

PRIME HASTINGS RETAIL SPACE FOR LEASE

Westview Center - Hastings, MN



NOW LEASING 706 - 10,000 SF SPACES

Join Tenants:

- Hallmark
- Goodwill
- Lifeworks
- Sherwin Williams
- Clancy's Pharmacy

ACROSS FROM

McDonalds* *Pizza Hut* *Super America

2009 RATES

CAM: \$2.36 psf

RE Tax: \$ 1.19 psf

Contact

Jesseka Doherty

Doug Sailor

(763) 847-6600



WESTVIEW CENTER

1355 SOUTH FRONTAGE RD.
Intersection Hwy. 55 & Westview Dr.



Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
2007 Est. Population	19,157	27,981	46,273
2007 Est. Households	7,222	10,374	16,474
Number of Daytime Employees	11,141	13,304	18,392
Number of Businesses	819	1,033	1,392

Traffic Counts

Highway 55	20,200
Pleasant Ave.	9,700



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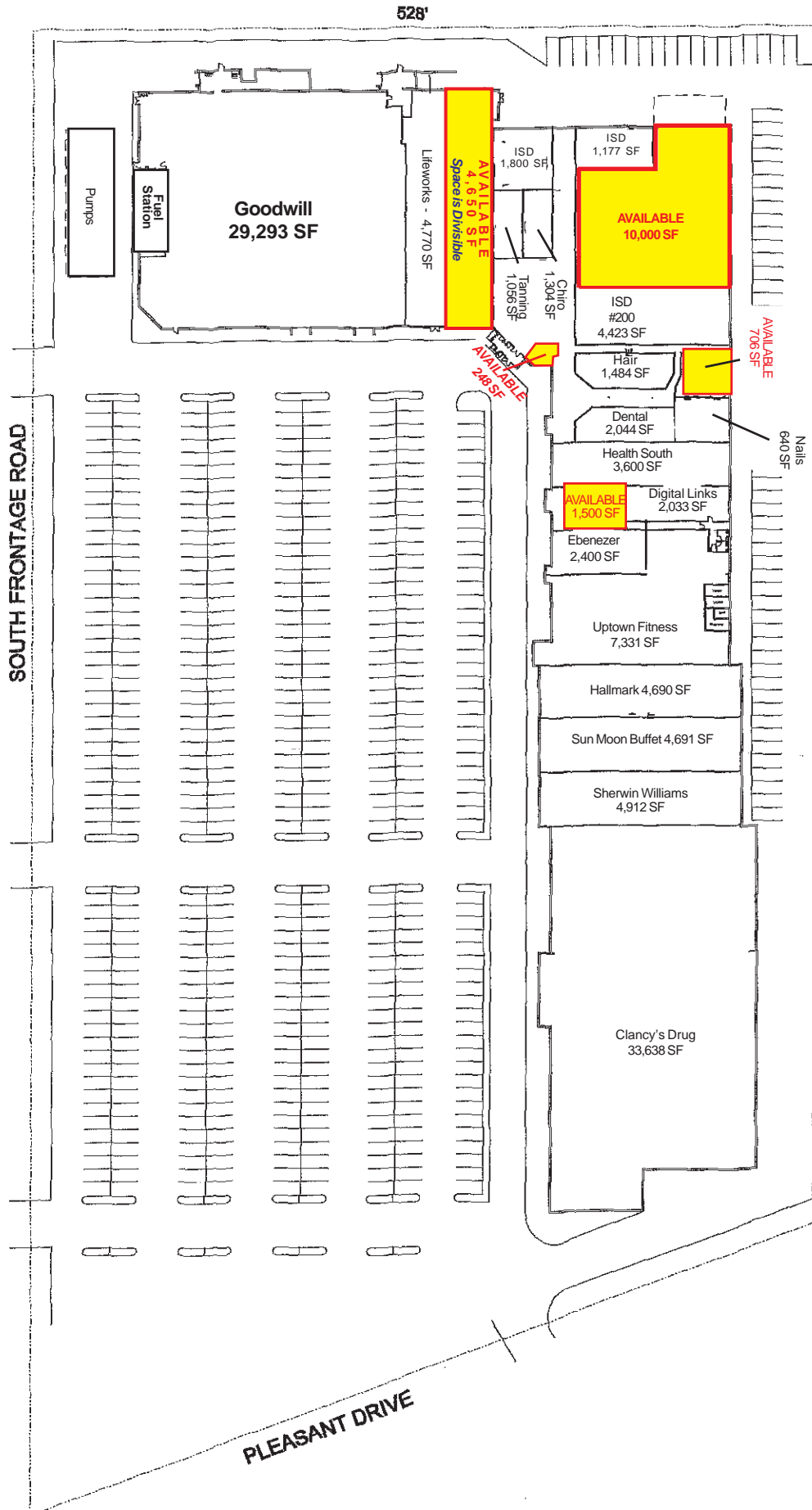
International
Council of
Shopping
Centers

