

# 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:

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

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Livonia, Michigan 48152  
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[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 graphic element resembling a roof or a mountain peak. 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  
 ALLTEL WIRELESS  
 CASH STORE  
 CATO  
 CHECK INTO CASH  
 CHECK 'N GO  
 CINGULAR  
 DOLLAR TREE

DOMINO'S PIZZA  
 FASHION BUG  
 GAMESTOP  
 GREAT CLIPS  
 HIBBETT SPORTS  
 LITTLE CAESARS  
 PAYLESS SHOESOURCE

QUIZNO'S SUBS  
 RADIOSHACK  
 RENT-A-CENTER  
 SALLY BEAUTY  
 SHOE SHOW  
 SUBWAY  
 VERIZON

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# 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.

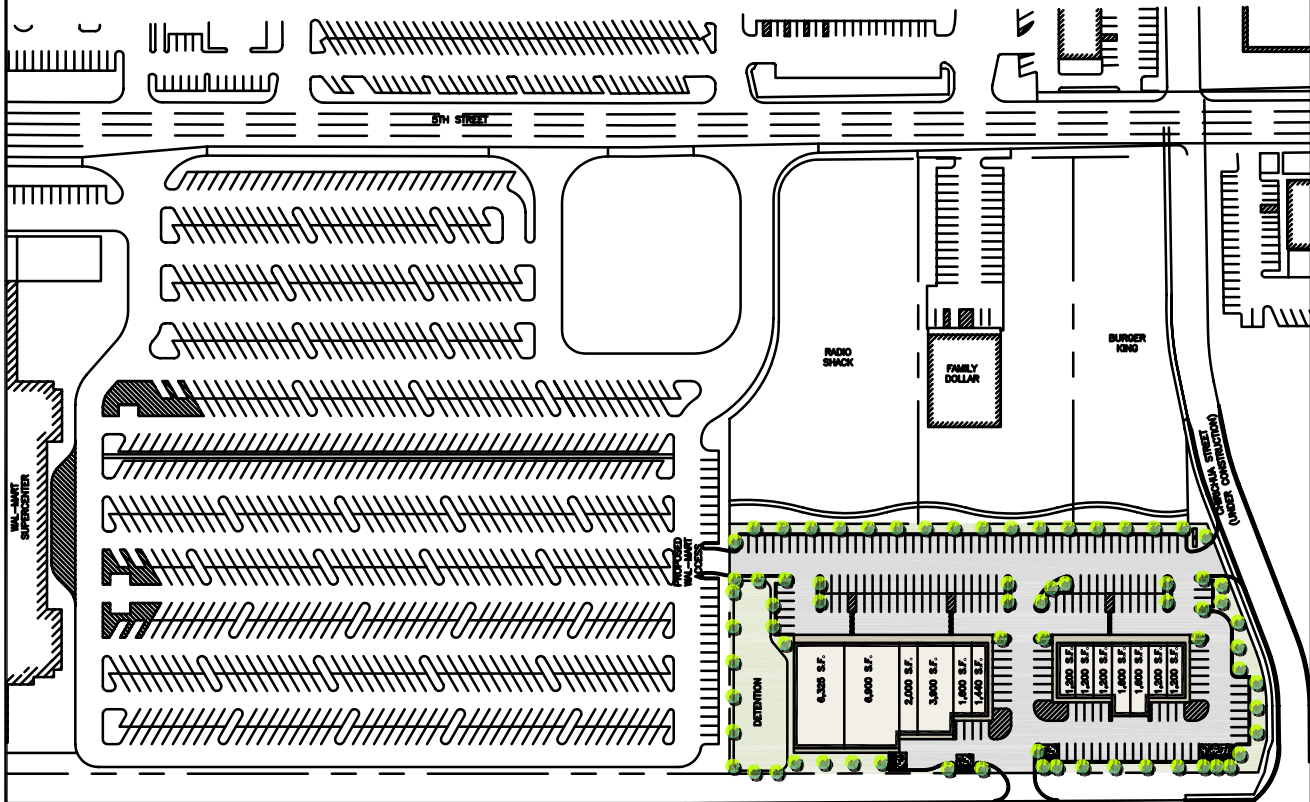
## **WHAT DO OUR LOCATIONS HAVE TO OFFER?**

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.

