

# Douglas, Arizona

## WAL-MART SUPERCENTER ANCHORED SHOPPING CENTER

Call for Details

95 W. 5<sup>th</sup> Street

For Additional Information Call:

**888.810.5050**

### FOR LEASING:

Dan Fink  
Leasing Representative  
Shadow-Anchored Centers Div.  
260.456.9401 Direct  
260.564.4024 Cell  
[fink@schostak.com](mailto:fink@schostak.com)

### SCHOSTAK BROTHERS & CO.:

17800 Laurel Park Drive N.  
Suite 200C  
Livonia, Michigan 48152  
248.262.1000 Office  
248.262.1814 Fax  
[www.schostak.com](http://www.schostak.com)

The logo for Schostak Brothers & Company features the word "schostak" in a bold, lowercase, sans-serif font. Above the letter "o" is a stylized orange and yellow roofline graphic. Below "schostak" are the words "BROTHERS & COMPANY" in a smaller, uppercase, sans-serif font.

**schostak**  
BROTHERS & COMPANY

## SHADOW-ANCHORED CENTERS DIVISION



**SCHOSTAK BROTHERS & COMPANY, INC. OWNS ONE OF THE LARGEST GROWING WAL-MART SHADOW-ANCHORED PORTFOLIOS.**



- **NEW CENTERS 2003-2007**
- **EXCELLENT CO-TENANCIES**

- **STRATEGIC SMALL MARKET PENETRATION**
- **STEADY RELIABLE TRAFFIC**

### JOIN THESE EXISTING TENANTS

ADVANCE AMERICA  
SPRINT  
CASH STORE  
CATO  
CHECK INTO CASH  
CHECK 'N GO  
ANYTIME FITNESS  
DOLLAR TREE

DOMINO'S PIZZA  
FASHION BUG  
GAMESTOP  
GNC  
GREAT CLIPS  
HIBBETT SPORTS  
LITTLE CAESARS  
MAURICES

PAYLESS SHOESOURCE  
QUIZNOS  
RADIOSHACK  
RENT-A-CENTER  
SALLY BEAUTY  
SHOESHOW  
SUBWAY  
VERIZON WIRELESS

#### FOR ACQUISITIONS:

Patrick K. Windley  
Senior Vice President  
740.587.1485  
windley@schostak.com

SCHOSTAK BROTHERS & COMPANY  
17800 Laurel Park Drive North  
Suite 200C  
Livonia, Michigan 48152  
[www.schostak.com](http://www.schostak.com)

#### FOR LEASING:

Rebecca Dragin  
Leasing Agent  
614.306.4556  
dragin@schostak.com

# WAL-MART SUPERCENTER PORTFOLIO



Schostak Brothers & Company is proud to present its Wal-Mart Supercenter Portfolio of Shopping Centers. Each center is strategically positioned within the market to allow maximum exposure to consumers and the Wal-Mart shopper. All centers are anchored by the revolutionary Supercenter format store that draws customers from both nearby and great distances, every week of every year.

## WHAT IS A WAL-MART SUPERCENTER?

Wal-Mart was already a dominant retailer when it rolled out its evolutionary prototype store in 1988, the Supercenter. By far, the most significant change in this prototype was the inclusion of a grocery store component. A dozen years later, in 2000, Wal-Mart became the largest grocery retailer in the United States. The grocery sector accounts for 28% of the Wal-Mart segment of Wal-Mart Stores, Inc.

## WAL-MART – THE SUPERCENTER ERA

The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 11% growth of the older format non-Supercenter stores. The Supercenter format has been so successful and so popular with consumers that Wal-Mart has converted 636 (averaging 127 per year) non-Supercenter stores into Supercenters and has **NEVER CLOSED A SUPERCENTER LOCATION.**

## THE GROCERY ANCHORED STRIP CENTER EVOLVES TO SUPERCENTERS

Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the Supercenters are killing the grocery stores, based upon consumer preferences. A Wal-Mart Supercenter houses 36 departments within, in addition to groceries.