FOR MORE
INFORMATION
CONTACT

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Westview Cener



Lat/Lon: 44.73612/-92.8755

January 2009

RF5

1355 S. Frontage Rd. Hastings, MN	1.00 mi radius		3.00 mi radius		5.00 mi radius		7.00 mi radius	
Population								
Estimated Population (2007)	7,363		19,157		27,981		46,273	
Census Population (1990)	5,973		14,690		20,283		31,785	
Census Population (2000)	6,168		16,090		23,623		40,505	
Projected Population (2012)	8,141		21,151		30,804		49,895	
Forecasted Population (2017)	9,235		23,958		34,787		55,102	
Historical Annual Growth (1990 to 2000)	195	0.3%	1,399	1.0%	3,340	1.6%	8,720	2.7%
Historical Annual Growth (2000 to 2007)	1,195	2.8%	3,067	2.7%	4,358	2.6%	5,767	2.0%
Projected Annual Growth (2007 to 2012)	778	2.1%	1,994	2.1%	2,823	2.0%	3,623	1.6%
Est. Population Density (2007)	2,386.01 psm		750.93 psm		402.59 psm		330.15 psm	
Trade Area Size	3.09 sq mi		25.51 sq mi		69.50 sq mi		140.16 sq mi	
Households								
Estimated Households (2007)	2,887		7,222		10,374		16,474	
Census Households (1990)	2,160		5,154		6,941		10,464	
Census Households (2000)	2,351		5,901		8,480		13,955	
Projected Households (2012)	3,245		8,106		11,636		18,116	
Forecasted Households (2017)	3,740		9,325		13,383		20,417	
Households with Children (2007)	1,055	36.5%	2,788	38.6%	4,134	39.9%	7,312	44.4%
Average Household Size (2007)	2.48		2.57		2.63		2.77	
Average Household Income								
Est. Average Household Income (2007)	\$68,982		\$68,903		\$70,005		\$74,253	
Proj. Average Household Income (2012)	\$76,339		\$76,527		\$77,597		\$81,540	
Average Family Income (2007)	\$83,625		\$81,997		\$81,701		\$83,517	
Median Household Income								
Est. Median Household Income (2007)	\$67,967		\$67,413		\$69,002		\$74,756	
Proj. Median Household Income (2012)	\$76,392		\$75,953		\$77,504		\$83,874	
Median Family Income (2007)	\$78,691		\$78,254		\$79,354		\$82,933	
Per Capita Income								
Est. Per Capita Income (2007)	\$28,184		\$27,253		\$26,957		\$27,072	
Proj. Per Capita Income (2012)	\$31,474		\$30,499		\$30,238		\$30,208	
Per Capita Income Est. 5 year change	\$3,290	11.7%	\$3,246	11.9%	\$3,280	12.2%	\$3,136	11.6%
Other Income								
Est. Median Disposable Income (2007)	\$55,267		\$54,900		\$56,096		\$60,083	
Est. Median Disposable Income (2012)	\$61,294		\$61,082		\$62,105		\$66,468	
Disposable Income Est. 5 year change	\$6,027	10.9%	\$6,182	11.3%	\$6,009	10.7%	\$6,384	10.6%
Est. Median Household Net Worth (2007)	\$491,721		\$520,847		\$533,511		\$571,735	
Daytime Demos								
Total Number of Businesses (2007)	315		819		1,033		1,392	
Total Number of Employees (2007)	3,825		11,141		13,304		18,392	
Company Headqtrs: Businesses (2007)	0	0	0	0	0	0	1	0.1%
Company Headqtrs: Employees (2007)	0	0	0	0	-	-	65	0.4%
Unemployment Rate (2007)	3.80%		6.00%		5.50%		4.90%	
Employee Population per Business	12.2 to 1		13.6 to 1		12.9 to 1		13.2 to 1	
Residential Population per Business	23.4 to 1		23.4 to 1		27.1 to 1		33.2 to 1	

