

SHOPS & PADS AVAILABLE

NEW VISTANCIA RETAIL CENTERS

NEC, NWC El Mirage Rd & Vistancia Blvd |
Peoria, AZ



COMMENTS:

Vistancia has been recognized nationally by RCLCO since sales began in 2004. The Safeway and Walgreens anchored projects are part of 7,100 acres in the Vistancia Master Planned Community. These are the first retail centers currently planned for this community, which has been entitled for 17,500 housing units.

- Tierra del Rio ±2,000
- Saddleback Heights ±8,269
- Coldwater Ranch ±600
- Lake Pleasant Heights ±6,561
- Rancho Cabrillo ±1,200

PROPERTY OVERVIEW



PROPERTY SIZE: ±130,000 SF
(Three corners)



AVAILABLE IMMEDIATELY:
Shops & Pads space



RATE: \$20.00 / SF



JOIN THE FOLLOWING TENANTS AT THE
INTERSECTION



PACIFIC
DENTAL SERVICESSM



Edward JonesSM
MAKING SENSE OF INVESTING



AVERAGE HH INCOME:

	1 Mile	2 Mile	5 Mile
2016	\$90,347	\$94,729	\$92,517

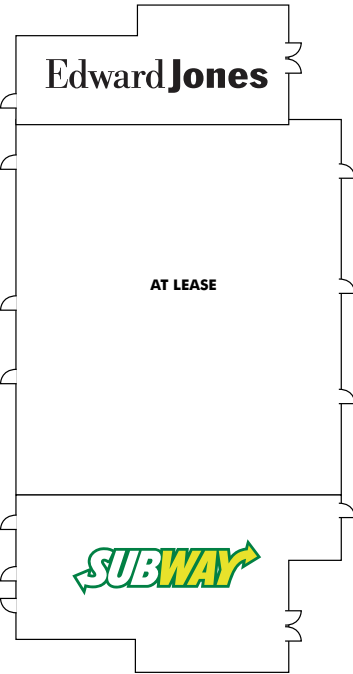
TORREY BRIEGEL
(602) 734-7219
tbriegel@pcaemail.com

LANCE UMBLE
(602) 734-7206
lumble@pcaemail.com

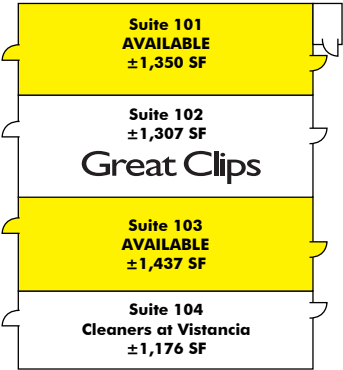
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PROPERTY OVERVIEW