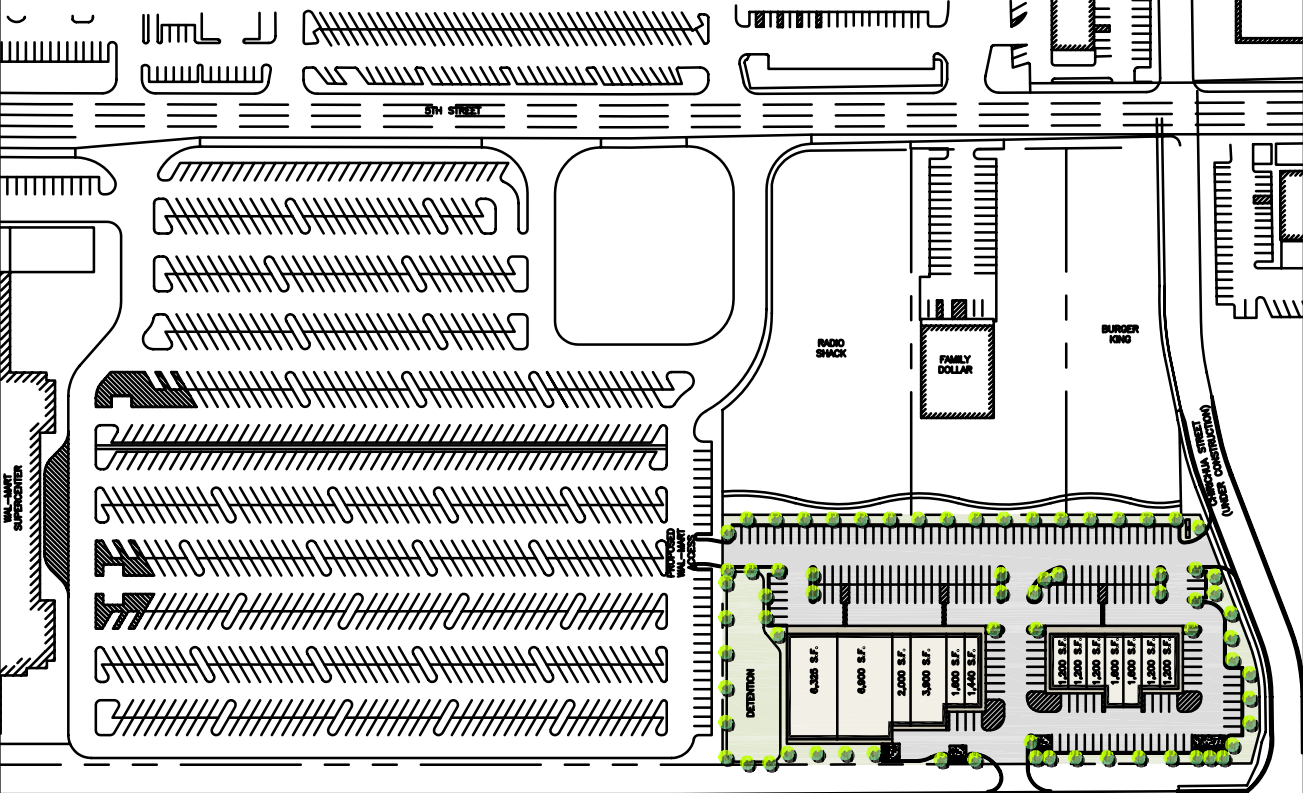
## WHAT DO OUR LOCATIONS HAVE TO OFFER?

In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and transaction machine, but co-existence is not only possible, but it can be quite profitable. Many national chain merchants that were previously committed to grocery anchored locations have adjusted their locational strategies to Wal-Mart Supercenters. With modest rents, our Supercenter locations offer merchants the ability to align their real estate and focus in the best and most consistent shopping center locations ... benefiting from Wal-Mart's powerful drawing power.



Copyright © 2003 Microsoft Corp. and/or its suppliers. All rights reserved.

# Douglas Shopping Center



3rd STREET

# SITE PLAN

RADIO SHACK

FAMILY DOLLAR

BURGER KING

DETENTION

6,200 S.F.

6,800 S.F.

2,000 S.F.

3,800 S.F.

1,800 S.F.

1,200 S.F.

1,200 S.F.

1,200 S.F.

