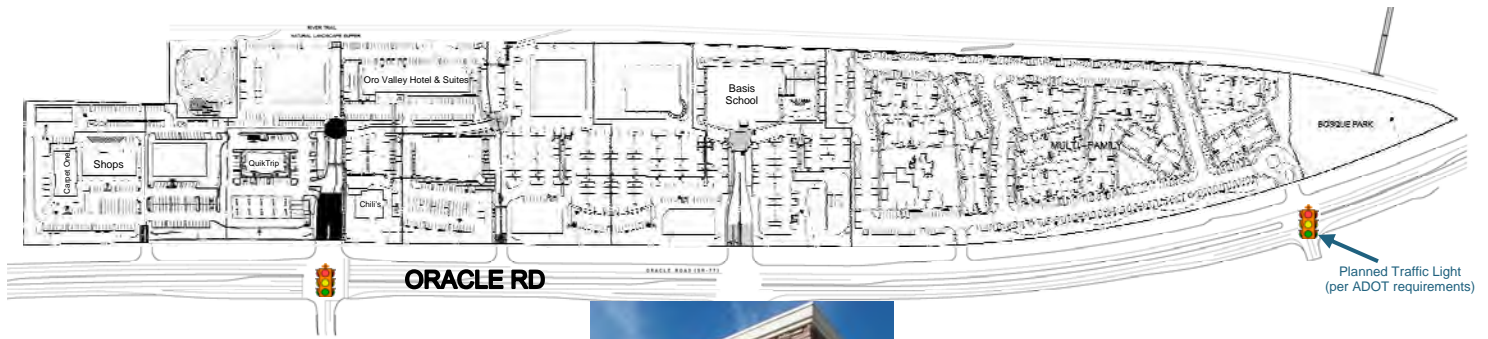


FOR LEASE/SALE

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:



DEMOGRAPHIC SUMMARY:

2012 Estimates	10 min.	20 min.	30 min.
Population	86,415	391,338	775,130
# Households	37,426	165,710	313,188
Avg HH Income	\$85,950	\$66,790	\$61,412
# of Employees	29,138	197,837	363,653

Source: Applied Geographic Solutions/
TIGER Geography, June 2012

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.

TRAFFIC COUNTS (avg. cars per day)

Oracle Road	50,000
First Avenue	34,000

Source: Pima Association of Governments, 2007

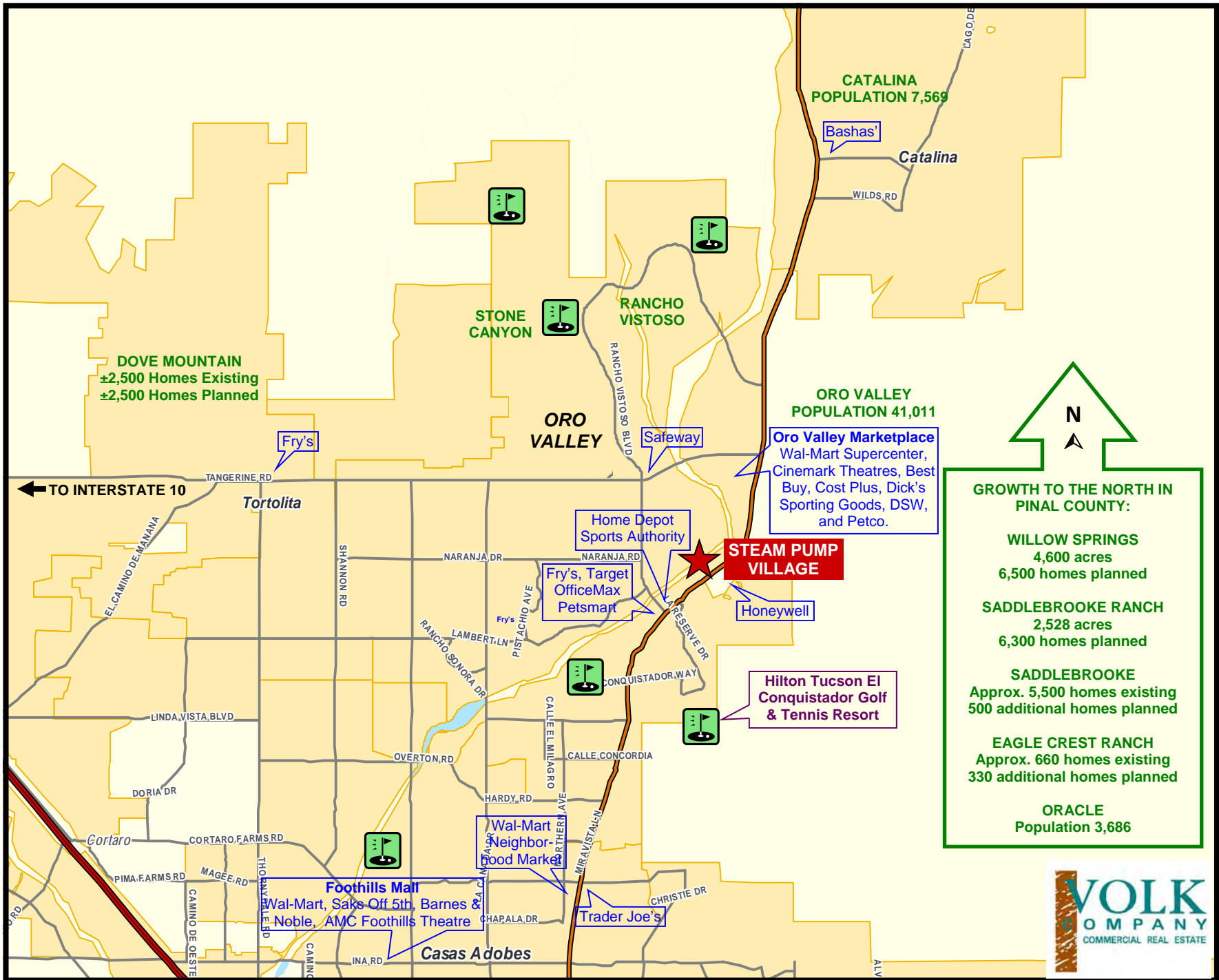
EXCLUSIVELY REPRESENTED BY:

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.



N
↑

GROWTH TO THE NORTH IN PINAL COUNTY:

- WILLOW SPRINGS**
4,600 acres
6,500 homes planned
- SADDLEBROOKE RANCH**
2,528 acres
6,300 homes planned
- SADDLEBROOKE**
Approx. 5,500 homes existing
500 additional homes planned
- EAGLE CREST RANCH**
Approx. 660 homes existing
330 additional homes planned
- ORACLE**
Population 3,686



Planned Phase 1
Offices
100,000 SF

Planned Phase 2
Offices
128,000 SF



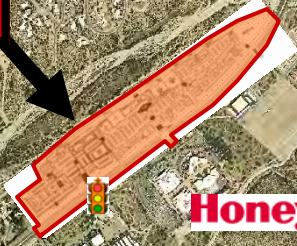
ORO VALLEY MARKETPLACE
±800,000 SF REGIONAL POWER CENTER

Northwest Medical Center
Oro Valley

Planned Mixed-Use
Commercial —
Office, Retail, Hotel

Tangerine Rd

STEAM PUMP VILLAGE



Honeywell

Naranja Dr

ROONEY RANCH
±566,000 SF SHOPPING CENTER

AVE 1st

Lambert Ln



La Cholla Blvd

La Canada Dr

Oracle Rd

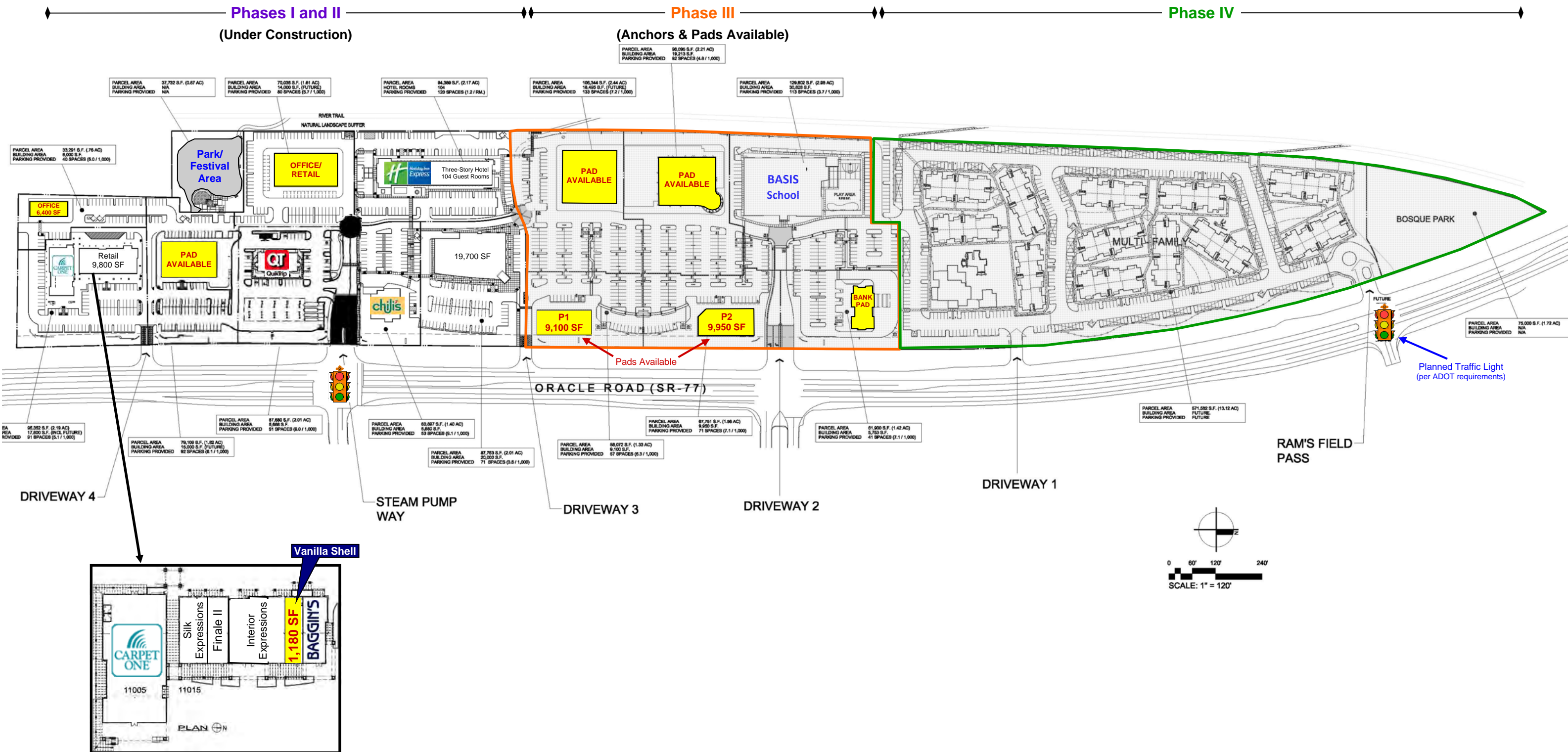
Magee Rd

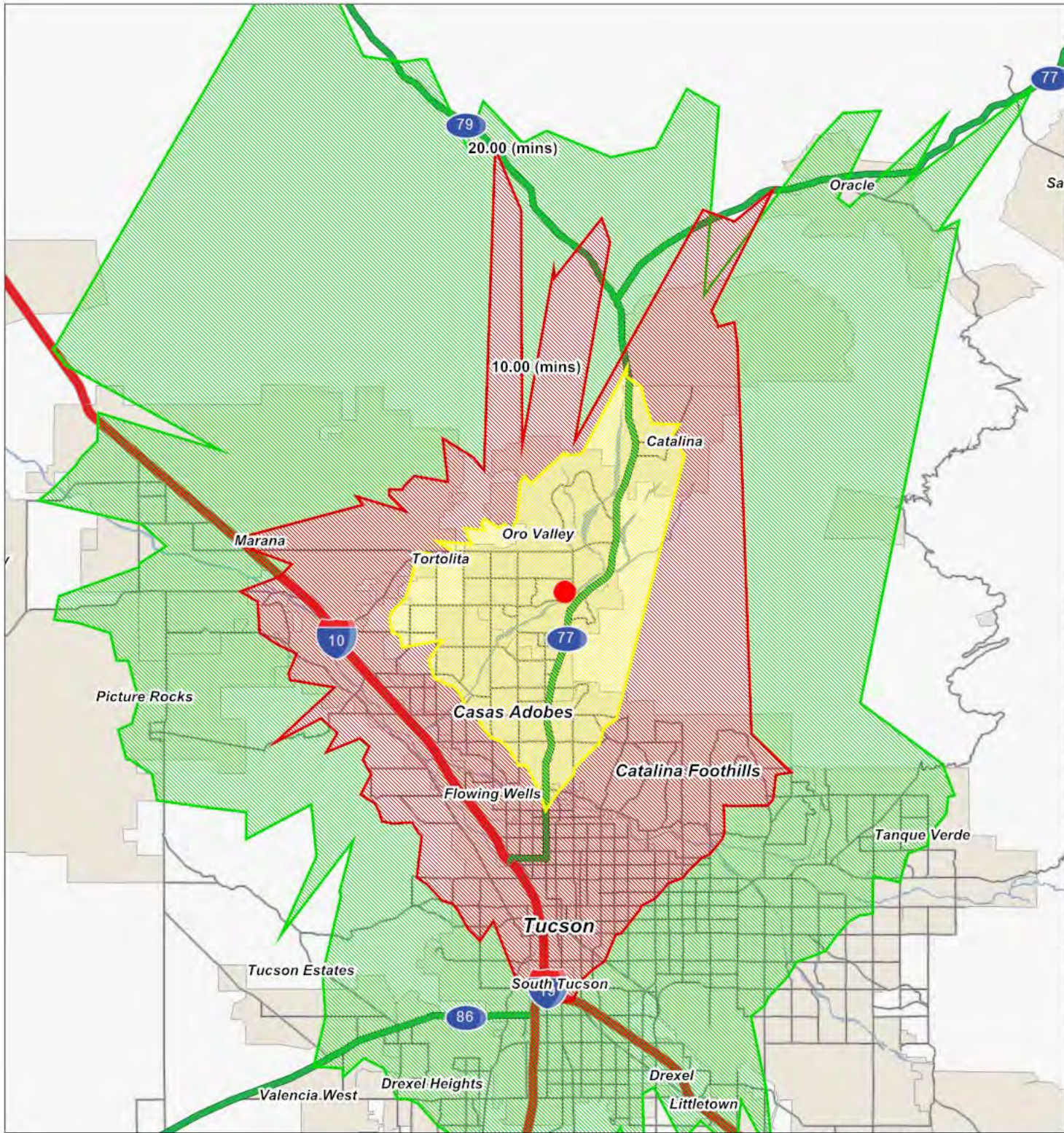



Ina Rd



STEAM PUMP VILLAGE CONCEPTUAL SITE PLAN





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Steam Pump Village Oro Valley, Arizona

April 2013



EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.4010/-110.9733

RF5

Steam Pump Village	10.00 (mins)	20.00 (mins)	30.00 (mins)
