

OFFICE SUITES FOR LEASE

\$12.00 P.S.F. FULL SERVICE



3031 WEST NORTHERN AVENUE
PHOENIX, ARIZONA 85051
(LOCATED ON NORTHERN JUST EAST OF 35TH AVENUE)

- **Garden Style Two Story Office Building**
- **Perfect Office for Business with High Parking Need**
- **Monument Signage on Northern Avenue**
- **19,632 Square Foot Building; 6,010 Contiguous Square Feet**
- **Short Term Leases Available**
- **Abundant Parking: Six per Thousand (6:1000) Square Feet**
- **Covered Parking: 2:1000 Square Feet; \$25 per Month**
- **Close to Metrocenter Mall**
- **One Half Mile to I-17**
- **Population within Five Miles: 494,905**



PAUL BLUM, CCIM

602-369-7575

Paul@azofficesales.com

Experience + Creativity = Results

This information is given without representation or warranty. It should be verified independently and is subject to change, correction, prior sale, lease or withdrawal without notice.

AVAILABILITY

- Suite 103: ± 1,620 RSF
- Suite 103A/107: ± 3,140 RSF
- Suite 109: ± 1,250 RSF
- Suite 130: ± 1,440 RSF
- Suite 211: ± 1,139 RSF
- Suite 231A: ± 357 RSF
- (\$400 per Month)
- Suite 231E: ± 541 RSF
- (\$600 per Month)
- Suite 291: ± 975 RSF

(Suites 103 & 103A/107 Available January, 2011)



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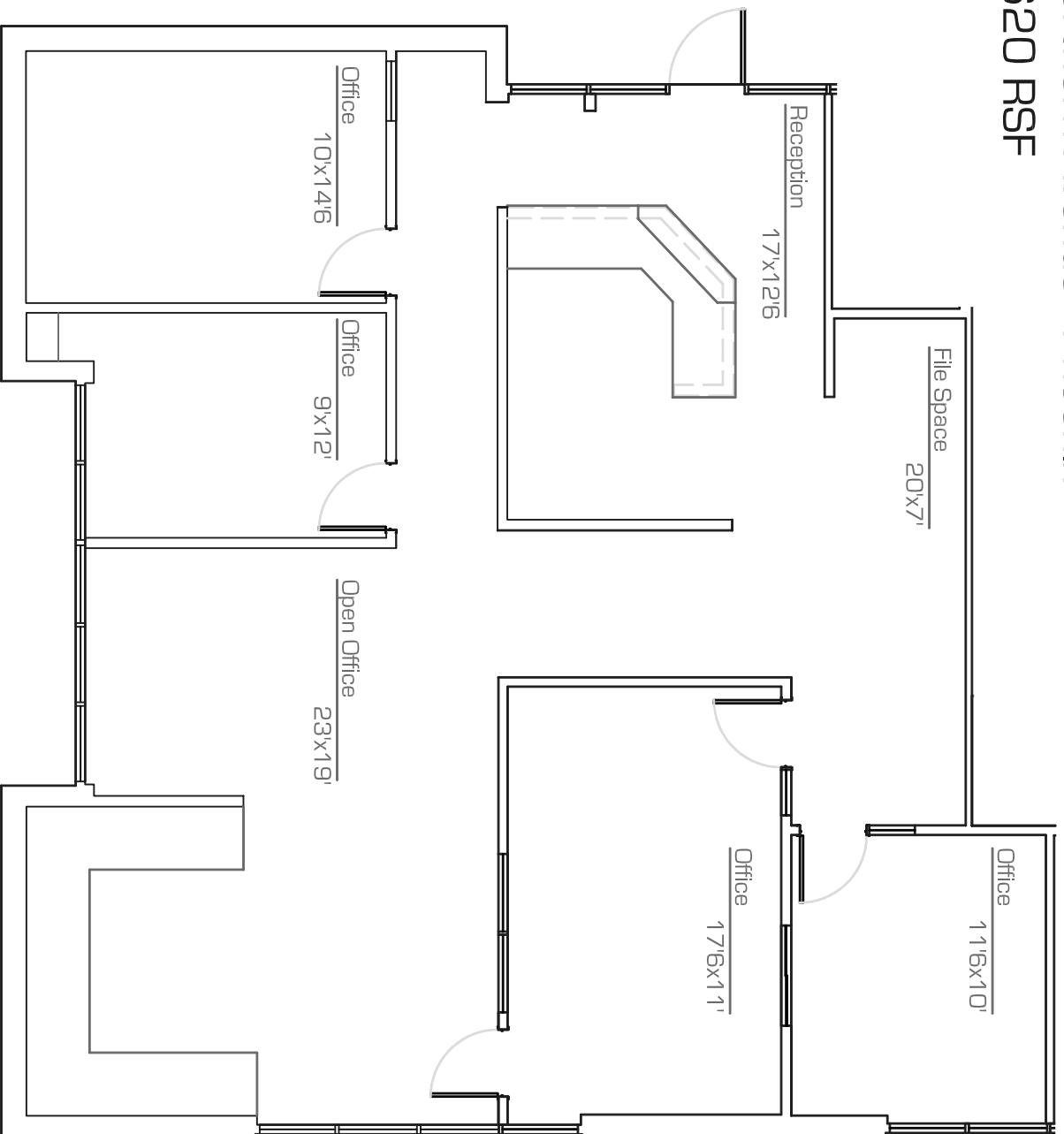
Experience + Creativity = Results

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Dayspring Office Park

3031 West Northern Avenue . Phoenix

Suite 103 - 1,620 RSF



as-built

scale: nts

27.November.2006

*All dimensions are approximate and all information is of general nature.