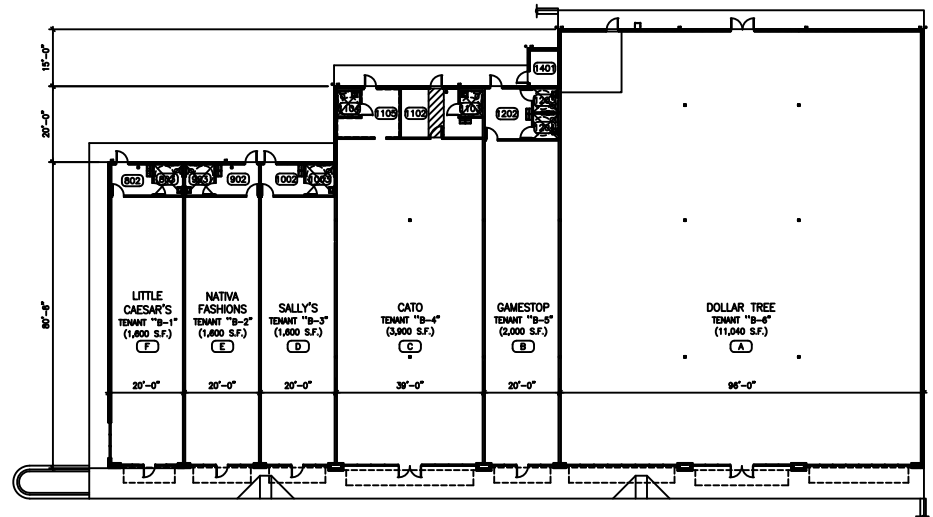
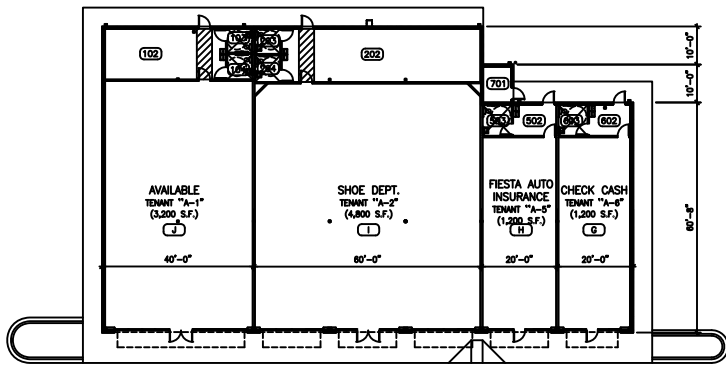
1,200 S.F.

1,200 S.F.

WALKWAY SUPERMARKET

WALKWAY

SHERMAN STREET (UNDER CONSTRUCTION)



TOTAL GROSS LEASABLE AREA : 32,140 S.F.

PROJECT			<b>DOUGLAS</b>		
			DOUGLAS, ARIZONA		
REVISIONS			DRAWING TITLE		
			<b>LEASE PLAN</b>		
DATE		DRAWN BY	DRAWING #		
1/27/12			APPROVED BY		<b>SL-1</b>

