

# CLOSE TO CENTRAL WITHOUT PAYING CENTRAL PRICES



## The AAR Building 255 East Osborn, Phoenix, Arizona 85012 (SWC of 3<sup>rd</sup> St & Osborn)

- Available For Lease: \$13.50 Full Service
- Suite 100A: 3,265 Square Feet
- Suite 100B: 3,270 Square Feet
- Suites may be Combined for 6,535 Square Feet
- 2 Covered Spaces per 1,000 (2:1,000)
- Fascinating Architecture, Gorgeous Lobby, Immaculately Landscaped Grounds
- Monument Signage Available
- 2 Miles from I-10 and SR-51; 1/4th Mile from Light Rail
- Window Lines Galore, Perfect for Lawyers, Accountants, & Financial Planners

**PAUL BLUM, CCIM**

602-369-7575

[Paul@klcommgroup.com](mailto:Paul@klcommgroup.com)



**PETER McSORLEY**

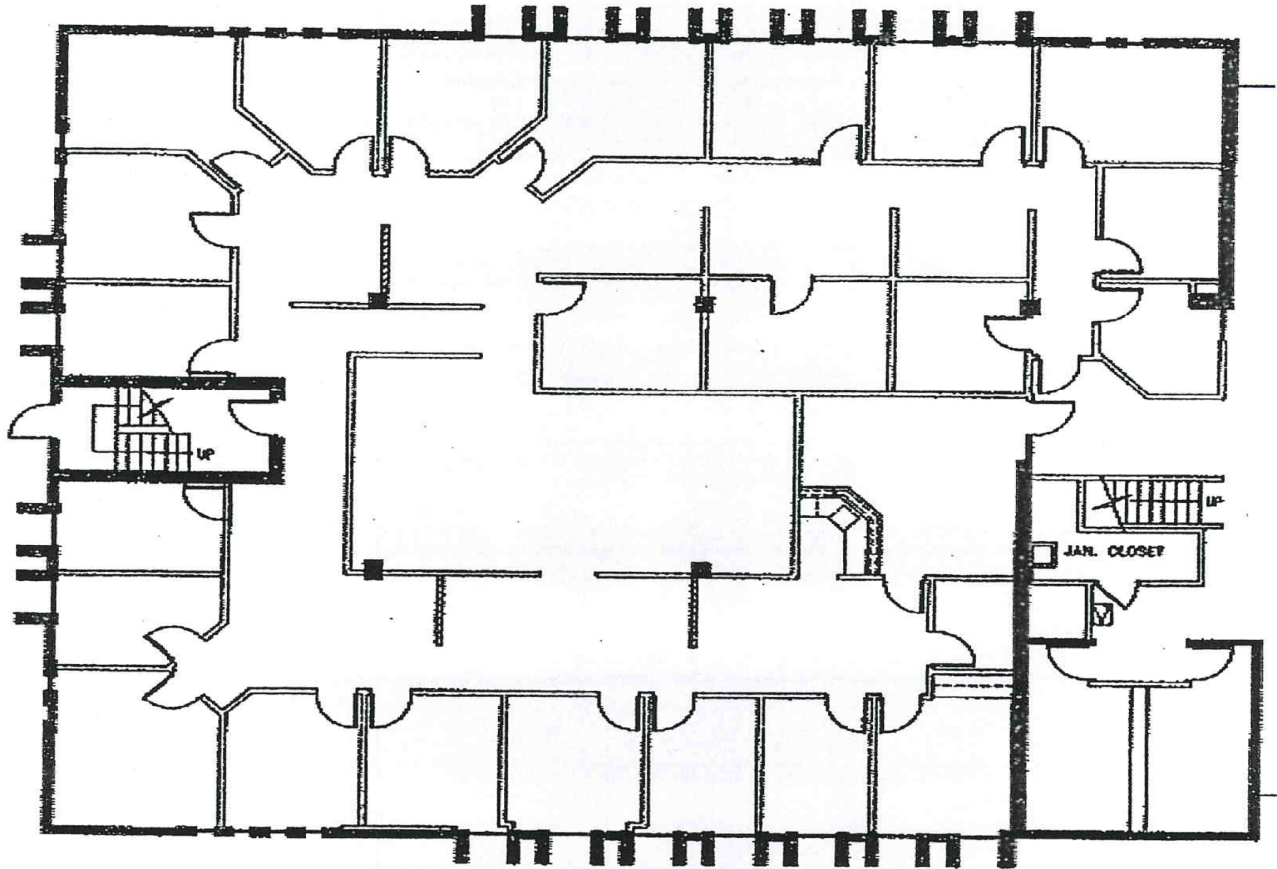
602-628-5066

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**Experience + Creativity = Results**