precision**MEASUREMENTS**

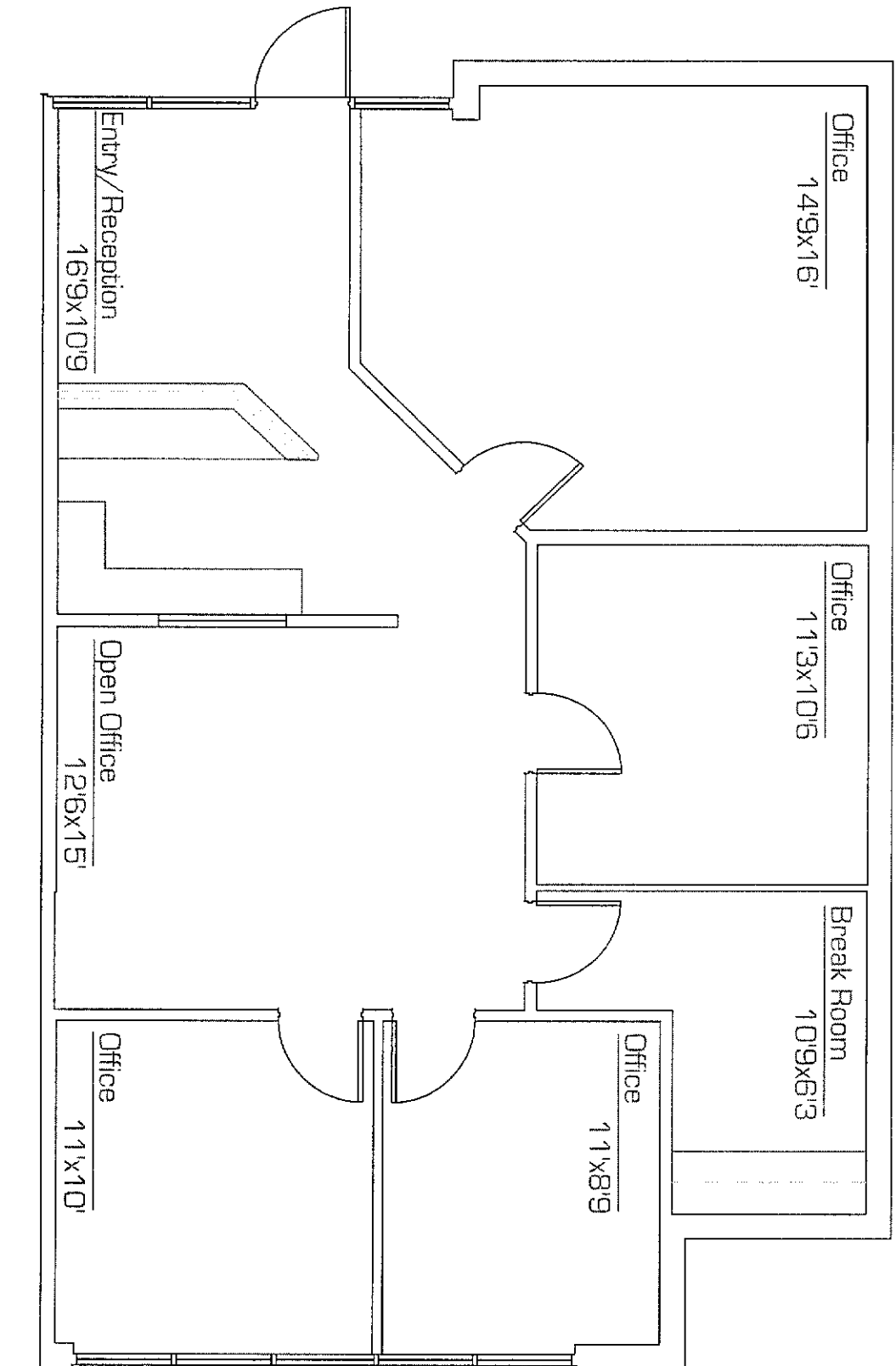


as built . space plans
architectural design
602.790.6412

Dayspring Office Park

3031 West Northern Avenue . Phoenix

Suite 109 - 1,250 RSF



as-built

scale: nts

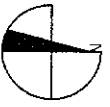
8 January 2008

* All dimensions are approximate and all information is of general nature.

precision MEASUREMENTS

as built . space plans
architectural design

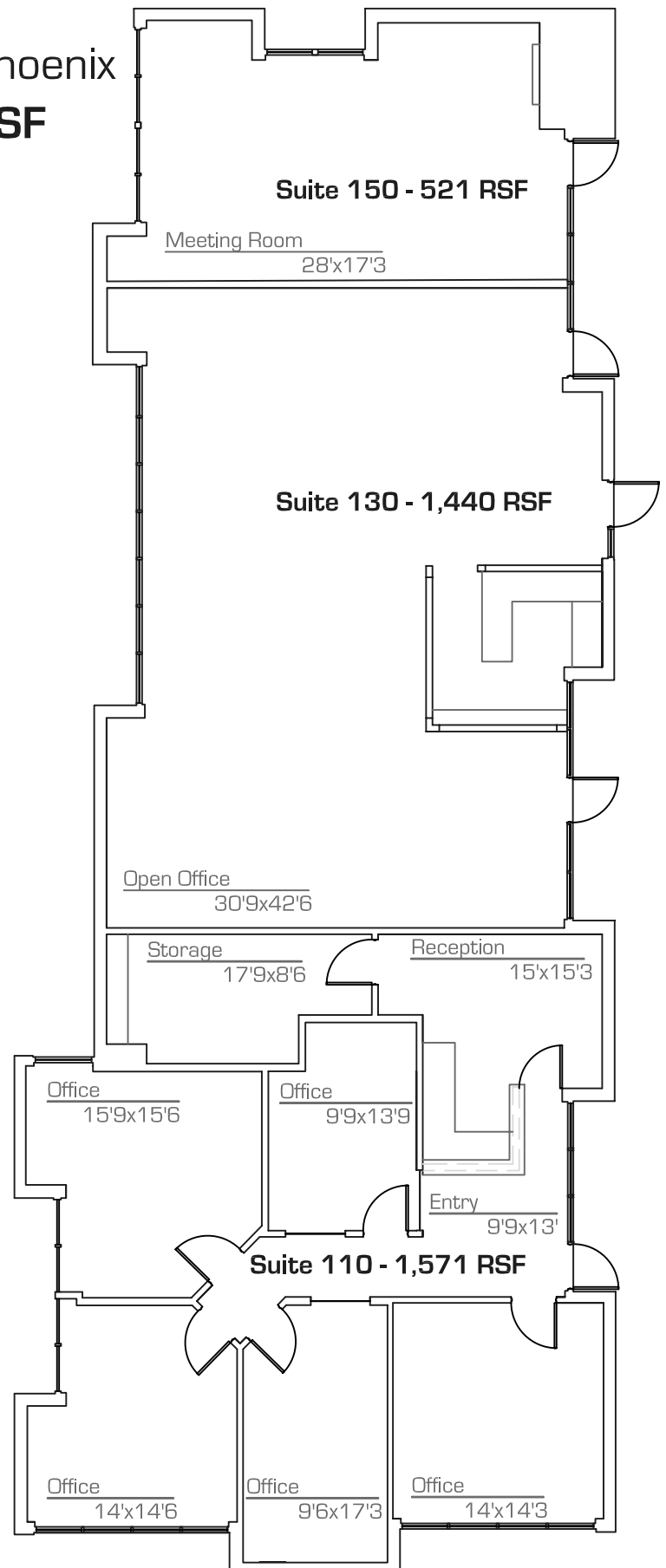
602.790.6412



Dayspring Office Park

3031 West Northern Avenue . Phoenix

Suite 110, 130, 150 - 3,532 RSF



as-built

scale: nts

8.January.2008

*All dimensions are approximate and all information is of general nature.