**Schostak**  
BROTHERS & COMPANY  
17000 LAUREL PARK DRIVE NORTH SUITE 200C (248)252-1000 (4)CHRY. MICHIGAN 48152



Wal-Mart Supercenter  
Location

Spectra Group  
Site

Roads Under  
Construcion

Border Entry



Image © 2005 DigitalGlobe

©2004 keyhole.com



DOLLAR  
TREE

FASHION HOUSE

GameStop

NO FEE

NO PARKING FIRE LANE



NO > GALLERY

Ely's FASHION

CHECK INTO CASH

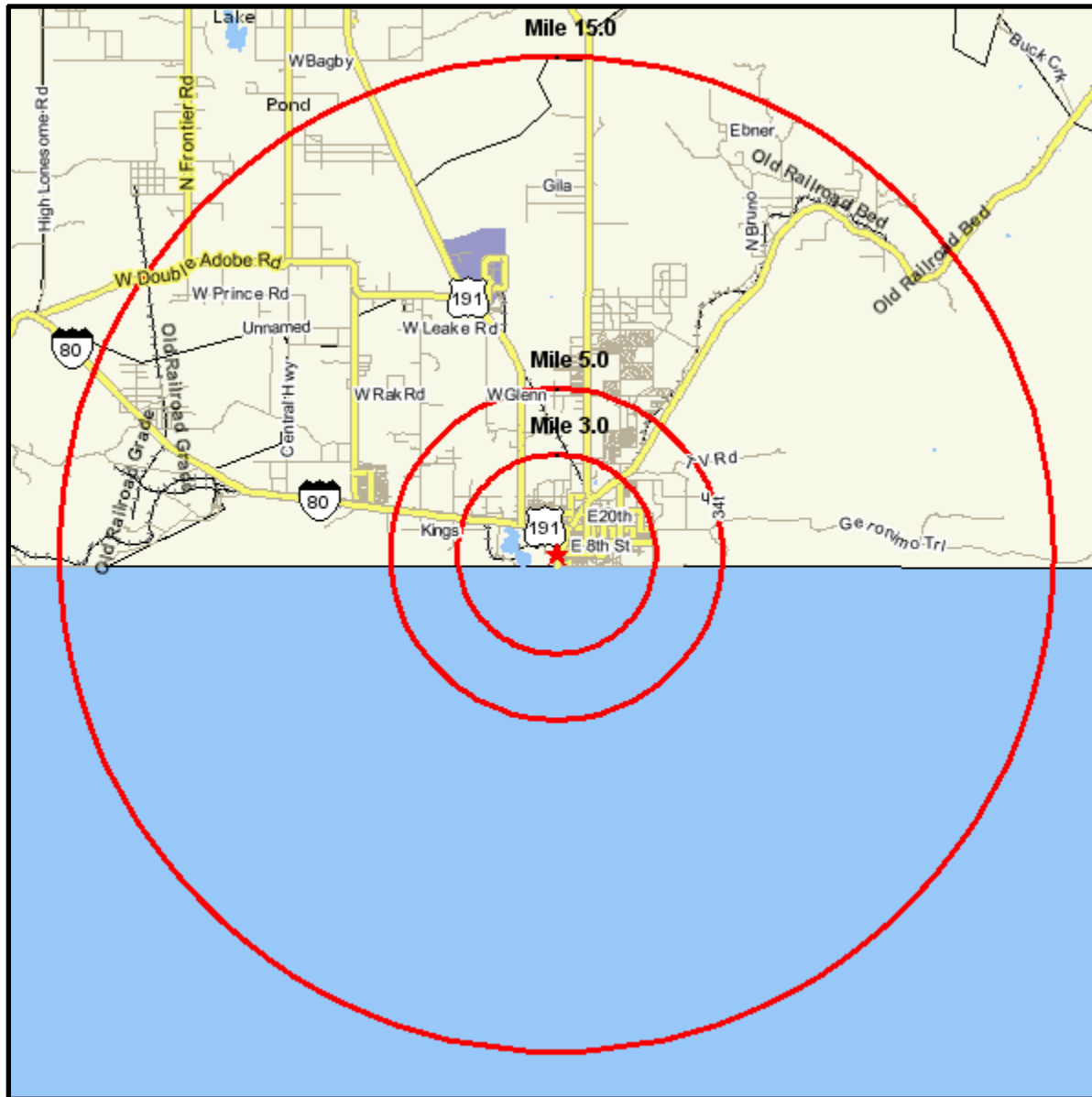
NO FEE!

NO FEE!

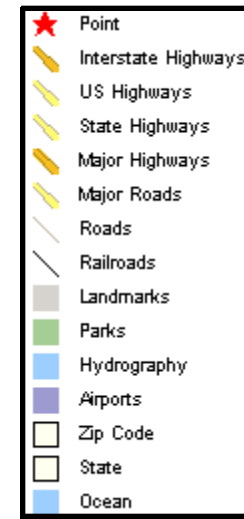
# Area Map

Prepared For:

Order #: 966338007  
Site: 01



95 W 5TH ST  
DOUGLAS, AZ 85607-2852  
Coord: 31.339136, -109.560888  
Radius - See Appendix for Details



# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 31.3377/-109.5617

RF1

90 E 3RD St		3 mi radius	5 mi radius	15 mi radius
Douglas, AZ 85607				
<b>POPULATION</b>	2011 Estimated Population	14,844	17,788	22,457
	2016 Projected Population	15,556	18,761	23,647
	2010 Census Population	14,669	17,535	22,142
	2000 Census Population	14,532	16,660	21,217
	Projected Annual Growth 2011 to 2016	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2011	0.2%	0.6%	0.5%
<b>HOUSEHOLDS</b>	2011 Estimated Households	4,866	5,781	7,016
	2016 Projected Households	5,158	6,167	7,464
	2010 Census Households	4,824	5,687	6,876
	2000 Census Households	4,651	5,308	6,456
	Projected Annual Growth 2011 to 2016	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2011	0.4%	0.8%	0.8%
<b>AGE</b>	2011 Est. Population Under 10 Years	14.3%	14.1%	13.4%
	2011 Est. Population 10 to 19 Years	14.3%	14.6%	14.1%
	2011 Est. Population 20 to 29 Years	12.0%	12.3%	12.0%
	2011 Est. Population 30 to 44 Years	17.1%	16.9%	16.8%
	2011 Est. Population 45 to 59 Years	19.9%	19.3%	19.9%
	2011 Est. Population 60 to 74 Years	14.8%	15.1%	16.0%
	2011 Est. Population 75 Years or Over	7.6%	7.6%	7.8%
	2011 Est. Median Age	37.9	37.5	38.6
<b>MARITAL STATUS &amp; GENDER</b>	2011 Est. Male Population	46.4%	46.7%	49.6%
	2011 Est. Female Population	53.5%	53.3%	50.4%
	2011 Est. Never Married	30.2%	30.0%	27.7%
	2011 Est. Now Married	46.6%	47.5%	44.6%
	2011 Est. Separated or Divorced	15.0%	14.8%	20.8%
	2011 Est. Widowed	8.2%	7.6%	7.0%
<b>INCOME</b>	2011 Est. HH Income \$200,000 or More	0.4%	0.5%	0.5%
	2011 Est. HH Income \$150,000 to \$199,999	0.4%	0.5%	0.4%
	2011 Est. HH Income \$100,000 to \$149,999	3.6%	3.9%	4.4%
	2011 Est. HH Income \$75,000 to \$99,999	9.5%	9.2%	9.3%
	2011 Est. HH Income \$50,000 to \$74,999	13.1%	13.6%	13.7%
	2011 Est. HH Income \$35,000 to \$49,999	12.6%	12.5%	13.3%
	2011 Est. HH Income \$25,000 to \$34,999	14.3%	14.2%	14.0%
	2011 Est. HH Income \$15,000 to \$24,999	15.3%	14.6%	13.9%
	2011 Est. HH Income Under \$15,000	31.0%	31.0%	30.5%
	2011 Est. Average Household Income	\$36,170	\$37,110	\$38,001
	2011 Est. Median Household Income	\$30,110	\$30,481	\$31,465
	2011 Est. Per Capita Income	\$12,915	\$13,322	\$15,498
2011 Est. Total Businesses	415	444	528	
2011 Est. Total Employees	3,482	3,882	5,481	

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

# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 31.3377/-109.5617

RF1

90 E 3RD St		3 mi radius	5 mi radius	15 mi radius
Douglas, AZ 85607				
<b>RACE</b>	2011 Est. White	69.7%	69.7%	69.5%
	2011 Est. Black	0.9%	0.9%	1.8%
	2011 Est. Asian or Pacific Islander	0.5%	0.5%	0.5%
	2011 Est. American Indian or Alaska Native	1.0%	1.0%	1.3%
	2011 Est. Other Races	27.9%	27.9%	26.8%
<b>HISPANIC</b>	2011 Est. Hispanic Population	13,519	16,052	18,544
	2011 Est. Hispanic Population	91.1%	90.2%	82.6%
	2016 Proj. Hispanic Population	91.9%	91.0%	83.5%
	2010 Hispanic Population	90.7%	89.7%	82.0%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Over)	9,575	11,406	14,745
	2011 Est. Elementary (Grade Level 0 to 8)	21.4%	19.6%	16.5%
	2011 Est. Some High School (Grade Level 9 to 11)	12.8%	13.3%	13.5%
	2011 Est. High School Graduate	20.0%	20.0%	20.7%
	2011 Est. Some College	22.5%	23.8%	24.8%
	2011 Est. Associate Degree Only	8.1%	7.9%	8.1%
	2011 Est. Bachelor Degree Only	8.5%	8.9%	9.0%
	2011 Est. Graduate Degree	6.6%	6.5%	7.4%
<b>HOUSING</b>	2011 Est. Total Housing Units	5,591	6,587	8,118
	2011 Est. Owner-Occupied	57.9%	58.6%	58.9%
	2011 Est. Renter-Occupied	29.1%	29.2%	27.5%
	2011 Est. Vacant Housing	13.0%	12.3%	13.6%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.9%	2.0%	2.3%
	2000 Homes Built 1995 to 1998	6.3%	6.9%	7.7%
	2000 Homes Built 1990 to 1994	4.6%	5.2%	5.4%
	2000 Homes Built 1980 to 1989	8.9%	10.3%	12.0%
	2000 Homes Built 1970 to 1979	13.7%	14.6%	15.6%
	2000 Homes Built 1960 to 1969	15.0%	14.8%	14.2%
	2000 Homes Built 1950 to 1959	18.8%	18.1%	16.6%
	2000 Homes Built Before 1949	31.0%	28.1%	26.3%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	-
	2000 Home Value \$400,000 to \$499,999	-	-	-
	2000 Home Value \$300,000 to \$399,999	-	-	-
	2000 Home Value \$200,000 to \$299,999	1.1%	1.2%	1.1%
	2000 Home Value \$150,000 to \$199,999	1.7%	1.9%	2.1%
	2000 Home Value \$100,000 to \$149,999	8.5%	10.0%	10.3%
	2000 Home Value \$50,000 to \$99,999	47.9%	49.0%	50.4%
	2000 Home Value \$25,000 to \$49,999	34.8%	32.3%	30.6%
	2000 Home Value Under \$25,000	6.2%	5.7%	5.6%
	2000 Median Home Value	\$58,011	\$60,399	\$61,843
	2000 Median Rent	\$187	\$192	\$189