Oro Valley, Arizona			
Population			
Estimated Population (2012)	86,415	391,338	775,130
Projected Population (2017)	90,774	413,833	818,546
Forecasted Population (2022)	90,956	414,769	820,351
Census Population (2010)	84,447	381,208	755,590
Census Population (2000)	76,410	344,958	686,004
Projected Annual Growth (2012 to 2017)	4,360 1.0%	22,494 1.1%	43,416 1.1%
Historical Annual Growth (2010 to 2012)	1,967 1.2%	10,130 1.3%	19,540 1.3%
Historical Annual Growth (2000 to 2010)	8,037 1.1%	36,251 1.1%	69,586 1.0%
Estimated Population Density (2012)	1,053 <i>psm</i>	1,246 <i>psm</i>	799 <i>psm</i>
Trade Area Size	82.10 <i>sq mi</i>	314.11 <i>sq mi</i>	970.49 <i>sq mi</i>
Households			
Estimated Households (2012)	37,426	165,710	313,188
Projected Households (2017)	39,461	175,087	330,801
Forecasted Households (2022)	39,541	175,473	331,538
Census Households (2010)	36,558	161,684	305,634
Census Households (2000)	31,643	144,417	274,856
Estimated Households with Children (2012)	9,887 26.4%	41,817 25.2%	91,452 29.2%
Estimated Average Household Size (2012)	2.29	2.28	2.42
Average Household Income			
Estimated Average Household Income (2012)	\$85,950	\$66,790	\$61,412