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# FLOOR PLAN



## SUITE 100

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# Demographic and Income Profile Report

255 E Osborn  
 255 E Osborn Rd, Phoenix, AZ, 85012,  
 Ring: 1 mile radius

Prepared by Paul Blum  
 Latitude: 33.487463  
 Longitude: -112.070021

Summary	2000	2010	2015
Population	15,410	16,315	16,870
Households	7,067	7,490	7,787
Families	2,978	2,822	2,819
Average Household Size	2.12	2.12	2.11
Owner Occupied Housing Units	2,424	2,259	2,304
Renter Occupied Housing Units	4,643	5,231	5,482
Median Age	33.9	36.0	35.9

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.67%	1.87%	0.76%
Households	0.78%	1.83%	0.78%
Families	-0.02%	1.65%	0.64%
Owner HHs	0.40%	1.94%	0.82%
Median Household Income	3.33%	2.85%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,338	19.1%	933	12.5%	719	9.2%
\$15,000 - \$24,999	1,266	18.0%	920	12.3%	748	9.6%
\$25,000 - \$34,999	1,084	15.5%	821	11.0%	724	9.3%
\$35,000 - \$49,999	1,268	18.1%	1,300	17.4%	1,084	13.9%
\$50,000 - \$74,999	1,207	17.2%	1,721	23.0%	2,034	26.1%
\$75,000 - \$99,999	395	5.6%	852	11.4%	1,009	13.0%
\$100,000 - \$149,999	306	4.4%	640	8.5%	988	12.7%
\$150,000 - \$199,999	84	1.2%	136	1.8%	264	3.4%
\$200,000+	67	1.0%	166	2.2%	215	2.8%

Median Household Income	\$33,235	\$47,002	\$55,373
Average Household Income	\$42,436	\$58,482	\$68,157
Per Capita Income	\$19,618	\$27,360	\$32,013

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,075	7.0%	1,079	6.6%	1,111	6.6%
5 - 9	955	6.2%	942	5.8%	950	5.6%
10 - 14	754	4.9%	797	4.9%	805	4.8%
15 - 19	811	5.3%	894	5.5%	853	5.1%
20 - 24	1,239	8.0%	1,363	8.4%	1,480	8.8%
25 - 34	3,200	20.8%	2,850	17.5%	3,043	18.0%
35 - 44	2,554	16.6%	2,297	14.1%	2,079	12.3%
45 - 54	1,852	12.0%	2,236	13.7%	2,135	12.7%
55 - 64	1,093	7.1%	1,617	9.9%	1,827	10.8%
65 - 74	816	5.3%	1,040	6.4%	1,325	7.9%
75 - 84	788	5.1%	820	5.0%	863	5.1%
85+	276	1.8%	384	2.4%	398	2.4%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,501	68.1%	9,895	60.7%	9,798	58.1%
Black Alone	857	5.6%	1,222	7.5%	1,421	8.4%
American Indian Alone	765	5.0%	848	5.2%	864	5.1%
Asian Alone	264	1.7%	355	2.2%	407	2.4%
Pacific Islander Alone	28	0.2%	34	0.2%	34	0.2%
Some Other Race Alone	2,472	16.0%	3,275	20.1%	3,588	21.3%
Two or More Races	523	3.4%	685	4.2%	757	4.5%
Hispanic Origin (Any Race)	5,082	33.0%	6,829	41.9%	7,627	45.2%