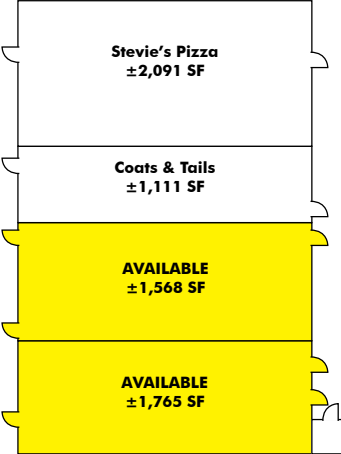
SITE PLANS



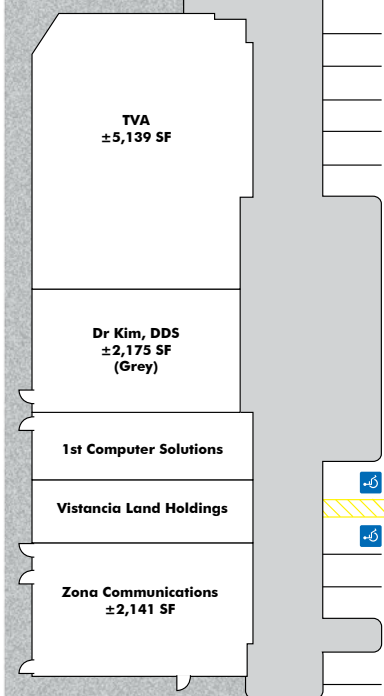
SHOPS A



SHOPS B



SHOPS B
Vistancia Marketplace II
Walgreens Shops



SHOPS A
Vistancia Marketplace II
Walgreens Shops



PROPERTY PHOTOS



AERIAL

1st Computer Solutions

VISTANCIA

ANIMAL HOSPITAL

Shea HOMES

Preschool and Kindergarten

zona COMMUNICATIONS

Dental Care At Vistancia

Neighborhood Beauty Boutique

SAFeway

Great Clips

LEGACY SMILES DENTISTRY

SUBWAY

CHASE

Banner Health Center

LOOP 303

BLACKSTONE

the village AT VISTANCIA

VISTANCIA BLVD

EL MIRAGE RD

Trilogy Golf Club at Vistancia

Trilogy at Vistancia

RANCH CABRILLO 2,300 D/U

RANCH MERCADO 5,000 D/U

COLDWATER RANCH 590 D/U

THE HOME DEPOT

SPROUTS FARMER MARKET

PETSMART

OfficeMax

ULTA

ROSS DRESS FOR LESS

Pier 1 imports

Orangetheory

DUNKIN' DONUTS

KOHL'S

TARGET

Starbucks

Marshalls

SALLYBEAUTY

BevMo!

BED BATH & BEYOND

HAPPY VALLEY RD

LAKE PLEASANT PKWY

LOWE'S Home Improvement Warehouse



Market Profile

El Mirage Rd & Vistancia Blvd, Peoria
 -112.323339 33.741221
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.741221
 Longitude: -112.323339

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	0	152	12,092
2010 Total Population	3,570	9,859	38,723
2015 Total Population	4,601	14,020	46,050
2015 Group Quarters	0	0	43
2020 Total Population	5,556	17,040	52,284
2015-2020 Annual Rate	3.84%	3.98%	2.57%
Household Summary			
2000 Households	0	58	5,545
2000 Average Household Size	0.00	2.62	2.18
2010 Households	1,392	3,627	14,927
2010 Average Household Size	2.56	2.72	2.59
2015 Households	1,820	5,060	17,310
2015 Average Household Size	2.53	2.77	2.66
2020 Households	2,190	6,145	19,448
2020 Average Household Size	2.54	2.77	2.69
2015-2020 Annual Rate	3.77%	3.96%	2.36%
2010 Families	1,139	3,006	11,564
2010 Average Family Size	2.80	2.95	2.92
2015 Families	1,474	4,173	13,439
2015 Average Family Size	2.77	3.01	2.99
2020 Families	1,767	5,048	15,097
2020 Average Family Size	2.79	3.02	3.03
2015-2020 Annual Rate	3.69%	3.88%	2.35%
Housing Unit Summary			
2000 Housing Units	0	76	6,157
Owner Occupied Housing Units	0.0%	73.7%	87.0%
Renter Occupied Housing Units	0.0%	2.6%	3.0%
Vacant Housing Units	0.0%	23.7%	9.9%
2010 Housing Units	1,795	4,686	17,608
Owner Occupied Housing Units	67.0%	67.5%	75.1%
Renter Occupied Housing Units	10.6%	9.9%	9.6%
Vacant Housing Units	22.5%	22.6%	15.2%
2015 Housing Units	2,365	6,259	20,173
Owner Occupied Housing Units	65.4%	68.1%	73.7%
Renter Occupied Housing Units	11.6%	12.7%	12.1%
Vacant Housing Units	23.0%	19.2%	14.2%
2020 Housing Units	2,779	7,348	22,269
Owner Occupied Housing Units	66.8%	70.5%	74.9%
Renter Occupied Housing Units	12.0%	13.1%	12.5%
Vacant Housing Units	21.2%	16.4%	12.7%
Median Household Income			
2015	\$66,475	\$71,682	\$70,890
2020	\$78,914	\$84,765	\$82,451
Median Home Value			
2015	\$335,190	\$321,304	\$276,943
2020	\$359,861	\$342,862	\$295,392
Per Capita Income			
2015	\$35,685	\$33,486	\$35,079
2020	\$41,799	\$38,834	\$39,819
Median Age			
2010	45.3	38.2	43.6
2015	49.6	40.1	43.7
2020	49.7	40.6	43.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2015 Households by Income			
Household Income Base	1,820	5,060	17,310
<\$15,000	6.3%	6.2%	5.7%
\$15,000 - \$24,999	7.3%	7.1%	7.6%
\$25,000 - \$34,999	8.2%	8.5%	8.5%
\$35,000 - \$49,999	15.2%	13.3%	12.1%
\$50,000 - \$74,999	17.7%	16.5%	18.2%
\$75,000 - \$99,999	12.1%	12.2%	15.1%
\$100,000 - \$149,999	17.0%	18.2%	16.4%
\$150,000 - \$199,999	10.2%	10.6%	9.0%
\$200,000+	6.0%	7.3%	7.3%
Average Household Income	\$90,347	\$94,729	\$92,517
2020 Households by Income			
Household Income Base	2,190	6,145	19,448
<\$15,000	5.1%	5.0%	4.7%
\$15,000 - \$24,999	4.6%	4.5%	5.0%
\$25,000 - \$34,999	6.3%	6.4%	6.7%
\$35,000 - \$49,999	12.9%	10.9%	10.0%
\$50,000 - \$74,999	18.4%	16.7%	17.3%
\$75,000 - \$99,999	13.8%	14.0%	17.2%
\$100,000 - \$149,999	17.3%	19.4%	18.9%
\$150,000 - \$199,999	13.3%	13.9%	11.6%
\$200,000+	8.4%	9.1%	8.6%
Average Household Income	\$106,160	\$109,830	\$106,213
2015 Owner Occupied Housing Units by Value			
Total	1,546	4,264	14,875
<\$50,000	0.0%	0.0%	0.2%
\$50,000 - \$99,999	0.2%	0.3%	0.7%
\$100,000 - \$149,999	0.6%	1.4%	4.0%
\$150,000 - \$199,999	5.9%	7.6%	14.3%
\$200,000 - \$249,999	16.7%	17.0%	20.4%
\$250,000 - \$299,999	17.1%	17.9%	19.2%
\$300,000 - \$399,999	27.3%	27.0%	22.3%
\$400,000 - \$499,999	17.5%	16.4%	10.6%
\$500,000 - \$749,999	12.9%	10.6%	6.8%
\$750,000 - \$999,999	1.6%	1.3%	0.9%
\$1,000,000 +	0.4%	0.5%	0.6%
Average Home Value	\$369,021	\$354,561	\$312,434
2020 Owner Occupied Housing Units by Value			
Total	1,857	5,180	16,670
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.1%	0.1%	0.2%
\$100,000 - \$149,999	0.1%	0.3%	1.0%
\$150,000 - \$199,999	2.5%	3.4%	7.4%
\$200,000 - \$249,999	13.3%	14.6%	20.0%
\$250,000 - \$299,999	17.9%	19.9%	23.6%
\$300,000 - \$399,999	27.0%	27.6%	24.2%
\$400,000 - \$499,999	17.8%	16.2%	11.0%
\$500,000 - \$749,999	18.2%	15.1%	9.8%
\$750,000 - \$999,999	2.9%	2.5%	2.0%
\$1,000,000 +	0.3%	0.5%	0.8%
Average Home Value	\$400,754	\$385,326	\$347,397