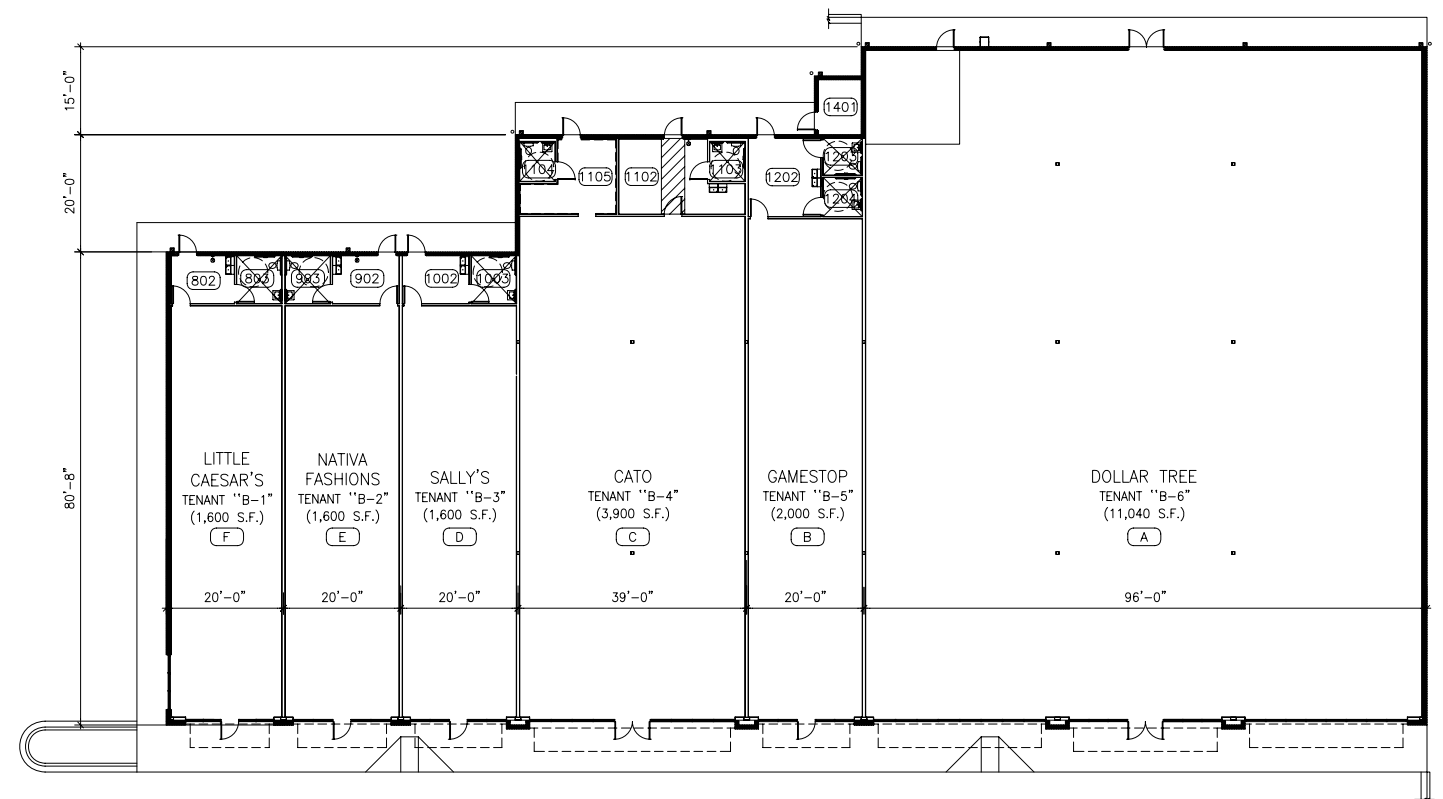
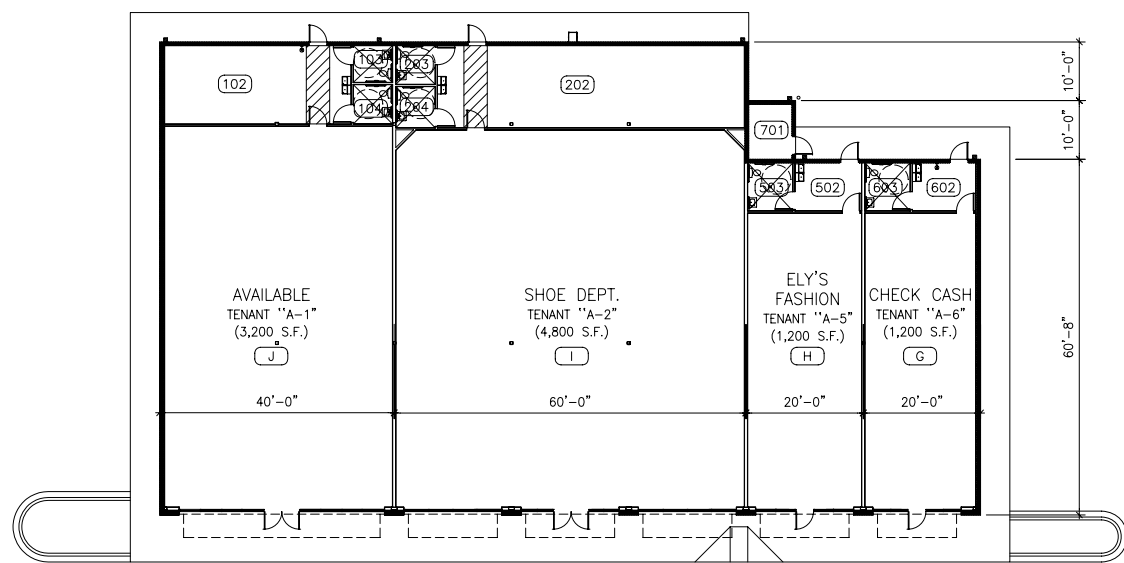