Projected Average Household Income (2017)	\$94,100	\$73,046	\$67,265
Estimated Average Family Income (2012)	\$102,397	\$85,959	\$75,315
Median Household Income			
Estimated Median Household Income (2012)	\$68,537	\$53,235	\$50,145
Projected Median Household Income (2017)	\$77,916	\$60,210	\$56,453
Estimated Median Family Income (2012)	\$84,357	\$71,484	\$63,799
Per Capita Income			
Estimated Per Capita Income (2012)	\$37,831	\$29,175	\$25,508
Projected Per Capita Income (2017)	\$41,601	\$31,907	\$27,963
Estimated Per Capita income 5 Year Growth	\$3,770 10.0%	\$2,732 9.4%	\$2,455 9.6%
Other Income			
Estimated Median Disposable Income (2012)	\$55,508	\$44,165	\$41,991
Projected Median Disposable Income (2017)	\$62,463	\$50,124	\$47,077
Disposable Income Estimated 5 Year Growth	\$6,955 12.5%	\$5,959 13.5%	\$5,086 12.1%
Estimated Average Household Net Worth (2012)	\$501,486	\$388,858	\$363,653
Daytime Demos (2012)			
Total Businesses	3,146	17,509	30,549
Total Employees	29,138	197,837	363,246
Company Headquarter Businesses	3 0.1%	47 0.3%	92 0.3%
Company Headquarter Employees	140 0.5%	10,539 5.3%	20,214 5.6%
Employee Population per Business	9.3	11.3	11.9
Residential Population per Business	27.5	22.4	25.4