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

January 27, 2016

Made with Esri Business Analyst



Market Profile

El Mirage Rd & Vistancia Blvd, Peoria
 -112.323339 33.741221
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.741221
 Longitude: -112.323339

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,568	9,862	38,719
0 - 4	5.8%	7.8%	6.2%
5 - 9	8.3%	9.1%	7.0%
10 - 14	6.5%	7.4%	6.8%
15 - 24	6.0%	7.6%	8.1%
25 - 34	9.7%	12.6%	10.0%
35 - 44	13.5%	15.5%	13.6%
45 - 54	10.4%	10.2%	10.5%
55 - 64	21.4%	16.6%	13.0%
65 - 74	15.1%	10.5%	13.0%
75 - 84	2.8%	2.1%	9.2%
85 +	0.6%	0.5%	2.5%
18 +	76.5%	72.4%	76.5%
2015 Population by Age			
Total	4,600	14,020	46,052
0 - 4	5.2%	7.0%	6.1%
5 - 9	5.8%	7.9%	6.8%
10 - 14	7.3%	8.6%	7.0%
15 - 24	7.4%	9.4%	9.5%
25 - 34	7.0%	9.4%	9.3%
35 - 44	12.5%	15.7%	13.1%
45 - 54	10.7%	11.6%	11.1%
55 - 64	21.7%	14.7%	11.4%
65 - 74	18.2%	12.3%	13.9%
75 - 84	3.4%	2.7%	8.6%
85 +	0.8%	0.7%	3.3%
18 +	78.6%	72.6%	76.4%
2020 Population by Age			
Total	5,555	17,040	52,284
0 - 4	5.4%	6.9%	6.3%
5 - 9	5.9%	7.8%	6.9%
10 - 14	5.7%	7.7%	6.9%
15 - 24	8.5%	10.3%	9.5%
25 - 34	7.7%	9.2%	9.9%
35 - 44	11.4%	14.7%	13.0%
45 - 54	11.0%	12.4%	10.8%
55 - 64	20.2%	13.4%	10.4%
65 - 74	19.2%	12.9%	14.0%
75 - 84	4.3%	3.9%	8.9%
85 +	0.8%	0.9%	3.4%
18 +	79.5%	73.3%	76.1%
2010 Population by Sex			
Males	1,744	4,866	18,862
Females	1,826	4,993	19,861
2015 Population by Sex			
Males	2,255	6,908	22,365
Females	2,346	7,112	23,686
2020 Population by Sex			
Males	2,741	8,386	25,270
Females	2,815	8,654	27,014