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# Douglas Shopping Center



## SITE PLAN



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

SCALE: 0 40'  
20'

NOT TO SCALE, DO NOT SCALE DRAWING.

PROJECT **DOUGLAS**  
**DOUGLAS, ARIZONA**

REVISIONS

DRAWING TITLE  
**LEASE PLAN**

DATE 5/17/10	DRAWN BY APPROVED BY	DRAWING # <b>SL-1</b>
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Wal-Mart Supercenter  
Location

Roads Under  
Construcioint

Border Entry



Image © 2005 DigitalGlobe

©2004 keyhole.com



DOLLAR  
TREE

GameStop

CASHON'S

NO FEE

NO PARKING FIRE EXC.





NO > GALLERY

Ely's FASHION

NO FEE!  
CASH

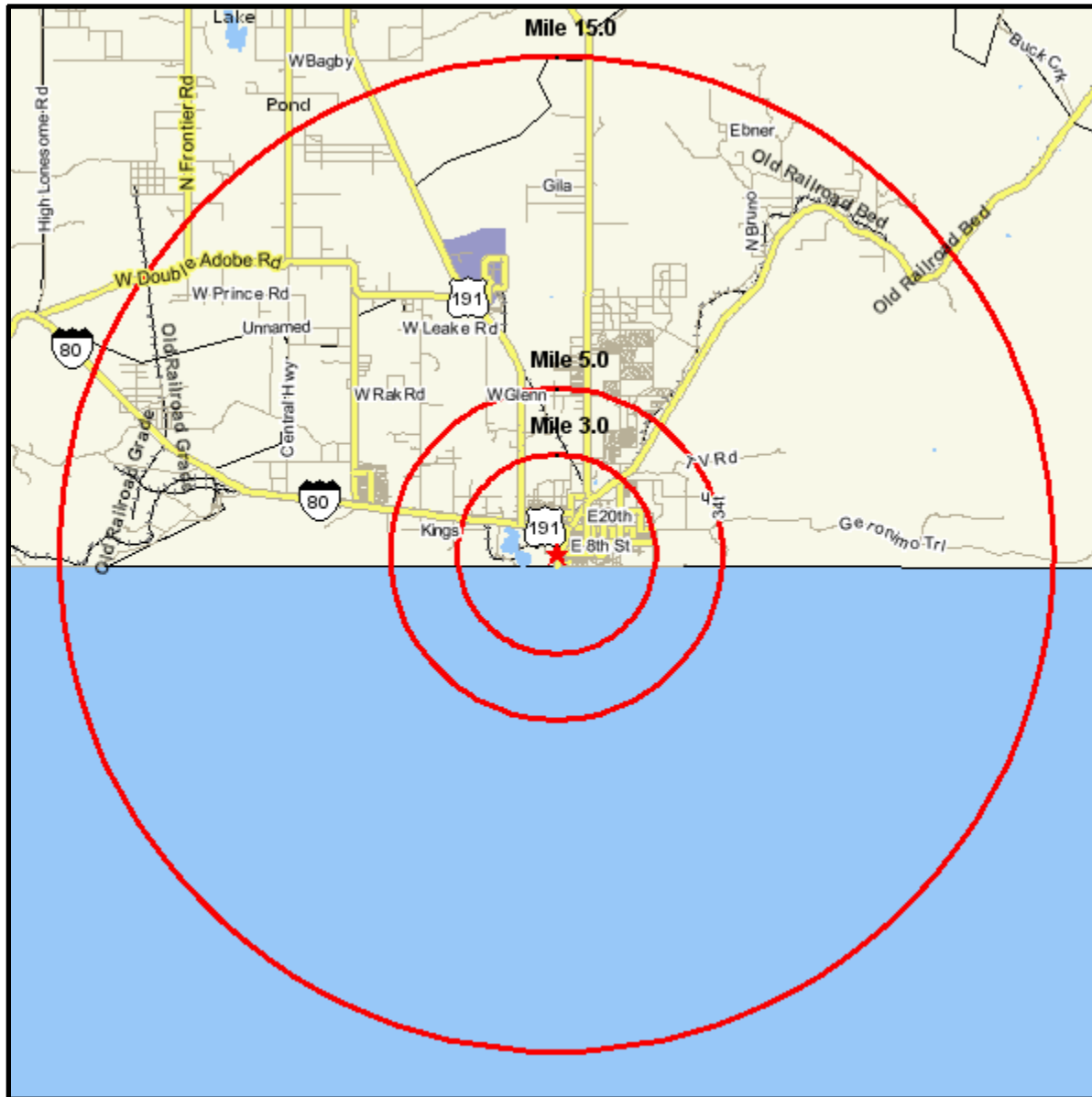
NO FEE!