**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.

January 03, 2012

Made with Esri Business Analyst

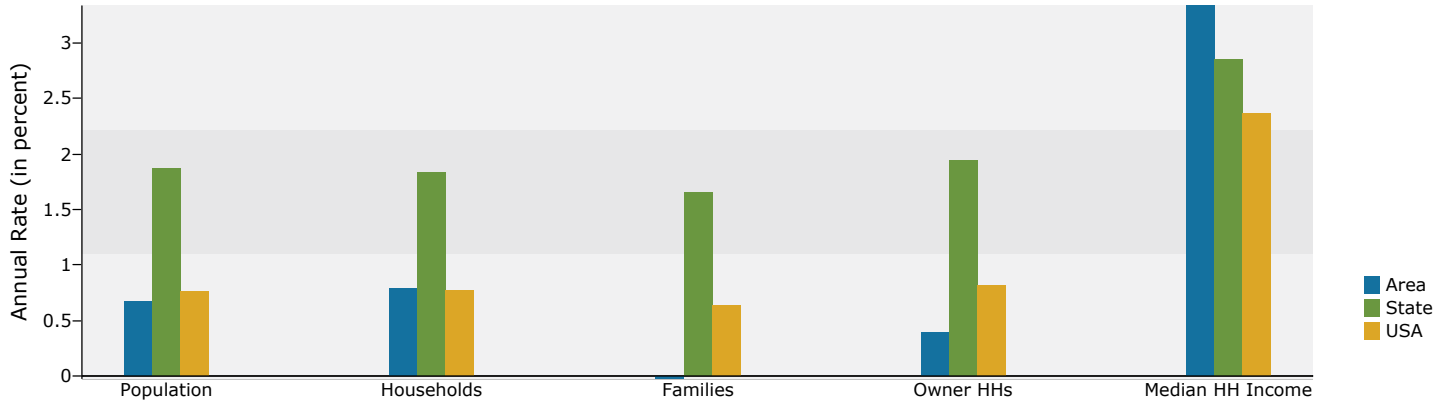


# Demographic and Income Profile Report

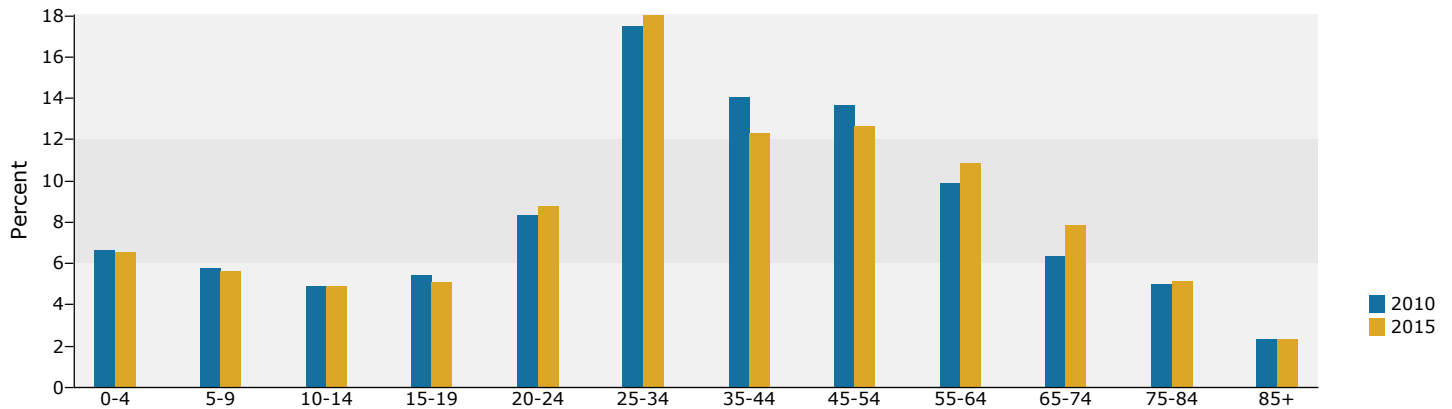
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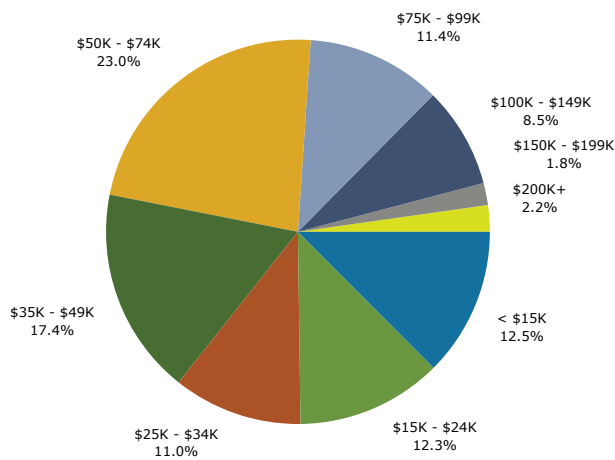
## Trends 2010-2015



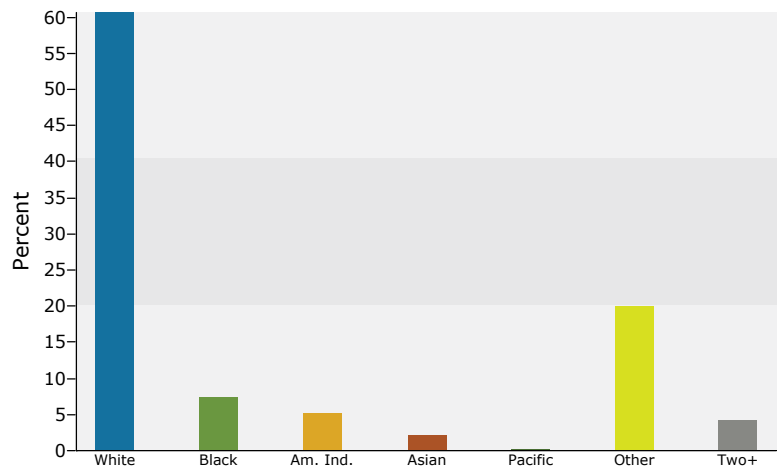
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 41.9%

