8.0%	14,383	19.5%	36,378	26.3%
\$50,000 to \$69,999	261	1.2%	4,578	6.2%	13,001	9.4%
\$25,000 to \$49,999	40	0.2%	1,837	2.5%	4,729	3.4%
\$0 to \$24,999	72	0.3%	356	0.5%	751	0.5%
Owner Occupied Median Home Value	\$172,884		\$153,627		\$135,922	
Renter Occupied Median Rent	\$714		\$473		\$456	

Transportation To Work (2000)

Drive to Work Alone	30,339	79.6%	125,787	72.9%	234,011	73.2%
Drive to Work in Carpool	4,388	11.5%	22,244	12.9%	46,485	14.5%
Travel to Work - Public Transportation	561	1.5%	5,004	2.9%	9,019	2.8%
Drive to Work on Motorcycle	86	0.2%	825	0.5%	1,291	0.4%
Walk or Bicycle to Work	533	1.4%	10,111	5.9%	14,078	4.4%
Other Means	240	0.6%	1,256	0.7%	2,793	0.9%
Work at Home	1,978	5.2%	7,294	4.2%	12,059	3.8%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	7,211	20.0%	45,112	27.3%	83,163	27.0%
Travel to Work in 14 to 29 Minutes	12,898	35.7%	69,528	42.1%	131,830	42.8%
Travel to Work in 30 to 59 Minutes	14,268	39.5%	43,683	26.4%	79,175	25.7%
Travel to Work in 60 Minutes or More	1,768	4.9%	6,898	4.2%	13,503	4.4%
Average Travel Time to Work	25.6 mins		21.9 mins		22.0 mins	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.