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 32.4010/-110.9733

RF5

Steam Pump Village

Oro Valley, Arizona

Race & Ethnicity

	10.00 (mins)		20.00 (mins)		30.00 (mins)	
White (2012)	70,206	81.2%	281,945	72.0%	523,055	67.5%
Black or African American (2012)	1,942	2.2%	13,348	3.4%	29,038	3.7%
American Indian or Alaska Native (2012)	1,078	1.2%	9,260	2.4%	20,135	2.6%
Asian (2012)	2,752	3.2%	14,035	3.6%	22,213	2.9%
Hawaiian or Pacific Islander (2012)	121	0.1%	638	0.2%	1,321	0.2%
Other Race (2012)	859	1.0%	6,307	1.6%	18,081	2.3%
Two or More Races (2012)	9,457	10.9%	65,806	16.8%	161,287	20.8%
Not Hispanic or Latino Population (2012)	72,465	83.9%	280,744	71.7%	481,919	62.2%
Hispanic or Latino Population (2012)	13,950	16.1%	110,594	28.3%	293,211	37.8%
Not Hispanic or Latino Population (2017)	74,576	82.2%	289,275	69.9%	491,890	60.1%
Hispanic or Latino Population (2017)	16,199	17.8%	124,558	30.1%	326,656	39.9%
Not Hispanic or Latino Population (2010)	71,487	84.7%	276,864	72.6%	477,458	63.2%
Hispanic or Latino Population (2010)	12,960	15.3%	104,344	27.4%	278,131	36.8%
Not Hispanic or Latino Population (2000)	68,148	89.2%	267,794	77.6%	471,289	68.7%
Hispanic or Latino Population (2000)	8,262	10.8%	77,164	22.4%	214,715	31.3%
Projected Hispanic Annual Growth (2012 to 2017)	2,249	3.2%	13,964	2.5%	33,445	2.3%
Historic Hispanic Annual Growth (2000 to 2012)	5,688	5.7%	33,430	3.6%	78,497	3.0%

Age Distribution (2012)

Age Under 5	3,773	4.4%	20,965	5.4%	47,892	6.2%
Age 5 to 9 Years	4,295	5.0%	20,711	5.3%	47,287	6.1%
Age 10 to 14 Years	5,235	6.1%	21,221	5.4%	47,397	6.1%
Age 15 to 19 Years	5,449	6.3%	29,095	7.4%	56,561	7.3%
Age 20 to 24 Years	4,413	5.1%	35,461	9.1%	62,757	8.1%
Age 25 to 29 Years	4,382	5.1%	28,639	7.3%	55,924	7.2%
Age 30 to 34 Years	4,075	4.7%	23,846	6.1%	48,179	6.2%
Age 35 to 39 Years	4,401	5.1%	21,768	5.6%	44,849	5.8%
Age 40 to 44 Years	4,889	5.7%	22,145	5.7%	44,353	5.7%
Age 45 to 49 Years	5,756	6.7%	23,754	6.1%	47,315	6.1%
Age 50 to 54 Years	6,687	7.7%	26,175	6.7%	51,246	6.6%
Age 55 to 59 Years	6,777	7.8%	26,458	6.8%	50,702	6.5%
Age 60 to 64 Years	6,654	7.7%	24,928	6.4%	46,416	6.0%
Age 65 to 74 Years	9,936	11.5%	35,879	9.2%	66,913	8.6%
Age 75 to 84 Years	6,594	7.6%	20,771	5.3%	39,143	5.0%
Age 85 Years or Over	3,100	3.6%	9,522	2.4%	18,196	2.3%
Median Age	46.0		38.8		37.6	