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

January 03, 2012

Made with Esri Business Analyst



# Demographic and Income Profile Report

255 E Osborn  
 255 E Osborn Rd, Phoenix, AZ, 85012,  
 Ring: 3 miles radius

Prepared by Paul Blum  
 Latitude: 33.487463  
 Longitude: -112.070021

Summary	2000	2010	2015
Population	172,263	188,028	193,952
Households	65,974	69,522	71,710
Families	34,729	33,469	33,394
Average Household Size	2.52	2.59	2.59
Owner Occupied Housing Units	26,233	25,120	25,300
Renter Occupied Housing Units	39,741	44,403	46,410
Median Age	30.4	31.0	31.1
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.62%	1.87%	0.76%
Households	0.62%	1.83%	0.78%
Families	-0.05%	1.65%	0.64%
Owner HHs	0.14%	1.94%	0.82%
Median Household Income	3.93%	2.85%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	14,385	21.8%	10,487	15.1%	8,573	12.0%
\$15,000 - \$24,999	12,139	18.4%	8,901	12.8%	7,494	10.5%
\$25,000 - \$34,999	10,857	16.5%	8,825	12.7%	7,843	10.9%
\$35,000 - \$49,999	10,958	16.6%	12,357	17.8%	10,359	14.4%
\$50,000 - \$74,999	9,610	14.6%	13,529	19.5%	16,187	22.6%
\$75,000 - \$99,999	3,692	5.6%	6,870	9.9%	8,127	11.3%
\$100,000 - \$149,999	2,656	4.0%	5,696	8.2%	8,639	12.0%
\$150,000 - \$199,999	754	1.1%	1,337	1.9%	2,408	3.4%
\$200,000+	877	1.3%	1,520	2.2%	2,080	2.9%
Median Household Income	\$30,701		\$42,533		\$51,572	
Average Household Income	\$41,704		\$55,718		\$65,317	
Per Capita Income	\$16,446		\$21,292		\$24,911	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,398	8.9%	16,644	8.9%	17,300	8.9%
5 - 9	13,462	7.8%	14,073	7.5%	14,586	7.5%
10 - 14	10,832	6.3%	11,482	6.1%	11,987	6.2%
15 - 19	11,757	6.8%	13,070	7.0%	12,332	6.4%
20 - 24	15,566	9.0%	16,851	9.0%	17,714	9.1%
25 - 34	33,690	19.6%	33,831	18.0%	35,540	18.3%
35 - 44	26,987	15.7%	26,609	14.2%	25,352	13.1%
45 - 54	19,450	11.3%	22,991	12.2%	22,287	11.5%
55 - 64	10,442	6.1%	16,220	8.6%	17,787	9.2%
65 - 74	7,007	4.1%	8,281	4.4%	10,968	5.7%
75 - 84	5,576	3.2%	5,248	2.8%	5,421	2.8%
85+	2,099	1.2%	2,727	1.5%	2,679	1.4%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	112,280	65.2%	108,623	57.8%	107,695	55.5%
Black Alone	9,452	5.5%	13,294	7.1%	14,943	7.7%
American Indian Alone	7,634	4.4%	8,791	4.7%	8,980	4.6%
Asian Alone	2,953	1.7%	3,726	2.0%	4,143	2.1%
Pacific Islander Alone	214	0.1%	247	0.1%	245	0.1%
Some Other Race Alone	33,134	19.2%	45,186	24.0%	49,211	25.4%
Two or More Races	6,597	3.8%	8,161	4.3%	8,736	4.5%
Hispanic Origin (Any Race)	76,956	44.7%	100,765	53.6%	110,112	56.8%