precision**MEASUREMENTS**



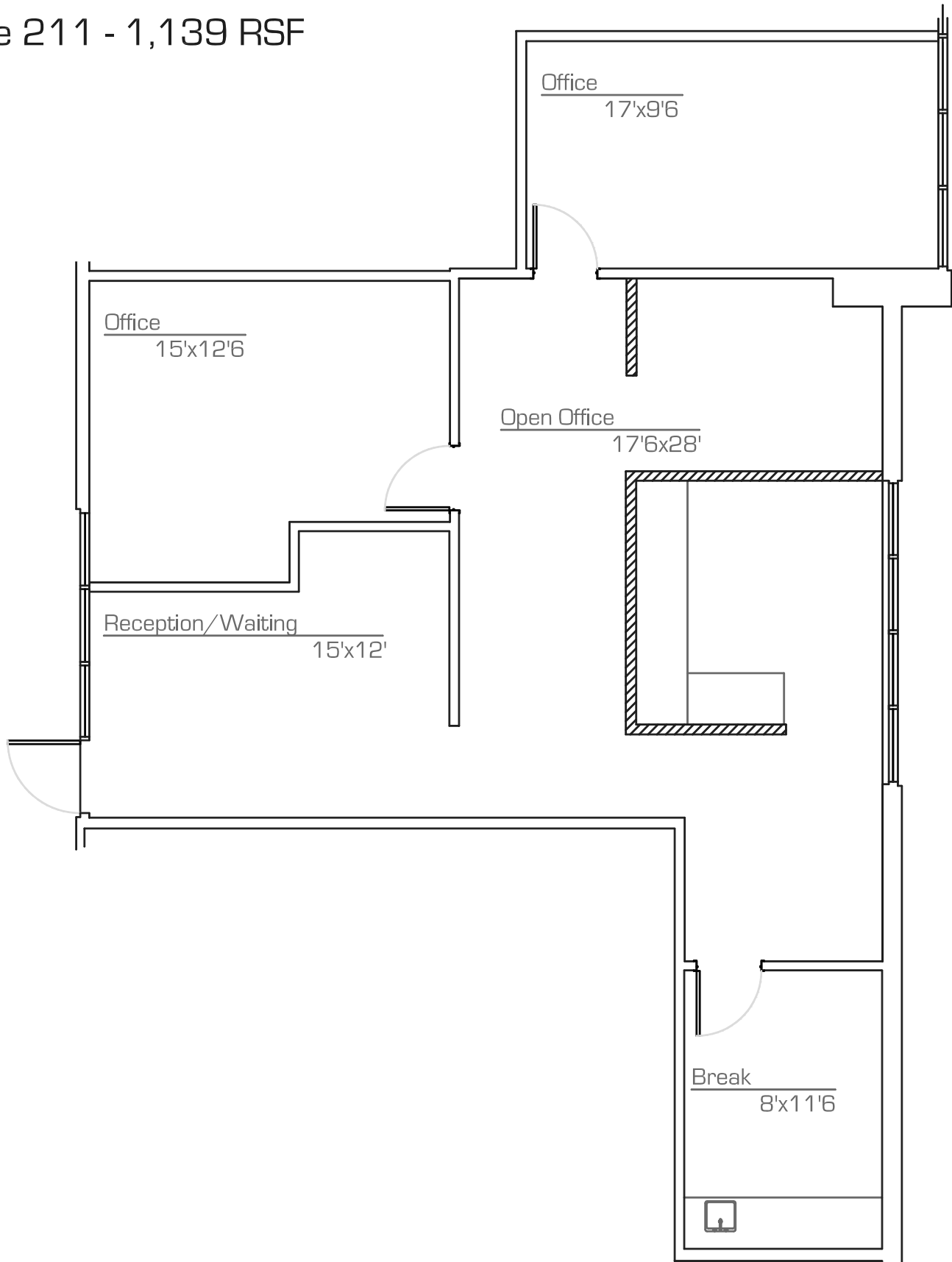
as built . space plans
architectural design

602.790.6412

Dayspring Office Park

3031 West Northern Avenue . Phoenix

Suite 211 - 1,139 RSF



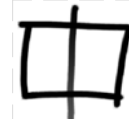
as-built

scale: nts

27.November.2006

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precision**MEASUREMENTS**



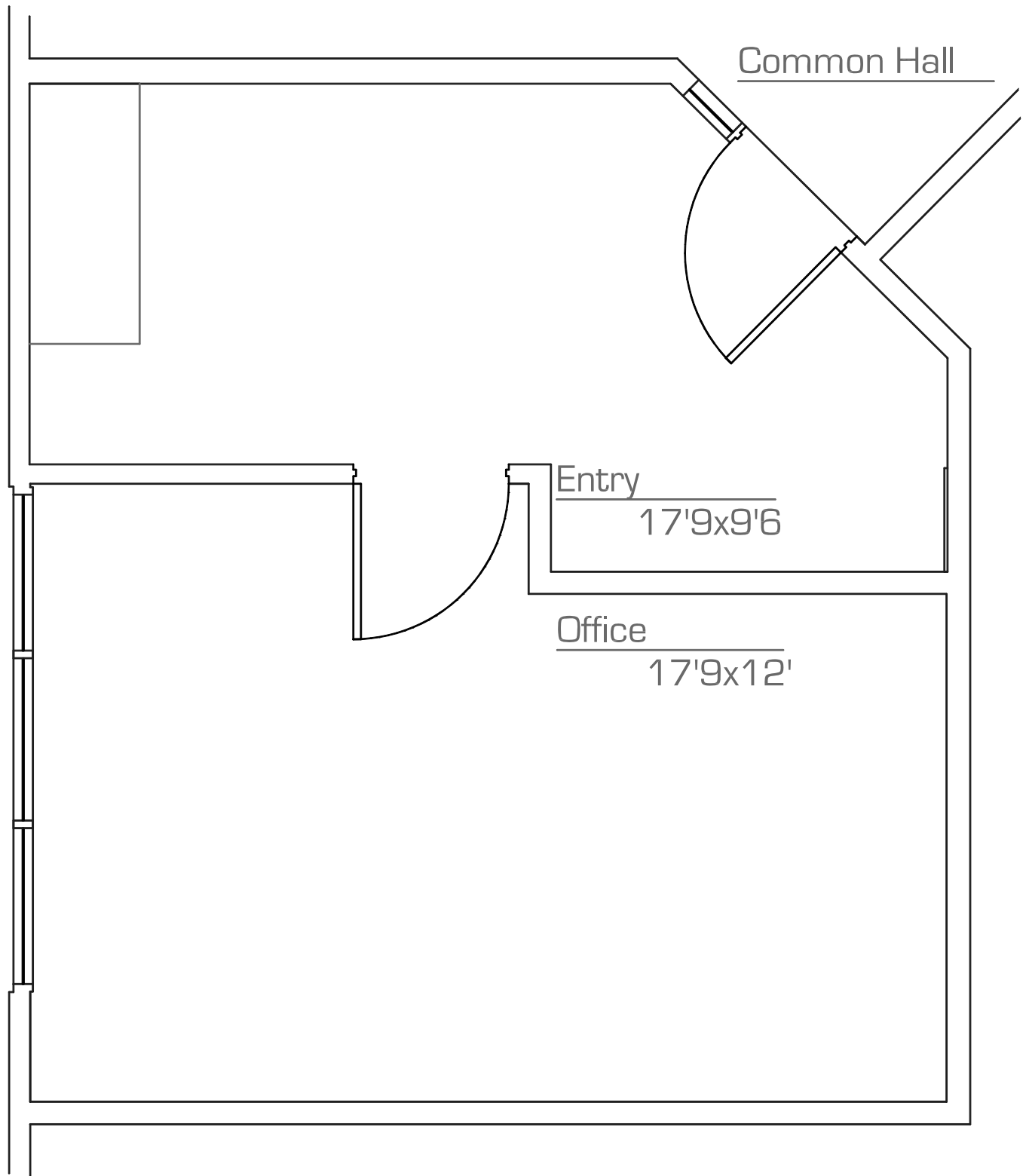
as built . space plans
architectural design

602.790.6412

Dayspring Office Park

3031 West Northern Avenue . Phoenix

Suite 231A - 357 RSF



as-built

scale: nts

8.January.2008

*All dimensions are approximate and all information is of general nature.