NO FEE!

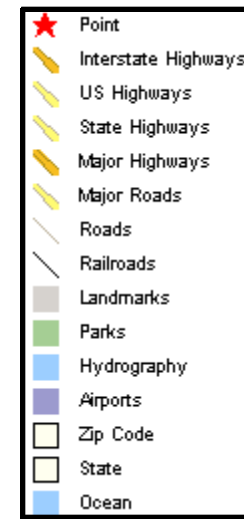
# Area Map

Prepared For:

Order #: 966338007  
Site: 01



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



Prepared on: February 21, 2008  
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Claritas Tech Support: 1 800 866 6511





**Date:** 02/24/10

**Current Geography Selection:** (3 Selected) 3,5,15 mile radii: 95 W 5TH ST,  
DOUGLAS, AZ 85607

**Your title for this geography:** Douglas S C

**Lat:** 31.339112 **Long:** -109.560954

**City:** Douglas **Pop:** 14,486

**County:** Cochise County **Pop:** 127,949

**Zip:** 85607 **Pop:** 21,661

## Demographic Snapshot Comparison Report

3 Miles: 5 Miles: 15 Miles:

### Population: 2009

Total Population	17,709	18,718	21,546
Male Population	46.9%	47.2%	50.7%
Female Population	53.1%	52.8%	49.3%
Median Age	30.4	30.2	31.2
Population Density (per sq. mi.)	626.3	238.3	30.5
Employees	4,280	4,496	5,729
Establishments	460	482	548

### Income: 2009

Median HH Income	\$25,403	\$25,310	\$25,618
Per Capita Income	\$13,318	\$13,243	\$13,702
Average HH Income	\$42,339	\$42,087	\$41,845

### Households: 2009

Total Households	5,385	5,678	6,209
Average Household Size	3.25	3.25	3.21
Household Growth 1990 - 2000	8.8%	10.2%	12.1%

### Housing: 2009

Owner Occupied Housing Units	50.2%	50.1%	50.6%
Renter Occupied Housing Units	29.3%	29.3%	28.4%
Vacant Housing Units	20.5%	20.5%	21.1%

### Race: 2009

White	63.4%	63.3%	64.1%
Black	0.4%	0.5%	1.1%
American Indian, Eskimo, Aleut	0.3%	0.3%	0.4%
Asian	0.9%	0.9%	0.9%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%

Other	32.0%	32.1%	30.5%
Multirace	2.8%	2.9%	2.8%
<b>Ethnicity: 2009</b>			
Hispanic	90.9%	90.1%	83.1%
Non-Hispanic	9.2%	9.9%	16.9%

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Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.  
Demographic data © 2009 by Experian/Applied Geographic Solutions.

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