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1355 S. Frontage Rd. Hastings, MN

	1.00 mi radius		3.00 mi radius		5.00 mi radius		7.00 mi radius	
Race & Ethnicity								
White (2007)	6,956	94.5%	18,203	95.0%	26,609	95.1%	43,382	93.8%
Black or African American (2007)	105	1.4%	242	1.3%	344	1.2%	760	1.6%
American Indian & Alaska Native (2007)	46	0.6%	103	0.5%	149	0.5%	209	0.5%
Asian (2007)	113	1.5%	277	1.4%	421	1.5%	1,051	2.3%
Hawaiian & Pacific Islander (2007)	1	0.0%	9	0.0%	11	0.0%	19	0.0%
Other Race (2007)	36	0.5%	87	0.5%	128	0.5%	284	0.6%
Two or More Races (2007)	107	1.5%	236	1.2%	320	1.1%	567	1.2%
Not Hispanic or Latino Population (2007)	7,224	98.1%	18,827	98.3%	27,501	98.3%	45,218	97.7%
Hispanic or Latino Population (2007)	140	1.9%	330	1.7%	480	1.7%	1,054	2.3%
Not of Hispanic Origin Population (1990)	5,943	99.5%	14,612	99.5%	20,154	99.4%	31,523	99.2%
Hispanic Origin Population (1990)	30	0.5%	78	0.5%	129	0.6%	263	0.8%
Not Hispanic or Latino Population (2000)	6,088	98.7%	15,903	98.8%	23,349	98.8%	39,869	98.4%
Hispanic or Latino Population (2000)	80	1.3%	187	1.2%	274	1.2%	636	1.6%
Not Hispanic or Latino Population (2012)	7,958	97.8%	20,714	97.9%	30,171	97.9%	48,549	97.3%
Hispanic or Latino Population (2012)	183	2.2%	437	2.1%	633	2.1%	1,347	2.7%
Hist. Hispanic Ann Growth (1990 to 2007)	110	21.8%	252	19.1%	351	16.0%	791	17.7%
Proj. Hispanic Ann Growth (2007 to 2012)	43	6.2%	107	6.5%	152	6.3%	292	5.5%
Age Distribution								
Age 0 to 4 yrs (2007)	367	5.0%	1,008	5.3%	1,584	5.7%	2,954	6.4%
Age 5 to 9 yrs (2007)	434	5.9%	1,150	6.0%	1,732	6.2%	3,160	6.8%
Age 10 to 14 yrs (2007)	500	6.8%	1,336	7.0%	2,005	7.2%	3,505	7.6%