precision**MEASUREMENTS**



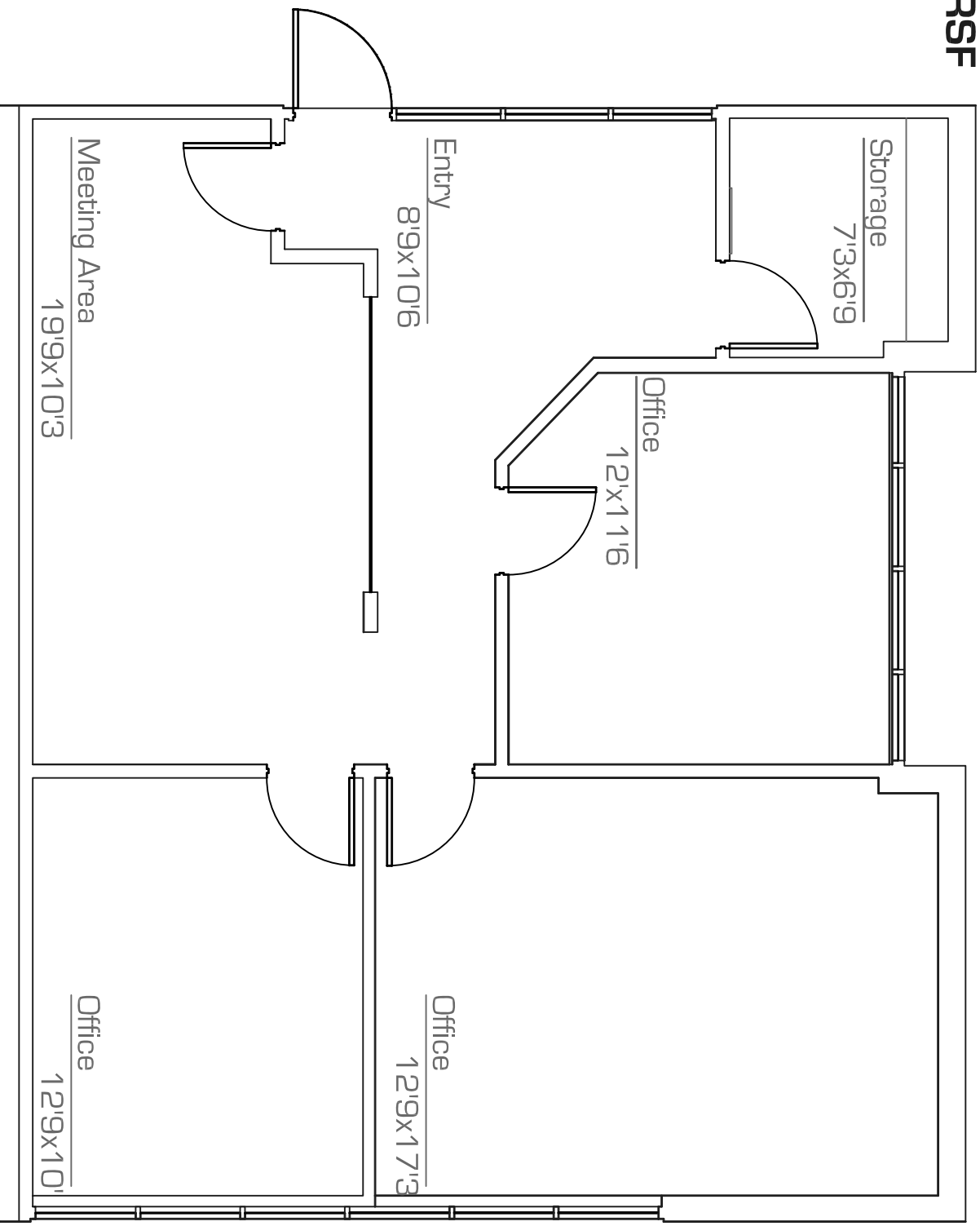
as built . space plans
architectural design

602.790.6412

Dayspring Office Park

3031 West Northern Avenue . Phoenix

Suite 291 - 975 RSF



as-built

scale: nts

8.January.2008

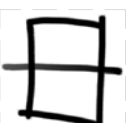


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precision **MEASUREMENTS**

as built . space plans
architectural design

602.790.6412





Demographic and Income Profile Report

3031 W Northern Ave, Phoenix, AZ, 85051
 Ring: 1 mile radius

Prepared by Paul Blum
 Latitude: 33.553044
 Longitude: -112.125221

Summary	2000		2010		2015	
Population	21,728		22,280		22,686	
Households	8,200		8,312		8,430	
Families	5,187		4,941		4,896	
Average Household Size	2.64		2.67		2.68	
Owner Occupied Housing Units	4,475		4,320		4,380	
Renter Occupied Housing Units	3,725		3,992		4,050	
Median Age	31.3		32.0		32.3	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.36%		1.87%		0.76%	
Households	0.28%		1.83%		0.78%	
Families	-0.18%		1.65%		0.64%	
Owner HHs	0.28%		1.94%		0.82%	
Median Household Income	2.90%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,373	16.9%	935	11.3%	705	8.4%
\$15,000 - \$24,999	1,322	16.2%	937	11.3%	745	8.8%
\$25,000 - \$34,999	1,236	15.2%	848	10.2%	712	8.4%
\$35,000 - \$49,999	1,827	22.4%	1,801	21.7%	1,466	17.4%
\$50,000 - \$74,999	1,468	18.0%	1,878	22.6%	2,251	26.7%
\$75,000 - \$99,999	579	7.1%	984	11.8%	1,147	13.6%
\$100,000 - \$149,999	222	2.7%	701	8.4%	1,036	12.3%
\$150,000 - \$199,999	57	0.7%	98	1.2%	175	2.1%
\$200,000+	60	0.7%	129	1.6%	195	2.3%
Median Household Income	\$35,831		\$46,639		\$53,793	
Average Household Income	\$43,353		\$56,874		\$65,660	
Per Capita Income	\$16,617		\$21,283		\$24,486	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,869	8.6%	1,903	8.5%	1,929	8.5%
5 - 9	1,843	8.5%	1,665	7.5%	1,699	7.5%
10 - 14	1,528	7.0%	1,462	6.6%	1,510	6.7%
15 - 19	1,534	7.1%	1,604	7.2%	1,441	6.4%
20 - 24	1,744	8.0%	1,867	8.4%	1,961	8.6%
25 - 34	3,612	16.6%	3,545	15.9%	3,749	16.5%
35 - 44	3,402	15.7%	2,898	13.0%	2,736	12.1%
45 - 54	2,415	11.1%	2,895	13.0%	2,711	12.0%
55 - 64	1,677	7.7%	2,107	9.5%	2,380	10.5%
65 - 74	1,247	5.7%	1,253	5.6%	1,452	6.4%
75 - 84	699	3.2%	821	3.7%	838	3.7%
85+	157	0.7%	258	1.2%	277	1.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,328	75.2%	14,832	66.6%	14,339	63.2%
Black Alone	1,089	5.0%	1,488	6.7%	1,696	7.5%
American Indian Alone	588	2.7%	698	3.1%	723	3.2%
Asian Alone	556	2.6%	753	3.4%	864	3.8%
Pacific Islander Alone	24	0.1%	30	0.1%	31	0.1%
Some Other Race Alone	2,259	10.4%	3,351	15.0%	3,800	16.8%
Two or More Races	883	4.1%	1,128	5.1%	1,233	5.4%
Hispanic Origin (Any Race)	5,195	23.9%	7,583	34.0%	8,665	38.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst

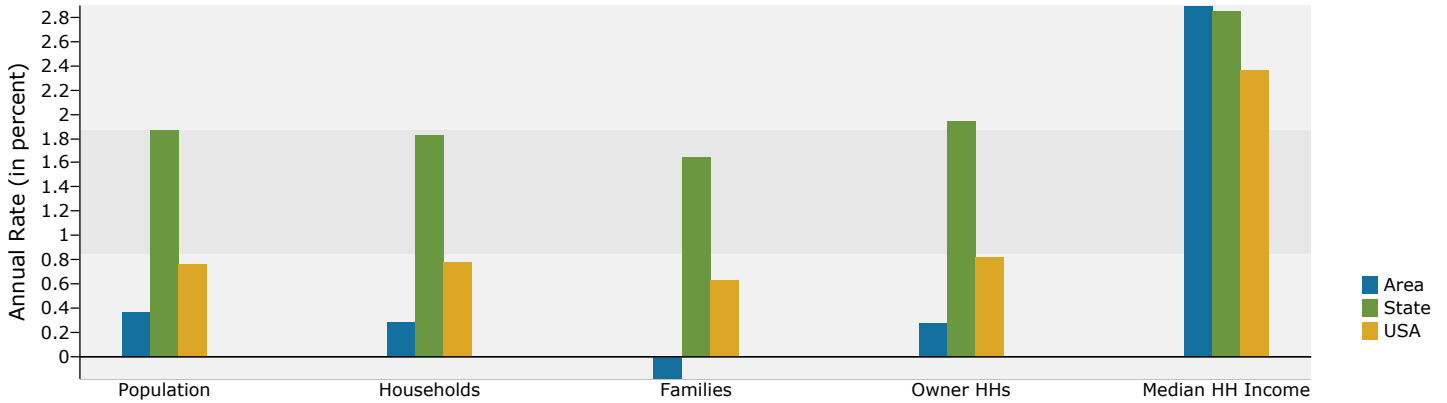


Demographic and Income Profile Report

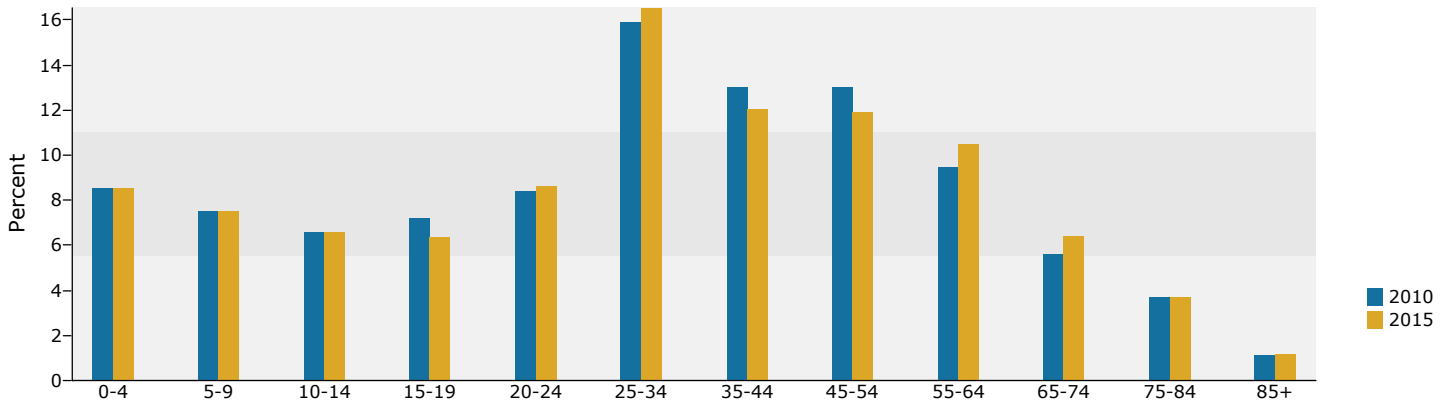
3031 W Northern Ave, Phoenix, AZ, 85051
 Ring: 1 mile radius

Prepared by Paul Blum
 Latitude: 33.553044
 Longitude: -112.125221

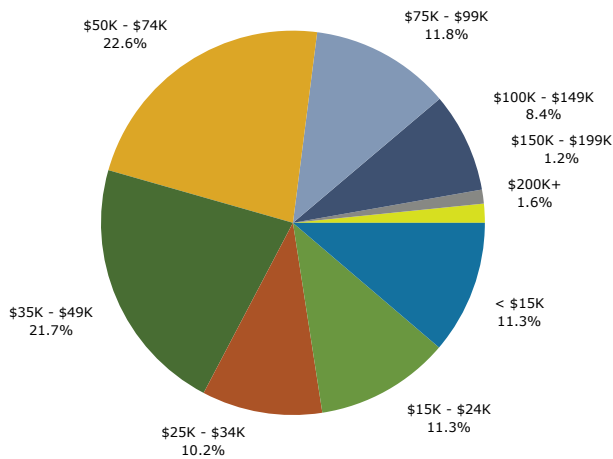
Trends 2010-2015



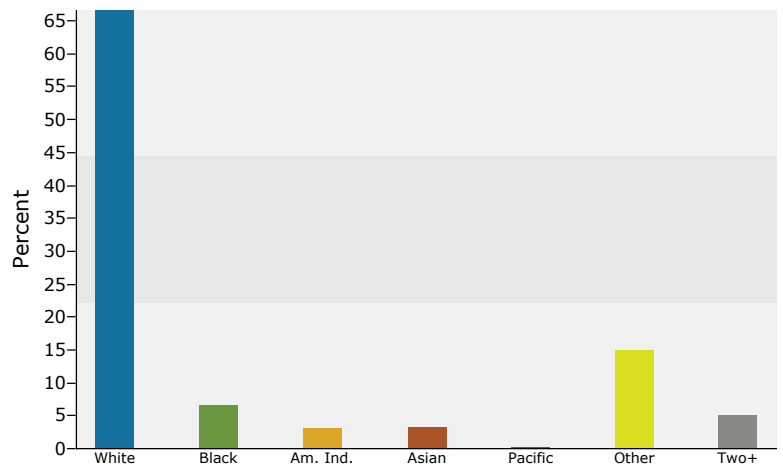
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 34.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst



Demographic and Income Profile Report

3031 W Northern Ave, Phoenix, AZ, 85051
 Ring: 3 miles radius

Prepared by Paul Blum
 Latitude: 33.553044
 Longitude: -112.125221

Summary	2000	2010	2015
Population	188,892	195,888	199,076
Households	71,146	72,683	73,750
Families	44,584	42,612	42,152
Average Household Size	2.63	2.67	2.68
Owner Occupied Housing Units	39,356	37,820	38,146
Renter Occupied Housing Units	31,790	34,863	35,604
Median Age	31.5	32.4	32.9

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.32%	1.87%	0.76%
Households	0.29%	1.83%	0.78%
Families	-0.22%	1.65%	0.64%
Owner HHs	0.17%	1.94%	0.82%
Median Household Income	2.86%	2.85%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	11,078	15.6%	7,455	10.3%	5,704	7.7%
\$15,000 - \$24,999	11,206	15.8%	7,639	10.5%	6,174	8.4%
\$25,000 - \$34,999	11,154	15.7%	8,080	11.1%	6,762	9.2%
\$35,000 - \$49,999	13,735	19.3%	13,389	18.4%	10,574	14.3%
\$50,000 - \$74,999	13,666	19.2%	16,841	23.2%	19,602	26.6%
\$75,000 - \$99,999	5,426	7.6%	9,639	13.3%	10,987	14.9%
\$100,000 - \$149,999	3,045	4.3%	6,590	9.1%	9,459	12.8%
\$150,000 - \$199,999	822	1.2%	1,440	2.0%	2,308	3.1%
\$200,000+	984	1.4%	1,610	2.2%	2,179	3.0%