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	3,571	9,859	38,722
White Alone	89.1%	88.3%	89.5%
Black Alone	2.6%	2.5%	1.9%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	3.6%	3.2%	3.2%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	2.0%	2.6%	2.6%
Two or More Races	2.3%	2.9%	2.2%
Hispanic Origin	7.0%	8.9%	8.5%
Diversity Index	30.8	34.6	32.1
2015 Population by Race/Ethnicity			
Total	4,602	14,019	46,052
White Alone	87.6%	86.6%	87.7%
Black Alone	2.8%	2.8%	2.3%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	4.2%	3.8%	3.8%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	2.1%	2.8%	2.9%
Two or More Races	2.8%	3.4%	2.7%
Hispanic Origin	7.4%	9.6%	9.5%
Diversity Index	33.6	37.9	36.1
2020 Population by Race/Ethnicity			
Total	5,556	17,040	52,284
White Alone	85.6%	84.5%	85.8%
Black Alone	3.2%	3.2%	2.6%
American Indian Alone	0.3%	0.4%	0.6%
Asian Alone	5.0%	4.6%	4.5%
Pacific Islander Alone	0.3%	0.2%	0.1%
Some Other Race Alone	2.4%	3.1%	3.2%
Two or More Races	3.3%	4.0%	3.2%
Hispanic Origin	8.2%	10.5%	10.6%
Diversity Index	37.4	41.7	40.2
2010 Population by Relationship and Household Type			
Total	3,570	9,859	38,723
In Households	100.0%	100.0%	99.9%
In Family Households	90.8%	91.7%	89.0%
Householder	31.8%	29.9%	30.2%
Spouse	29.0%	26.7%	26.7%
Child	26.1%	30.7%	27.6%
Other relative	2.5%	2.8%	2.9%
Nonrelative	1.4%	1.7%	1.6%
In Nonfamily Households	9.2%	8.3%	10.9%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2015 Population 25+ by Educational Attainment			
Total	3,411	9,406	32,522
Less than 9th Grade	0.1%	0.2%	0.6%
9th - 12th Grade, No Diploma	0.5%	0.8%	2.4%
High School Graduate	16.7%	15.6%	17.8%
GED/Alternative Credential	0.3%	0.8%	1.7%
Some College, No Degree	24.9%	27.1%	28.4%
Associate Degree	10.3%	10.9%	9.6%
Bachelor's Degree	28.4%	26.7%	25.5%
Graduate/Professional Degree	18.9%	17.9%	14.0%
2015 Population 15+ by Marital Status			
Total	3,756	10,725	36,889
Never Married	12.4%	15.1%	16.8%
Married	76.0%	71.4%	67.9%
Widowed	4.3%	4.6%	6.3%
Divorced	7.3%	8.9%	9.0%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	94.9%	95.0%	95.3%
Civilian Unemployed	5.1%	5.0%	4.7%
2015 Employed Population 16+ by Industry			
Total	2,266	6,786	18,984
Agriculture/Mining	0.1%	0.1%	0.0%
Construction	4.9%	4.0%	4.7%
Manufacturing	5.2%	5.5%	6.5%
Wholesale Trade	0.9%	0.9%	1.5%
Retail Trade	10.8%	13.1%	12.8%
Transportation/Utilities	4.9%	5.5%	6.0%
Information	2.8%	2.2%	2.5%
Finance/Insurance/Real Estate	12.4%	13.7%	13.4%
Services	52.6%	50.3%	47.5%
Public Administration	5.5%	4.7%	5.0%
2015 Employed Population 16+ by Occupation			
Total	2,263	6,788	18,983
White Collar	83.4%	77.4%	71.8%
Management/Business/Financial	26.5%	23.1%	21.4%
Professional	30.9%	26.6%	22.7%
Sales	16.3%	16.8%	16.6%
Administrative Support	9.7%	10.9%	11.2%
Services	10.9%	13.5%	16.6%
Blue Collar	5.6%	9.1%	11.6%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	0.4%	0.9%	1.3%
Installation/Maintenance/Repair	3.4%	4.2%	4.5%
Production	0.4%	0.8%	1.4%
Transportation/Material Moving	1.4%	3.2%	4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	1,393	3,628	14,927
Households with 1 Person	13.9%	12.3%	18.1%
Households with 2+ People	86.1%	87.7%	81.9%
Family Households	81.8%	82.9%	77.5%
Husband-wife Families	74.6%	73.9%	68.6%
With Related Children	24.1%	30.9%	24.1%
Other Family (No Spouse Present)	7.1%	9.0%	8.8%