Gender Age Distribution (2012)

Female Population	45,414	52.6%	199,474	51.0%	396,524	51.2%
Age 0 to 19 Years	9,206	20.3%	45,384	22.8%	97,491	24.6%
Age 20 to 64 Years	25,342	55.8%	117,510	58.9%	229,524	57.9%
Age 65 Years or Over	10,866	23.9%	36,580	18.3%	69,509	17.5%
Female Median Age	47.2		40.0		39.0	
Male Population	41,001	47.4%	191,864	49.0%	378,605	48.8%
Age 0 to 19 Years	9,546	23.3%	46,608	24.3%	101,647	26.8%
Age 20 to 64 Years	22,691	55.3%	115,663	60.3%	222,217	58.7%
Age 65 Years or Over	8,763	21.4%	29,593	15.4%	54,742	14.5%
Male Median Age	44.6		37.7		36.3	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.4010/-110.9733

RF5

Steam Pump Village

Oro Valley, Arizona

Household Income Distribution (2012)

	10.00 (mins)		20.00 (mins)		30.00 (mins)	
HH Income \$200,000 or More	2,696	7.2%	7,981	4.8%	11,986	3.8%
HH Income \$150,000 to \$199,999	1,959	5.2%	5,275	3.2%	7,860	2.5%
HH Income \$100,000 to \$149,999	6,424	17.2%	19,674	11.9%	33,016	10.5%
HH Income \$75,000 to \$99,999	5,164	13.8%	18,003	10.9%	33,390	10.7%
HH Income \$50,000 to \$74,999	6,463	17.3%	26,872	16.2%	53,845	17.2%
HH Income \$35,000 to \$49,999	5,380	14.4%	22,850	13.8%	46,545	14.9%
HH Income \$25,000 to \$34,999	3,617	9.7%	19,199	11.6%	39,359	12.6%
HH Income \$15,000 to \$24,999	2,792	7.5%	20,019	12.1%	40,079	12.8%
HH Income Under \$15,000	2,932	7.8%	25,836	15.6%	47,109	15.0%
HH Income \$35,000 or More	28,085	75.0%	100,655	60.7%	186,641	59.6%
HH Income \$75,000 or More	16,243	43.4%	50,934	30.7%	86,251	27.5%

Housing (2012)

Total Housing Units	41,069		185,127		350,113	
Housing Units Occupied	37,426	91.1%	165,710	89.5%	313,188	89.5%
Housing Units Owner-Occupied	26,183	70.0%	94,598	57.1%	184,308	58.8%
Housing Units, Renter-Occupied	11,243	30.0%	71,112	42.9%	128,880	41.2%
Housing Units, Vacant	3,643	8.9%	19,417	10.5%	36,925	10.5%
Median Years in Residence	3.2		2.7		2.9	

Marital Status (2012)

Never Married	17,539	27.4%	100,137	37.2%	191,023	36.8%
Currently Married	36,505	57.1%	121,080	45.0%	233,450	44.9%
Separated	1,820	2.8%	10,441	3.9%	21,929	4.2%
Widowed	1,953	3.1%	7,104	2.6%	14,385	2.8%
Divorced	6,111	9.6%	30,186	11.2%	58,881	11.3%

Household Type (2012)

Population Family	64,675	74.8%	260,766	66.6%	549,925	70.9%
Population Non-Family	21,067	24.4%	116,831	29.9%	206,980	26.7%
Population Group Quarters	673	0.8%	13,742	3.5%	18,225	2.4%
Family Households	24,737	66.1%	94,791	57.2%	190,260	60.7%
Non-Family Households	12,689	33.9%	70,918	42.8%	122,928	39.3%
Married Couple with Children	6,961	19.1%	25,796	21.3%	55,292	23.7%
Average Family Household Size	2.6		2.8		2.9	

Household Size (2012)

1 Person Households	10,570	28.2%	54,307	32.8%	96,520	30.8%
2 Person Households	15,368	41.1%	60,431	36.5%	107,617	34.4%
3 Person Households	5,169	13.8%	22,412	13.5%	44,433	14.2%
4 Person Households	3,941	10.5%	16,418	9.9%	34,247	10.9%
5 Person Households	1,571	4.2%	7,436	4.5%	17,690	5.6%
6 or More Person Households	807	2.2%	4,705	2.8%	12,681	4.0%

Household Vehicles (2012)