Median Household Income	\$36,794	\$49,723	\$57,253
Average Household Income	\$46,954	\$61,511	\$70,646
Per Capita Income	\$17,932	\$22,978	\$26,341

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,233	8.1%	15,945	8.1%	16,147	8.1%
5 - 9	14,681	7.8%	14,123	7.2%	14,472	7.3%
10 - 14	13,196	7.0%	12,579	6.4%	13,142	6.6%
15 - 19	14,511	7.7%	13,746	7.0%	12,787	6.4%
20 - 24	16,539	8.8%	16,272	8.3%	16,838	8.5%
25 - 34	30,393	16.1%	32,707	16.7%	32,716	16.4%
35 - 44	27,754	14.7%	24,668	12.6%	24,574	12.3%
45 - 54	21,851	11.6%	23,996	12.3%	22,546	11.3%
55 - 64	14,793	7.8%	19,037	9.7%	20,226	10.2%
65 - 74	10,622	5.6%	11,692	6.0%	14,263	7.2%
75 - 84	7,014	3.7%	7,648	3.9%	7,750	3.9%
85+	2,308	1.2%	3,471	1.8%	3,613	1.8%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	138,444	73.3%	127,315	65.0%	123,171	61.9%
Black Alone	9,362	5.0%	13,009	6.6%	14,833	7.5%
American Indian Alone	4,921	2.6%	5,745	2.9%	5,903	3.0%
Asian Alone	5,932	3.1%	7,711	3.9%	8,654	4.3%
Pacific Islander Alone	329	0.2%	423	0.2%	423	0.2%
Some Other Race Alone	22,956	12.2%	32,689	16.7%	36,324	18.2%
Two or More Races	6,949	3.7%	8,996	4.6%	9,767	4.9%
Hispanic Origin (Any Race)	50,455	26.7%	70,500	36.0%	78,867	39.6%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

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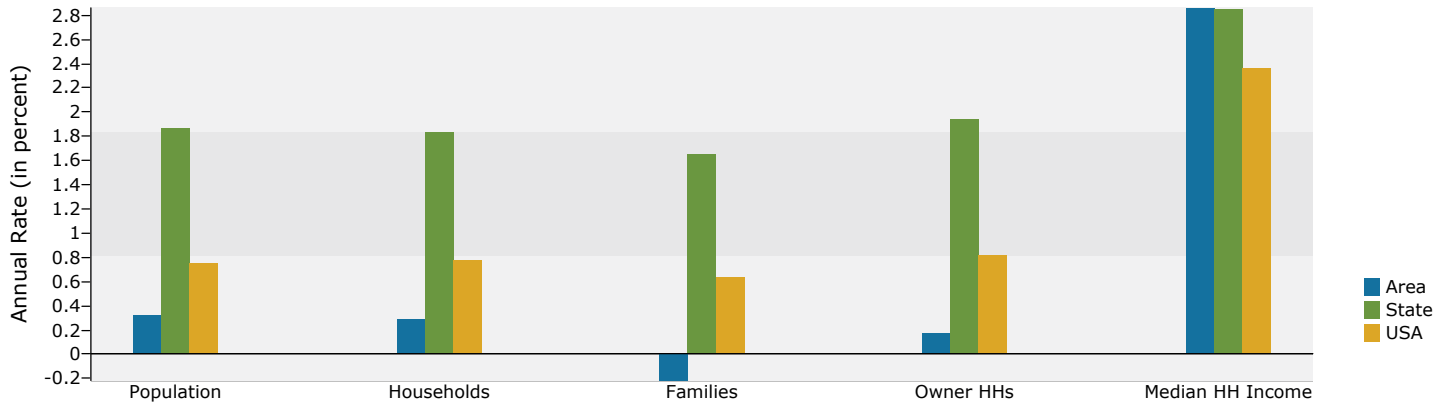


Demographic and Income Profile Report

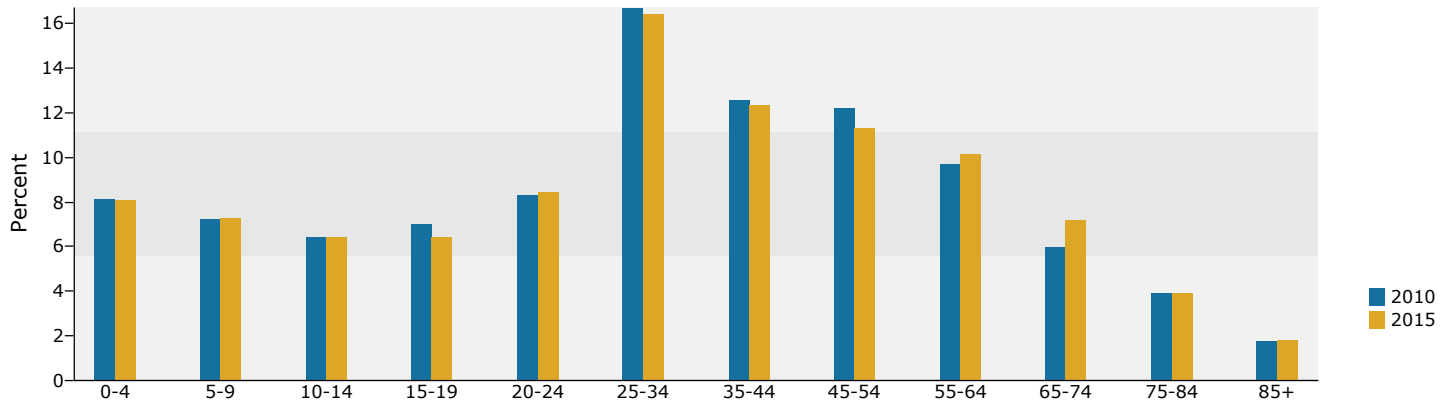
3031 W Northern Ave, Phoenix, AZ, 85051
 Ring: 3 miles radius