**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.

January 03, 2012

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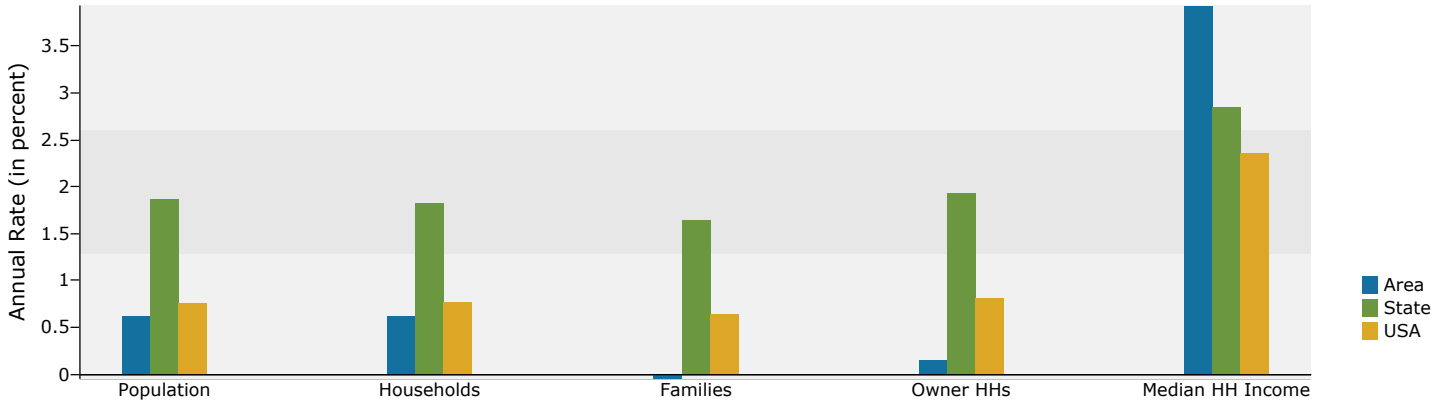


# Demographic and Income Profile Report

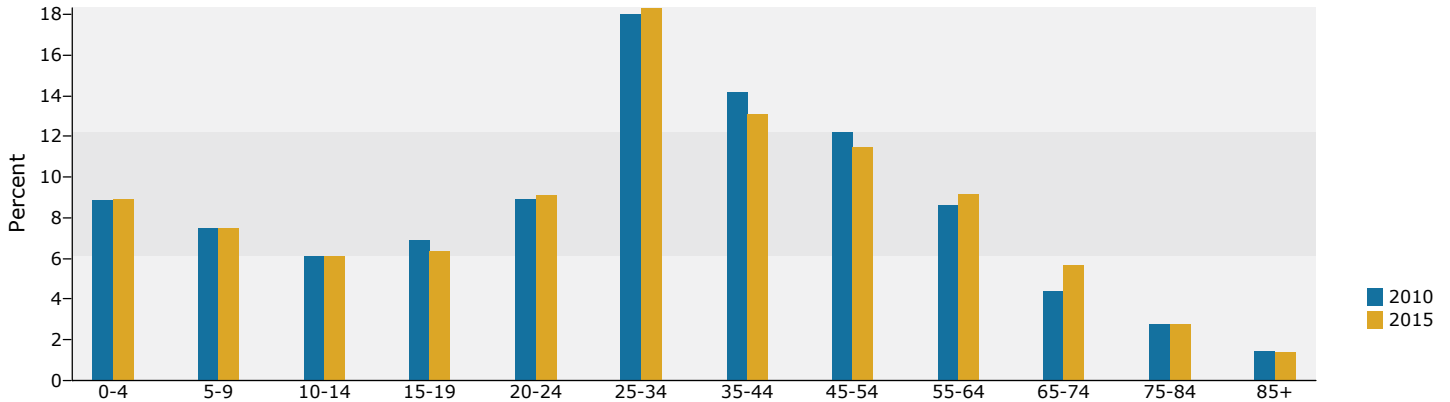
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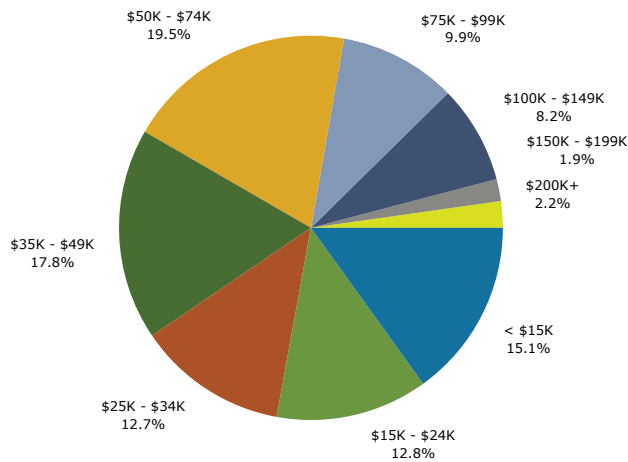
## Trends 2010-2015



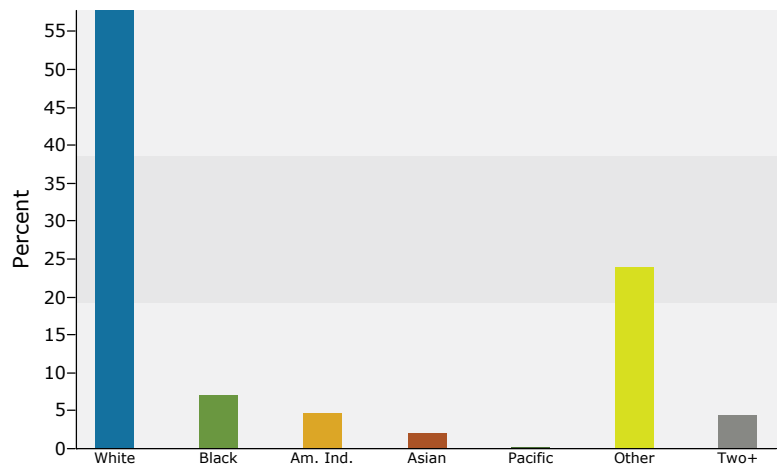
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 53.6%