Households with 0 Vehicles Available	1,445	3.9%	16,096	9.7%	29,739	9.5%
Households with 1 Vehicles Available	14,296	38.2%	68,959	41.6%	127,454	40.7%
Households with 2 or More Vehicles Available	21,685	57.9%	80,655	48.7%	155,995	49.8%
Total Vehicles Available	67,227		264,641		507,475	
Average Vehicles Per Household	1.8		1.6		1.6	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.4010/-110.9733

RF5

Steam Pump Village

Oro Valley, Arizona

10.00 (mins) 20.00 (mins) 30.00 (mins)

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	72,010		322,916		621,404	
Estimated Civilian Employed	39,343	54.6%	182,807	56.6%	350,237	56.4%
Estimated Civilian Unemployed	2,531	3.5%	13,038	4.0%	29,633	4.8%
Estimated in Armed Forces	229	0.3%	923	0.3%	4,036	0.6%
Estimated Not in Labor Force	29,907	41.5%	126,148	39.1%	237,498	38.2%
Unemployment Rate	3.5%		4.0%		4.8%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	35,762		166,403		319,266	
Management, Business, Financial Operations	6,494	18.2%	22,348	13.4%	40,042	12.5%
Professional, Related	10,705	29.9%	45,067	27.1%	77,293	24.2%
Service	5,741	16.1%	33,499	20.1%	67,770	21.2%
Sales, Office	9,027	25.2%	42,096	25.3%	82,501	25.8%
Farming, Fishing, Forestry	58	0.2%	304	0.2%	571	0.2%
Construct, Extraction, Maintenance	1,872	5.2%	11,467	6.9%	25,355	7.9%
Production, Transport Material Moving	1,866	5.2%	11,622	7.0%	25,733	8.1%
White Collar Workers		73.3%		65.8%		62.6%
Blue Collar Workers		26.7%		34.2%		37.4%

Consumer Expenditure (2012)

Total Household Expenditure	\$2.36 B		\$8.68 B		\$15.5 B	
Total Non-Retail Expenditure	\$1.36 B	57.7%	\$4.99 B	57.5%	\$8.90 B	57.4%
Total Retail Expenditure	\$1.00 B	42.3%	\$3.69 B	42.5%	\$6.60 B	42.6%
Apparel	\$113 M	4.8%	\$416 M	4.8%	\$742 M	4.8%
Contributions	\$95.6 M	4.0%	\$335 M	3.9%	\$583 M	3.8%
Education	\$60.7 M	2.6%	\$217 M	2.5%	\$376 M	2.4%
Entertainment	\$133 M	5.6%	\$484 M	5.6%	\$863 M	5.6%
Food and Beverages	\$354 M	15.0%	\$1.32 B	15.2%	\$2.38 B	15.3%
Furnishings and Equipment	\$107 M	4.5%	\$383 M	4.4%	\$677 M	4.4%
Gifts	\$66.7 M	2.8%	\$237 M	2.7%	\$413 M	2.7%
Health Care	\$141 M	6.0%	\$532 M	6.1%	\$961 M	6.2%
Household Operations	\$88.5 M	3.7%	\$314 M	3.6%	\$553 M	3.6%
Miscellaneous Expenses	\$38.9 M	1.6%	\$145 M	1.7%	\$260 M	1.7%
Personal Care	\$34.0 M	1.4%	\$126 M	1.5%	\$225 M	1.5%
Personal Insurance	\$25.6 M	1.1%	\$90.7 M	1.0%	\$159 M	1.0%
Reading	\$7.84 M	0.3%	\$28.7 M	0.3%	\$51.1 M	0.3%
Shelter	\$459 M	19.4%	\$1.68 B	19.3%	\$2.99 B	19.3%
Tobacco	\$14.1 M	0.6%	\$55.7 M	0.6%	\$103 M	0.7%
Transportation	\$466 M	19.7%	\$1.71 B	19.7%	\$3.08 B	19.8%
Utilities	\$159 M	6.7%	\$604 M	7.0%	\$1.09 B	7.0%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	63,249		263,886		513,236	
Elementary (Grade Level 0 to 8)	764	1.2%	11,411	4.3%	28,650	5.6%
Some High School (Grade Level 9 to 11)	1,907	3.0%	16,184	6.1%	39,823	7.8%
High School Graduate	12,373	19.6%	54,334	20.6%	119,353	23.3%
Some College	15,980	25.3%	65,056	24.7%	127,803	24.9%
Associate Degree Only	5,607	8.9%	20,804	7.9%	39,775	7.7%
Bachelor Degree Only	15,761	24.9%	55,772	21.1%	92,519	18.0%
Graduate Degree	10,859	17.2%	40,323	15.3%	65,314	12.7%