Age 15 to 19 yrs (2007)	604	8.2%	1,550	8.1%	2,259	8.1%	3,770	8.1%
Age 20 to 24 yrs (2007)	542	7.4%	1,352	7.1%	1,936	6.9%	3,042	6.6%
Age 25 to 29 yrs (2007)	447	6.1%	1,042	5.4%	1,608	5.7%	2,883	6.2%
Age 30 to 34 yrs (2007)	381	5.2%	1,029	5.4%	1,595	5.7%	3,015	6.5%
Age 35 to 39 yrs (2007)	428	5.8%	1,202	6.3%	1,837	6.6%	3,296	7.1%
Age 40 to 44 yrs (2007)	575	7.8%	1,508	7.9%	2,225	8.0%	3,766	8.1%
Age 45 to 49 yrs (2007)	600	8.1%	1,601	8.4%	2,369	8.5%	3,872	8.4%
Age 50 to 54 yrs (2007)	613	8.3%	1,519	7.9%	2,164	7.7%	3,413	7.4%
Age 55 to 59 yrs (2007)	407	5.5%	1,168	6.1%	1,769	6.3%	2,761	6.0%
Age 60 to 64 yrs (2007)	393	5.3%	1,015	5.3%	1,448	5.2%	2,219	4.8%
Age 65 to 74 yrs (2007)	521	7.1%	1,389	7.2%	1,863	6.7%	2,693	5.8%
Age 75 to 84 yrs (2007)	346	4.7%	809	4.2%	1,010	3.6%	1,276	2.8%
Age 85 yrs plus (2007)	206	2.8%	480	2.5%	576	2.1%	647	1.4%
Median Age (2007)	38.4	yrs	38.5	yrs	37.6	yrs	35.8	yrs
Gender Age Distribution								
Female Population (2007)	3,723	50.6%	9,548	49.8%	13,922	49.8%	23,011	49.7%
Age 0 to 19 yrs (2007)	910	24.5%	2,430	25.4%	3,675	26.4%	6,554	28.5%
Age 20 to 64 yrs (2007)	2,179	58.5%	5,612	58.8%	8,335	59.9%	13,950	60.6%
Age 65 yrs plus (2007)	634	17.0%	1,506	15.8%	1,911	13.7%	2,506	10.9%
Female Median Age (2007)	40.6	yrs	39.9	yrs	38.6	yrs	36.5	yrs
Male Population (2007)	3,641	49.4%	9,609	50.2%	14,060	50.2%	23,262	50.3%
Age 0 to 19 yrs (2007)	995	27.3%	2,614	27.2%	3,905	27.8%	6,834	29.4%
Age 20 to 64 yrs (2007)	2,207	60.6%	5,823	60.6%	8,617	61.3%	14,318	61.6%
Age 65 yrs plus (2007)	439	12.1%	1,171	12.2%	1,538	10.9%	2,110	9.1%
Male Median Age (2007)	36.5	yrs	37.3	yrs	36.6	yrs	35.2	yrs