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

January 03, 2012

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# Demographic and Income Profile Report

255 E Osborn  
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 Ring: 5 miles radius

Prepared by Paul Blum  
 Latitude: 33.487463  
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Summary	2000		2010		2015	
Population	418,942		455,427		469,553	
Households	149,802		157,115		161,543	
Families	88,020		85,862		85,925	
Average Household Size	2.72		2.81		2.82	
Owner Occupied Housing Units	69,617		66,942		67,598	
Renter Occupied Housing Units	80,185		90,173		93,945	
Median Age	30.0		30.3		30.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.61%		1.87%		0.76%	
Households	0.56%		1.83%		0.78%	
Families	0.02%		1.65%		0.64%	
Owner HHs	0.20%		1.94%		0.82%	
Median Household Income	3.88%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	31,447	21.0%	23,529	15.0%	19,264	11.9%
\$15,000 - \$24,999	26,400	17.6%	19,956	12.7%	16,965	10.5%
\$25,000 - \$34,999	23,719	15.8%	19,675	12.5%	17,351	10.7%
\$35,000 - \$49,999	25,057	16.7%	27,341	17.4%	22,541	14.0%
\$50,000 - \$74,999	21,945	14.6%	29,796	19.0%	35,941	22.2%
\$75,000 - \$99,999	9,126	6.1%	15,679	10.0%	18,396	11.4%
\$100,000 - \$149,999	6,603	4.4%	12,743	8.1%	18,735	11.6%
\$150,000 - \$199,999	2,419	1.6%	3,569	2.3%	5,875	3.6%
\$200,000+	3,172	2.1%	4,825	3.1%	6,474	4.0%
Median Household Income	\$31,967		\$43,047		\$52,071	
Average Household Income	\$46,324		\$59,234		\$69,278	
Per Capita Income	\$16,988		\$20,967		\$24,422	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	39,040	9.3%	42,962	9.4%	44,549	9.5%
5 - 9	35,250	8.4%	36,813	8.1%	38,226	8.1%
10 - 14	28,949	6.9%	30,424	6.7%	32,060	6.8%
15 - 19	30,215	7.2%	33,270	7.3%	31,265	6.7%
20 - 24	36,587	8.7%	39,535	8.7%	41,928	8.9%
25 - 34	75,546	18.0%	76,878	16.9%	80,336	17.1%
35 - 44	62,050	14.8%	60,419	13.3%	58,082	12.4%
45 - 54	45,224	10.8%	53,229	11.7%	51,339	10.9%
55 - 64	26,784	6.4%	38,822	8.5%	42,488	9.0%
65 - 74	19,306	4.6%	21,432	4.7%	27,426	5.8%
75 - 84	14,539	3.5%	14,097	3.1%	14,270	3.0%
85+	5,452	1.3%	7,544	1.7%	7,585	1.6%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	265,051	63.3%	257,427	56.5%	256,081	54.5%
Black Alone	21,535	5.1%	29,198	6.4%	32,647	7.0%
American Indian Alone	13,996	3.3%	15,911	3.5%	16,207	3.5%
Asian Alone	7,188	1.7%	9,037	2.0%	10,050	2.1%
Pacific Islander Alone	531	0.1%	623	0.1%	619	0.1%
Some Other Race Alone	94,722	22.6%	123,761	27.2%	133,197	28.4%
Two or More Races	15,919	3.8%	19,470	4.3%	20,750	4.4%
Hispanic Origin (Any Race)	198,315	47.3%	253,868	55.7%	275,334	58.6%

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.