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

# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 31.3377/-109.5617

RF1

90 E 3RD St		3 mi radius	5 mi radius	15 mi radius
Douglas, AZ 85607				
<b>LABOR FORCE</b>	2011 Est. Labor Population Age 16 Years or Over	11,548	13,853	17,723
	2011 Est. Civilian Employed	44.1%	44.9%	41.4%
	2011 Est. Civilian Unemployed	6.6%	6.3%	5.7%
	2011 Est. in Armed Forces	0.1%	0.2%	0.2%
	2011 Est. not in Labor Force	49.2%	48.7%	52.8%
	2011 Labor Force Males	44.7%	45.0%	48.4%
	2011 Labor Force Females	55.3%	55.0%	51.6%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16 Years or Over	4,535	5,230	6,270
	2000 Mgmt, Business, & Financial Operations	8.0%	8.5%	8.7%
	2000 Professional, Related	12.7%	12.9%	13.1%
	2000 Service	28.4%	27.6%	27.2%
	2000 Sales, Office	27.8%	28.6%	27.8%
	2000 Farming, Fishing, Forestry	1.7%	1.6%	1.5%
	2000 Construction, Extraction, Maintenance	11.2%	10.9%	11.3%
	2000 Production, Transport, Material Moving	10.2%	10.0%	10.5%
	2000 White Collar Workers	48.5%	50.0%	49.6%
	2000 Blue Collar Workers	51.5%	50.0%	50.4%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	70.0%	71.2%	71.6%
	2000 Drive to Work in Carpool	18.3%	17.6%	17.1%
	2000 Travel to Work by Public Transportation	0.5%	0.5%	0.4%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	5.1%	4.8%	4.7%
	2000 Other Means	1.6%	1.5%	1.3%
	2000 Work at Home	4.4%	4.5%	4.9%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	68.4%	68.1%	64.4%
	2000 Travel to Work in 15 to 29 Minutes	18.3%	18.7%	19.7%
	2000 Travel to Work in 30 to 59 Minutes	6.6%	6.6%	9.0%
	2000 Travel to Work in 60 Minutes or More	6.8%	6.7%	7.0%
	2000 Average Travel Time to Work	16.3	16.0	17.0
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure	\$173 M	\$209 M	\$257 M
	2011 Est. Apparel	\$8.29 M	\$10.0 M	\$12.3 M
	2011 Est. Contributions, Gifts	\$9.83 M	\$11.9 M	\$14.7 M
	2011 Est. Education, Reading	\$4.36 M	\$5.29 M	\$6.49 M
	2011 Est. Entertainment	\$9.45 M	\$11.4 M	\$14.1 M
	2011 Est. Food, Beverages, Tobacco	\$28.9 M	\$34.9 M	\$42.9 M
	2011 Est. Furnishings, Equipment	\$7.15 M	\$8.64 M	\$10.7 M
	2011 Est. Health Care, Insurance	\$12.9 M	\$15.5 M	\$19.1 M
	2011 Est. Household Operations, Shelter, Utilities	\$51.8 M	\$62.5 M	\$77.0 M
	2011 Est. Miscellaneous Expenses	\$2.96 M	\$3.56 M	\$4.39 M
2011 Est. Personal Care	\$2.54 M	\$3.06 M	\$3.77 M	
2011 Est. Transportation	\$34.6 M	\$41.8 M	\$51.6 M	

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