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Household Income Distribution								
HH Income \$200,000 or More (2007)	59	2.1%	160	2.2%	244	2.4%	447	2.7%
HH Income \$150,000 to \$199,999 (2007)	108	3.7%	311	4.3%	444	4.3%	859	5.2%
HH Income \$100,000 to \$149,999 (2007)	504	17.4%	1,211	16.8%	1,806	17.4%	3,244	19.7%
HH Income \$75,000 to \$99,999 (2007)	548	19.0%	1,320	18.3%	2,005	19.3%	3,529	21.4%
HH Income \$50,000 to \$74,999 (2007)	611	21.2%	1,686	23.3%	2,406	23.2%	3,724	22.6%
HH Income \$35,000 to \$49,999 (2007)	320	11.1%	891	12.3%	1,304	12.6%	1,868	11.3%
HH Income \$25,000 to \$34,999 (2007)	290	10.0%	674	9.3%	937	9.0%	1,220	7.4%
HH Income \$15,000 to \$24,999 (2007)	195	6.8%	510	7.1%	672	6.5%	883	5.4%
HH Income \$0 to \$14,999 (2007)	251	8.7%	459	6.4%	556	5.4%	700	4.2%
HH Income \$35,000+ (2007)	2,151	74.5%	5,579	77.2%	8,209	79.1%	13,672	83.0%
HH Income \$75,000+ (2007)	1,219	42.2%	3,002	41.6%	4,500	43.4%	8,079	49.0%
Housing								
Total Housing Units (2007)	3,026		7,616		10,920		17,311	
Housing Units, Occupied (2007)	2,887	95.4%	7,222	94.8%	10,374	95.0%	16,474	95.2%
<i>Housing Units, Owner-Occupied (2007)</i>	2,038	70.6%	5,576	77.2%	8,432	81.3%	14,028	85.2%
<i>Housing Units, Renter-Occupied (2007)</i>	848	29.4%	1,645	22.8%	1,942	18.7%	2,446	14.8%
Housing Units, Vacant (2007)	140	4.6%	394	5.2%	546	5.0%	838	4.8%
Median Years in Residence (2007)	4.4	yrs	4.3	yrs	4.4	yrs	4.7	yrs
Marital Status								
Never Married (2007)	1,514	24.9%	3,936	25.1%	5,745	25.3%	8,738	23.8%
Now Married (2007)	3,360	55.4%	8,691	55.4%	12,878	56.8%	22,484	61.3%
Separated (2007)	285	4.7%	717	4.6%	855	3.8%	1,026	2.8%
Widowed (2007)	396	6.5%	866	5.5%	1,104	4.9%	1,427	3.9%
Divorced (2007)	514	8.5%	1,470	9.4%	2,101	9.3%	3,024	8.2%
Household Type								
Population Family (2007)	6,040	82.0%	15,956	83.3%	23,763	84.9%	40,672	87.9%
Population Non-Family (2007)	1,110	15.1%	2,597	13.6%	3,545	12.7%	4,884	10.6%
Population Group Qtrs (2007)	213	2.9%	604	3.2%	674	2.4%	717	1.5%
Family Households (2007)	1,924	66.7%	5,016	69.5%	7,430	71.6%	12,474	75.7%
Married Couple With Children (2007)	697	20.7%	1,882	21.7%	2,827	22.0%	5,305	23.6%
Average Family Household Size (2007)	3.14		3.18		3.20		3.26	
Non-Family Households (2007)	962	33.3%	2,205	30.5%	2,943	28.4%	4,000	24.3%
Household Size								
1 Person Household (2007)	813	28.2%	1,823	25.2%	2,384	23.0%	3,158	19.2%
2 Person Households (2007)	949	32.9%	2,405	33.3%	3,510	33.8%	5,490	33.3%
3 Person Households (2007)	460	15.9%	1,175	16.3%	1,741	16.8%	2,955	17.9%
4 Person Households (2007)	410	14.2%	1,121	15.5%	1,668	16.1%	2,950	17.9%
5 Person Households (2007)	190	6.6%	508	7.0%	769	7.4%	1,385	8.4%
6+ Person Households (2007)	65	2.2%	190	2.6%	301	2.9%	536	3.3%
Household Vehicles								
Total Vehicles Available (2007)	5,376		14,016		20,974		35,284	
Household: 0 Vehicles Available (2007)	143	4.9%	286	4.0%	335	3.2%	396	2.4%
Household: 1 Vehicles Available (2007)	923	32.0%	2,185	30.3%	2,887	27.8%	3,801	23.1%
Household: 2+ Vehicles Available (2007)	1,821	63.1%	4,750	65.8%	7,152	68.9%	12,277	74.5%
Average Vehicles Per Household (2007)	1.9		1.9		2.0		2.1	