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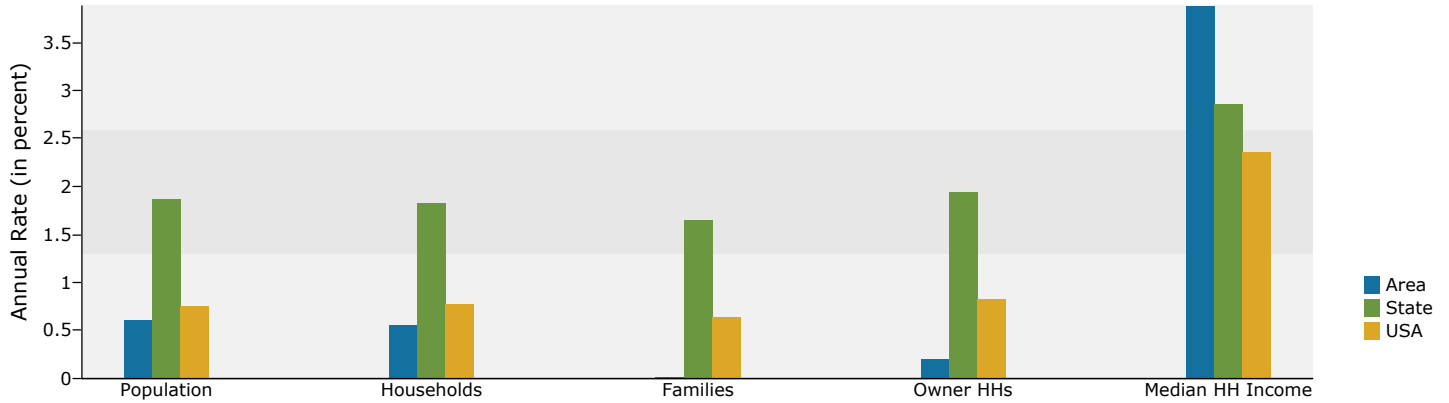


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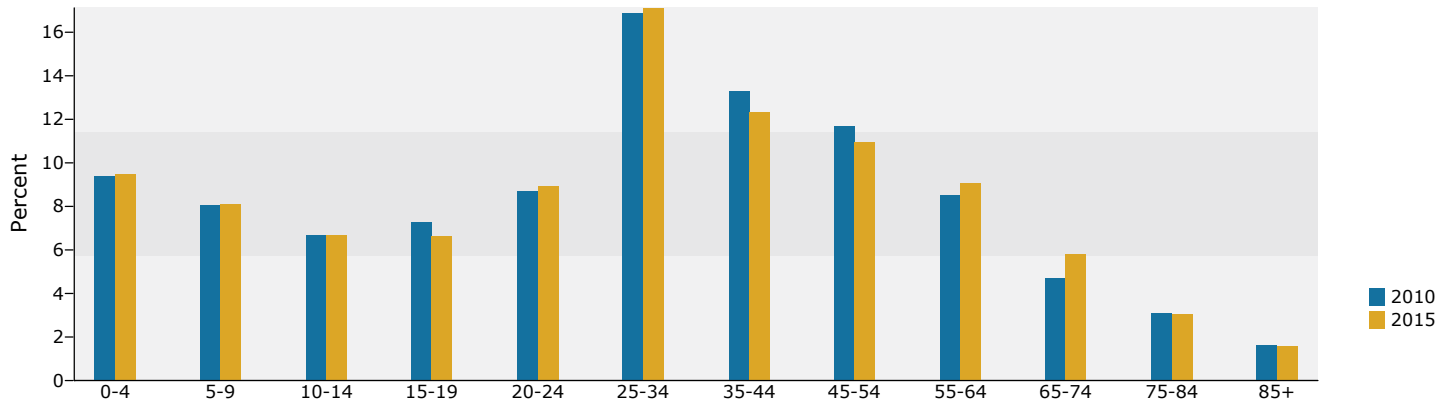
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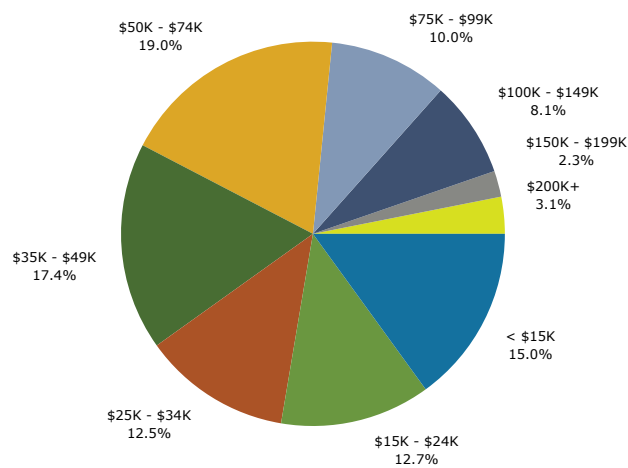
## Trends 2010-2015