Prepared by Paul Blum
 Latitude: 33.553044
 Longitude: -112.125221

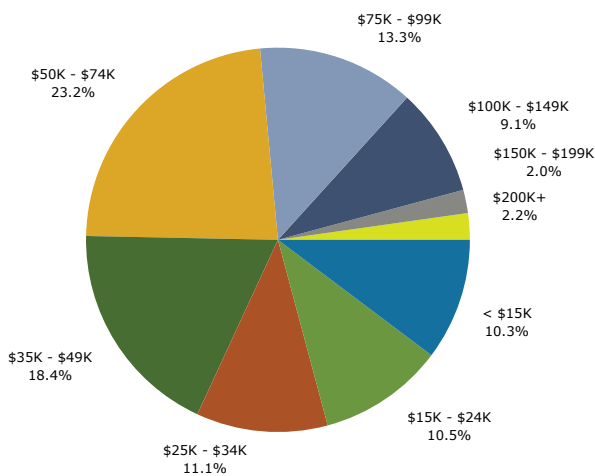
Trends 2010-2015



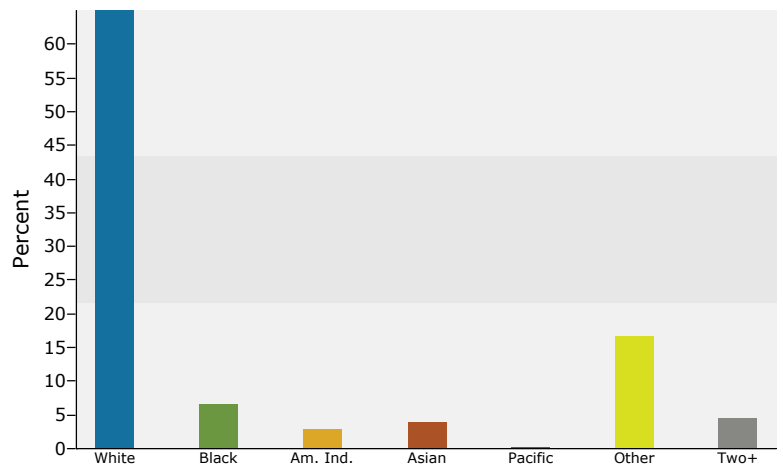
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 36.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst



Demographic and Income Profile Report

3031 W Northern Ave, Phoenix, AZ, 85051
 Ring: 5 miles radius

Prepared by Paul Blum
 Latitude: 33.553044
 Longitude: -112.125221

Summary	2000	2010	2015
Population	471,815	495,603	505,752
Households	175,933	180,678	183,816
Families	110,037	105,796	104,995
Average Household Size	2.66	2.72	2.73
Owner Occupied Housing Units	95,126	91,280	92,132
Renter Occupied Housing Units	80,807	89,398	91,684
Median Age	31.0	31.9	32.3

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.41%	1.87%	0.76%
Households	0.35%	1.83%	0.78%
Families	-0.15%	1.65%	0.64%
Owner HHs	0.19%	1.94%	0.82%
Median Household Income	2.90%	2.85%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	28,375	16.1%	19,113	10.6%	14,724	8.0%
\$15,000 - \$24,999	27,861	15.8%	19,184	10.6%	15,627	8.5%
\$25,000 - \$34,999	27,693	15.7%	20,519	11.4%	17,207	9.4%
\$35,000 - \$49,999	32,609	18.5%	31,942	17.7%	25,347	13.8%
\$50,000 - \$74,999	32,292	18.3%	40,565	22.5%	47,090	25.6%
\$75,000 - \$99,999	14,041	8.0%	23,376	12.9%	26,550	14.4%
\$100,000 - \$149,999	8,535	4.8%	18,045	10.0%	25,602	13.9%
\$150,000 - \$199,999	2,247	1.3%	3,837	2.1%	6,077	3.3%
\$200,000+	2,438	1.4%	4,095	2.3%	5,591	3.0%

Median Household Income	\$36,494	\$49,776	\$57,428
Average Household Income	\$47,180	\$61,986	\$71,402
Per Capita Income	\$17,836	\$22,724	\$26,090

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	39,774	8.4%	42,241	8.5%	43,114	8.5%
5 - 9	37,748	8.0%	37,232	7.5%	38,315	7.6%
10 - 14	33,724	7.1%	32,637	6.6%	34,324	6.8%
15 - 19	35,634	7.6%	34,859	7.0%	32,441	6.4%
20 - 24	40,502	8.6%	40,837	8.2%	42,125	8.3%
25 - 34	78,470	16.6%	82,944	16.7%	84,037	16.6%
35 - 44	70,054	14.8%	63,448	12.8%	63,490	12.6%
45 - 54	55,147	11.7%	61,024	12.3%	57,279	11.3%
55 - 64	34,918	7.4%	47,119	9.5%	50,041	9.9%
65 - 74	23,696	5.0%	27,491	5.5%	34,097	6.7%
75 - 84	16,387	3.5%	17,390	3.5%	17,928	3.5%
85+	5,759	1.2%	8,379	1.7%	8,561	1.7%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	338,820	71.8%	317,157	64.0%	309,347	61.2%
Black Alone	21,934	4.6%	30,309	6.1%	34,548	6.8%
American Indian Alone	12,425	2.6%	14,379	2.9%	14,742	2.9%
Asian Alone	12,124	2.6%	15,912	3.2%	17,977	3.6%
Pacific Islander Alone	714	0.2%	901	0.2%	900	0.2%
Some Other Race Alone	68,490	14.5%	94,785	19.1%	104,185	20.6%
Two or More Races	17,308	3.7%	22,160	4.5%	24,051	4.8%
Hispanic Origin (Any Race)	144,141	30.6%	196,618	39.7%	218,183	43.1%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst

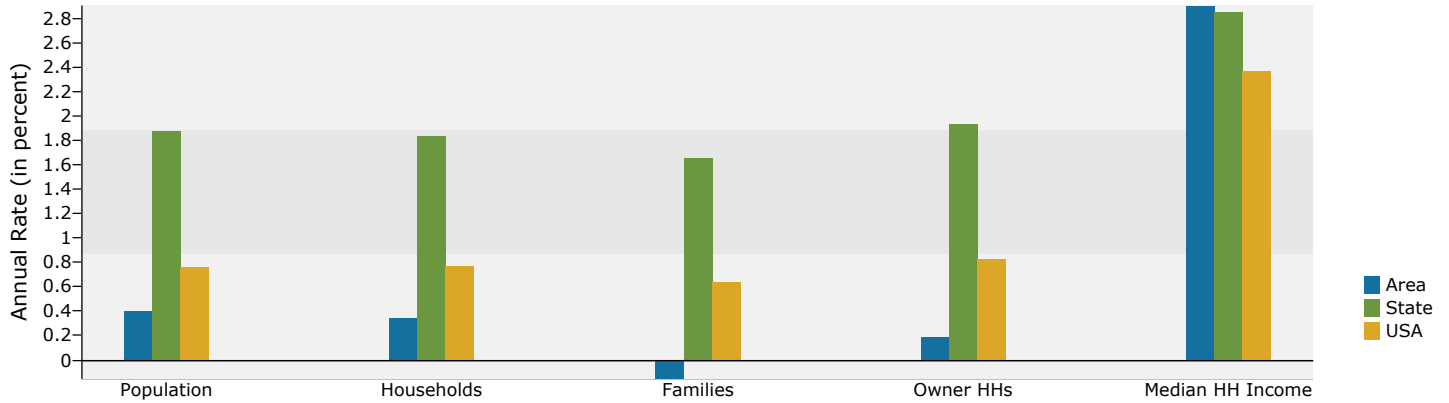


Demographic and Income Profile Report

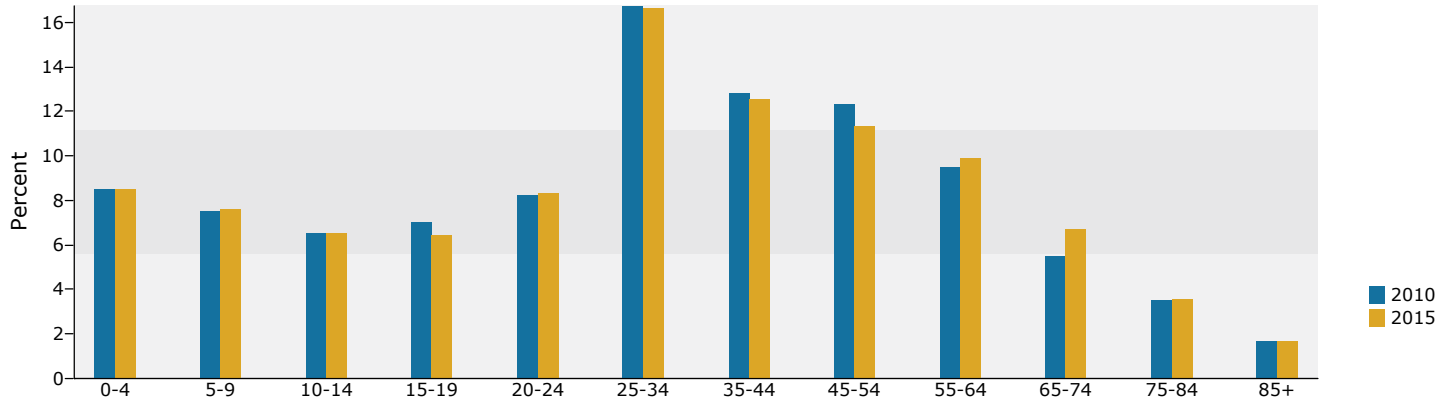
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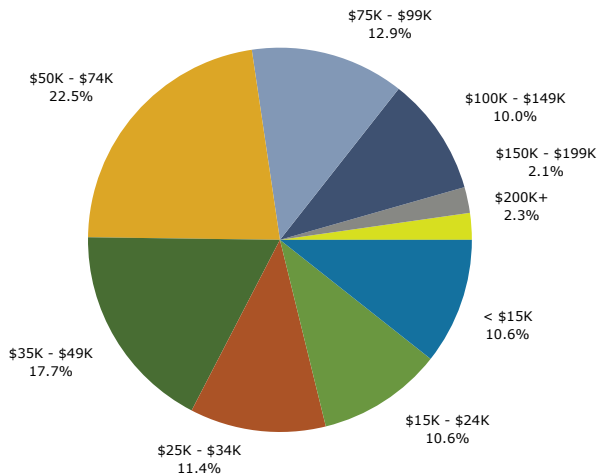
Trends 2010-2015



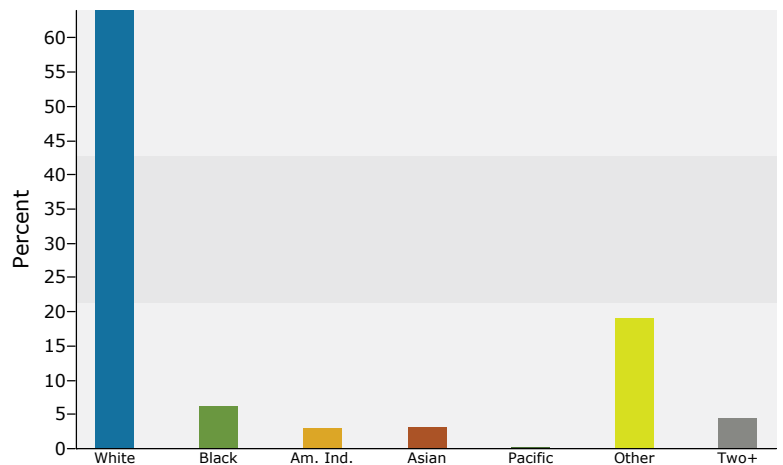
Population by Age



2010 Household Income



2010 Population by Race



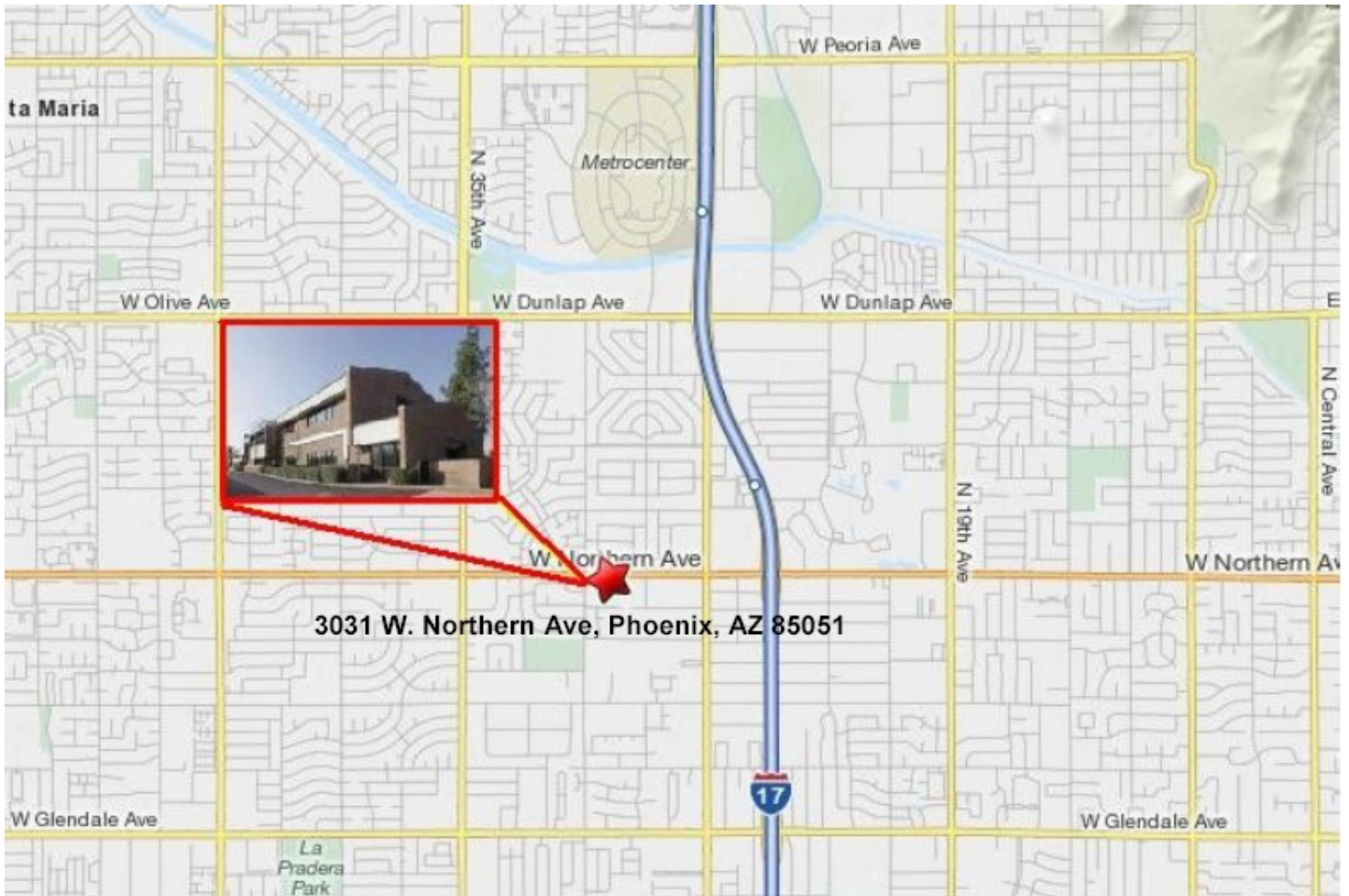
2010 Percent Hispanic Origin: 39.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst

AERIAL



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