Other Family with Male Householder	2.4%	3.1%	3.1%
With Related Children	1.9%	2.3%	2.1%
Other Family with Female Householder	4.7%	5.8%	5.7%
With Related Children	2.9%	4.0%	3.7%
Nonfamily Households	4.3%	4.9%	4.5%
All Households with Children	29.5%	37.8%	30.3%
Multigenerational Households	2.6%	3.2%	2.9%
Unmarried Partner Households	5.2%	6.2%	5.2%
Male-female	4.3%	5.3%	4.5%
Same-sex	0.9%	0.9%	0.7%
2010 Households by Size			
Total	1,393	3,629	14,926
1 Person Household	13.9%	12.3%	18.1%
2 Person Household	51.8%	44.9%	46.5%
3 Person Household	11.8%	14.2%	12.3%
4 Person Household	13.9%	16.6%	13.0%
5 Person Household	5.2%	7.6%	6.2%
6 Person Household	2.2%	2.9%	2.5%
7 + Person Household	1.3%	1.5%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	1,392	3,627	14,927
Owner Occupied	86.4%	87.3%	88.6%
Owned with a Mortgage/Loan	70.8%	74.7%	63.7%
Owned Free and Clear	15.6%	12.6%	24.9%
Renter Occupied	13.6%	12.7%	11.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Silver & Gold (9A)	Boomburbs (1C)	The Elders (9C)
2.	Boomburbs (1C)	Exurbanites (1E)	Boomburbs (1C)
3.	Exurbanites (1E)	Silver & Gold (9A)	Up and Coming Families
2015 Consumer Spending			
Apparel & Services: Total \$	\$4,957,242	\$14,621,399	\$48,566,802
Average Spent	\$2,723.76	\$2,889.60	\$2,805.71
Spending Potential Index	118	125	121
Computers & Accessories: Total \$	\$575,634	\$1,702,445	\$5,605,351
Average Spent	\$316.28	\$336.45	\$323.82
Spending Potential Index	124	132	127
Education: Total \$	\$3,122,001	\$9,532,007	\$29,842,579
Average Spent	\$1,715.39	\$1,883.80	\$1,724.01
Spending Potential Index	113	124	113
Entertainment/Recreation: Total \$	\$7,364,372	\$21,440,502	\$71,382,045
Average Spent	\$4,046.36	\$4,237.25	\$4,123.75
Spending Potential Index	122	128	125
Food at Home: Total \$	\$10,825,775	\$31,402,600	\$106,969,279
Average Spent	\$5,948.23	\$6,206.05	\$6,179.62
Spending Potential Index	114	119	118
Food Away from Home: Total \$	\$7,127,423	\$20,943,960	\$70,149,648
Average Spent	\$3,916.17	\$4,139.12	\$4,052.55
Spending Potential Index	119	126	123
Health Care: Total \$	\$10,681,640	\$29,916,139	\$104,281,085
Average Spent	\$5,869.03	\$5,912.28	\$6,024.33
Spending Potential Index	124	125	127
HH Furnishings & Equipment: Total \$	\$4,169,375	\$12,137,582	\$40,516,311
Average Spent	\$2,290.87	\$2,398.73	\$2,340.63
Spending Potential Index	124	130	127
Investments: Total \$	\$8,071,761	\$22,970,645	\$70,912,760
Average Spent	\$4,435.03	\$4,539.65	\$4,096.64
Spending Potential Index	161	165	149
Retail Goods: Total \$	\$55,690,132	\$160,868,668	\$542,105,492
Average Spent	\$30,598.97	\$31,792.23	\$31,317.47
Spending Potential Index	120	125	123
Shelter: Total \$	\$35,433,138	\$104,547,911	\$352,266,502
Average Spent	\$19,468.76	\$20,661.64	\$20,350.46
Spending Potential Index	118	126	124
TV/Video/Audio: Total \$	\$2,746,428	\$7,895,848	\$27,113,805
Average Spent	\$1,509.03	\$1,560.44	\$1,566.37
Spending Potential Index	115	119	120
Travel: Total \$	\$4,694,713	\$13,702,096	\$44,714,373
Average Spent	\$2,579.51	\$2,707.92	\$2,583.15
Spending Potential Index	132	139	132
Vehicle Maintenance & Repairs: Total \$	\$2,474,989	\$7,204,099	\$24,250,681
Average Spent	\$1,359.88	\$1,423.73	\$1,400.96
Spending Potential Index	122	128	126

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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