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RF5

Steam Pump Village

Oro Valley, Arizona

Units In Structure (2010)

	10.00 (mins)		20.00 (mins)		30.00 (mins)	
1 Detached Unit	25,823	70.6%	94,778	58.6%	180,549	59.1%
1 Attached Unit	2,461	6.7%	12,647	7.8%	22,149	7.2%
2 to 4 Units	1,154	3.2%	10,424	6.4%	16,715	5.5%
5 to 9 Units	1,049	2.9%	6,387	4.0%	13,075	4.3%
10 to 19 Units	1,917	5.2%	9,189	5.7%	17,021	5.6%
20 to 49 Units	1,069	2.9%	7,237	4.5%	12,593	4.1%
50 or More Units	1,635	4.5%	8,283	5.1%	16,226	5.3%
Mobile Home or Trailer	1,388	3.8%	12,420	7.7%	26,658	8.7%
Other Structure	62	0.2%	318	0.2%	649	0.2%

Homes Built By Year (2010)

Homes Built 2005 or later	2,552	7.0%	11,523	7.1%	23,651	7.7%
Homes Built 2000 to 2004	4,072	11.1%	17,513	10.8%	31,632	10.3%
Homes Built 1990 to 1999	13,070	35.8%	34,301	21.2%	56,173	18.4%
Homes Built 1980 to 1989	6,950	19.0%	31,660	19.6%	56,745	18.6%
Homes Built 1970 to 1979	6,271	17.2%	29,893	18.5%	60,774	19.9%
Homes Built 1960 to 1969	1,894	5.2%	13,022	8.1%	29,316	9.6%
Homes Built 1950 to 1959	1,211	3.3%	12,819	7.9%	30,551	10.0%
Homes Built Before 1949	539	1.5%	10,954	6.8%	16,792	5.5%

Home Values (2010)

Home Values \$1,000,000 or More	339	1.3%	1,298	1.4%	2,105	1.2%
Home Values \$500,000 to \$999,999	1,855	7.2%	5,862	6.3%	9,111	5.0%
Home Values \$400,000 to \$499,999	1,616	6.3%	4,970	5.3%	7,806	4.3%
Home Values \$300,000 to \$399,999	3,616	14.0%	9,737	10.4%	15,875	8.7%
Home Values \$200,000 to \$299,999	6,416	24.8%	19,372	20.8%	34,431	19.0%
Home Values \$150,000 to \$199,999	4,384	17.0%	17,352	18.6%	35,142	19.4%
Home Values \$100,000 to \$149,999	3,690	14.3%	15,713	16.9%	36,635	20.2%
Home Values \$70,000 to \$99,999	1,676	6.5%	7,731	8.3%	17,660	9.7%
Home Values \$50,000 to \$69,999	701	2.7%	3,215	3.5%	6,937	3.8%
Home Values \$25,000 to \$49,999	679	2.6%	2,822	3.0%	6,163	3.4%
Home Values Under \$25,000	858	3.3%	5,110	5.5%	9,736	5.4%
Owner-Occupied Median Home Value	\$219,110		\$195,230		\$179,547	
Renter-Occupied Median Rent	\$848		\$662		\$652	

Transportation To Work (2010)

Drive to Work Alone	28,203	80.0%	123,743	75.3%	240,000	75.8%
Drive to Work in Carpool	3,199	9.1%	15,986	9.7%	33,039	10.4%
Travel to Work by Public Transportation	420	1.2%	4,409	2.7%	8,080	2.6%
Drive to Work on Motorcycle	177	0.5%	685	0.4%	1,319	0.4%
Walk or Bicycle to Work	582	1.7%	8,318	5.1%	12,897	4.1%
Other Means	230	0.7%	1,867	1.1%	4,111	1.3%
Work at Home	2,433	6.9%	9,317	5.7%	17,334	5.5%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	7,743	23.6%	41,745	26.9%	81,015	27.1%
Travel to Work in 15 to 29 Minutes	11,286	34.4%	64,597	41.7%	125,757	42.0%
Travel to Work in 30 to 59 Minutes	12,306	37.5%	42,913	27.7%	80,731	27.0%
Travel to Work in 60 Minutes or More	1,476	4.5%	5,753	3.7%	11,945	4.0%
Average Minutes Travel to Work	24.9		21.5		21.2	

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