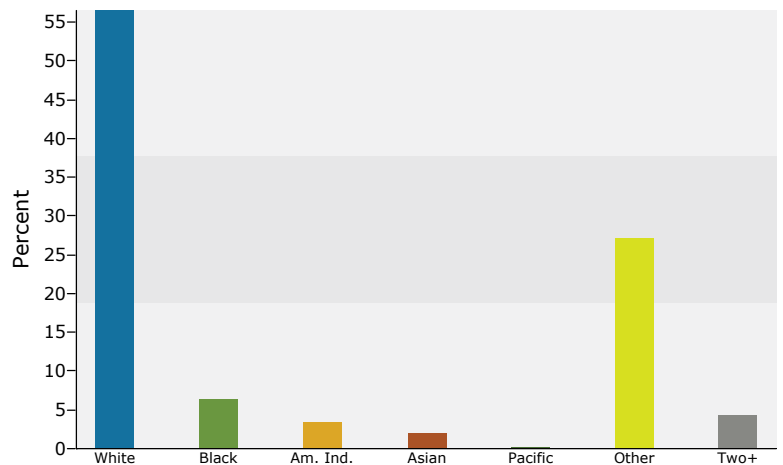
## Population by Age



## 2010 Household Income



## 2010 Population by Race

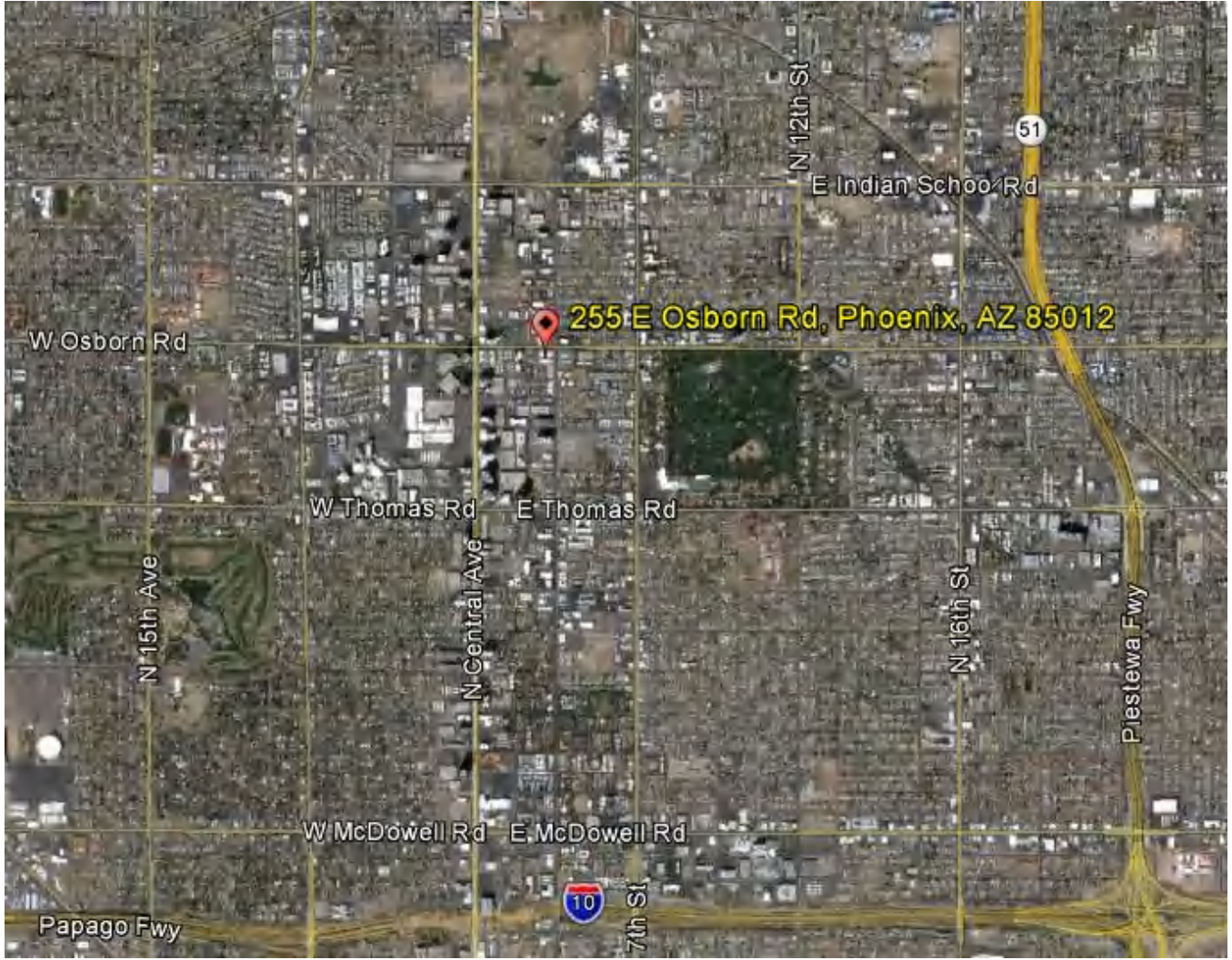


2010 Percent Hispanic Origin: 55.7%

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

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