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Labor Force								
Est. Labor: Population Age 16+ (2007)	5,960		15,388		22,253		35,967	
Est. Civilian Employed (2007)	4,103	68.8%	10,552	68.6%	15,622	70.2%	26,240	73.0%
Est. Civilian Unemployed (2007)	226	3.8%	920	6.0%	1,216	5.5%	1,759	4.9%
Est. in Armed Forces (2007)	1	0.0%	8	0.1%	16	0.1%	35	0.1%
Est. not in Labor Force (2007)	1,630 27.4%		3,907 25.4%		5,399 24.3%		7,933 22.1%	
Occupation								
Occupation: Population Age 16+ (2000)	3,334		8,719		12,934		22,312	
Mgmt, Business, & Financial Operations (200)	390	11.7%	1,020	11.7%	1,552	12.0%	2,852	12.8%
Professional and Related (2000)	776	23.3%	1,727	19.8%	2,444	18.9%	4,287	19.2%
Service (2000)	468	14.0%	1,292	14.8%	1,842	14.2%	2,923	13.1%
Sales and Office (2000)	810	24.3%	2,255	25.9%	3,340	25.8%	6,144	27.5%
Farming, Fishing, and Forestry (2000)	6	0.2%	43	0.5%	69	0.5%	111	0.5%
Construct, Extraction, & Maintenance (2000)	401	12.0%	1,054	12.1%	1,651	12.8%	2,613	11.7%
Production, Transp. & Material Moving (2000)	485	14.5%	1,328	15.2%	2,037	15.7%	3,380	15.1%
Percent White Collar Workers (2000)	59.3%		57.4%		56.7%		59.5%	
Percent Blue Collar Workers (2000)	40.7%		42.6%		43.3%		40.5%	
Consumer Expenditure (in \$,000,000s)								
Total Household Expenditure (2007)	\$157		\$393		\$571		\$945	
Total Non-Retail Expenditures (2007)	\$91	57.7%	\$227	57.7%	\$330	57.7%	\$547	57.8%
Total Retail Expenditures (2007)	\$67	42.3%	\$166	42.3%	\$241	42.3%	\$399	42.2%
Apparel (2007)	\$8	4.8%	\$19	4.8%	\$27	4.8%	\$45	4.8%
Contributions (2007)	\$6	3.6%	\$14	3.7%	\$21	3.7%	\$35	3.7%
Education (2007)	\$4	2.4%	\$9	2.4%	\$14	2.4%	\$23	2.4%
Entertainment (2007)	\$9	5.6%	\$22	5.6%	\$32	5.6%	\$53	5.6%
Food And Beverages (2007)	\$24	15.3%	\$60	15.3%	\$87	15.2%	\$143	15.1%
Furnishings And Equipment (2007)	\$7	4.5%	\$18	4.5%	\$26	4.5%	\$43	4.5%
Gifts (2007)	\$4	2.6%	\$10	2.6%	\$15	2.6%	\$25	2.7%
Health Care (2007)	\$10	6.1%	\$24	6.0%	\$34	6.0%	\$56	5.9%
Household Operations (2007)	\$6	3.6%	\$14	3.6%	\$21	3.6%	\$35	3.7%
Miscellaneous Expenses (2007)	\$3	1.7%	\$7	1.7%	\$10	1.7%	\$16	1.6%
Personal Care (2007)	\$2	1.5%	\$6	1.4%	\$8	1.4%	\$14	1.4%
Personal Insurance (2007)	\$2	1.0%	\$4	1.0%	\$6	1.0%	\$10	1.0%
Reading (2007)	\$1	0.3%	\$1	0.3%	\$2	0.3%	\$3	0.3%
Shelter (2007)	\$30	19.3%	\$76	19.3%	\$110	19.3%	\$183	19.3%
Tobacco (2007)	\$1	0.6%	\$2	0.6%	\$4	0.6%	\$6	0.6%
Transportation (2007)	\$32	20.3%	\$80	20.3%	\$116	20.3%	\$192	20.3%
Utilities (2007)	\$11	6.9%	\$27	6.9%	\$39	6.9%	\$64	6.8%
Educational Attainment								
Adult Population (25 Years or Older) (2007)	4,917		12,761		18,465		29,842	
Elementary (0 to 8) (2007)	54	1.1%	170	1.3%	242	1.3%	299	1.0%
Some High School (9 to 11) (2007)	238	4.8%	668	5.2%	894	4.8%	1,159	3.9%
High School Graduate (12) (2007)	1,405	28.6%	3,796	29.7%	5,539	30.0%	8,779	29.4%
Some College (13 to 16) (2007)	1,194	24.3%	3,092	24.2%	4,622	25.0%	7,407	24.8%
Associate Degree Only (2007)	570	11.6%	1,565	12.3%	2,352	12.7%	4,042	13.5%
Bachelor Degree Only (2007)	1,025	20.9%	2,425	19.0%	3,375	18.3%	5,793	19.4%
Graduate Degree (2007)	430	8.7%	1,045	8.2%	1,441	7.8%	2,364	7.9%

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Units In Structure								
1 Detached Unit (2000)	1,442	60.6%	3,892	64.7%	5,792	67.1%	10,740	75.8%
1 Attached Unit (2000)	203	8.5%	492	8.2%	751	8.7%	995	7.0%
2 to 4 Units (2000)	179	7.5%	612	10.2%	756	8.8%	837	5.9%
5 to 9 Units (2000)	29	1.2%	98	1.6%	136	1.6%	204	1.4%
10 to 19 Units (2000)	83	3.5%	168	2.8%	214	2.5%	250	1.8%
20 to 49 Units (2000)	291	12.2%	425	7.1%	430	5.0%	473	3.3%
50 or more Units (2000)	151	6.4%	177	2.9%	180	2.1%	194	1.4%
Mobile Home or Trailer (2000)	2	0.1%	138	2.3%	365	4.2%	461	3.3%
Other Structure (2000)	0		10	0.2%	12	0.1%	14	0.1%
Homes Built By Year								
Homes Built 1999 to 2000	25	1.1%	126	2.1%	236	2.7%	399	2.8%
Homes Built 1995 to 1998	136	5.7%	462	7.7%	907	10.5%	1,742	12.3%
Homes Built 1990 to 1994	132	5.5%	434	7.2%	796	9.2%	1,865	13.2%
Homes Built 1980 to 1989	393	16.5%	868	14.4%	1,442	16.7%	2,465	17.4%
Homes Built 1970 to 1979	563	23.7%	1,015	16.9%	1,439	16.7%	2,415	17.0%
Homes Built 1960 to 1969	471	19.8%	1,112	18.5%	1,404	16.3%	2,090	14.8%
Homes Built 1950 to 1959	299	12.6%	815	13.6%	964	11.2%	1,460	10.3%
Homes Built Before 1949	359	15.1%	1,180	19.6%	1,449	16.8%	1,733	12.2%
Home Values								
Home Values \$1,000,000 or More (2000)	0		0		1	0.0%	1	0.0%
Home Values \$500,000 to \$999,999 (2000)	1	0.0%	7	0.2%	16	0.3%	28	0.3%
Home Values \$400,000 to \$499,999 (2000)	5	0.3%	18	0.5%	36	0.6%	61	0.6%
Home Values \$300,000 to \$399,999 (2000)	19	1.3%	75	2.0%	132	2.3%	223	2.2%
Home Values \$200,000 to \$299,999 (2000)	122	8.4%	375	9.8%	602	10.7%	1,210	11.8%
Home Values \$150,000 to \$199,999 (2000)	305	21.1%	749	19.6%	1,275	22.6%	2,473	24.2%
Home Values \$100,000 to \$149,999 (2000)	797	55.1%	2,080	54.4%	2,924	51.8%	5,231	51.1%
Home Values \$70,000 to \$99,999 (2000)	183	12.6%	473	12.4%	588	10.4%	909	8.9%
Home Values \$50,000 to \$69,999 (2000)	12	0.8%	35	0.9%	54	0.9%	78	0.8%
Home Values \$25,000 to \$49,999 (2000)	5	0.3%	8	0.2%	10	0.2%	12	0.1%
Home Values \$0 to \$24,999 (2000)	0		1	0.0%	5	0.1%	6	0.1%
Owner Occupied Median Home Value (2000)	\$133,245		\$134,888		\$139,885		\$143,803	
Renter Occupied Median Rent (2000)	\$549		\$550		\$550		\$561	
Transportation To Work								
Drive to Work Alone (2000)	2,821	84.6%	7,155	82.0%	10,630	82.1%	18,377	82.2%
Drive to Work in Carpool (2000)	332	10.0%	907	10.4%	1,313	10.1%	2,391	10.7%
Travel to Work - Public Transportation (2000)	21	0.6%	51	0.6%	63	0.5%	153	0.7%
Drive to Work on Motorcycle (2000)	4	0.1%	13	0.1%	14	0.1%	16	0.1%
Walk or Bicycle to Work (2000)	65	1.9%	278	3.2%	369	2.9%	455	2.0%
Other Means (2000)	12	0.4%	37	0.4%	49	0.4%	90	0.4%
Work at Home (2000)	80	2.4%	287	3.3%	508	3.9%	860	3.9%
Travel Time								
Travel to Work in 14 Minutes or Less (2000)	1,327	40.8%	3,402	40.3%	4,663	37.5%	6,471	30.1%
Travel to Work in 14 to 29 Minutes (2000)	824	25.3%	2,087	24.7%	3,283	26.4%	6,705	31.2%
Travel to Work in 30 to 59 Minutes (2000)	1,002	30.8%	2,633	31.2%	3,991	32.1%	7,459	34.7%
Travel to Work in 60 Minutes or More (2000)	102	3.1%	317	3.8%	502	4.0%	847	3.9%
Average Travel Time to Work (2000)	20.7	mins	21.1	mins	21.4	mins	23.0	mins

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