



FOR LEASE - BIG BOX SPACE AVAILABLE

Southeast Corner of Ray Road and Rural Road
Chandler, AZ

◆ NEW OWNERSHIP!



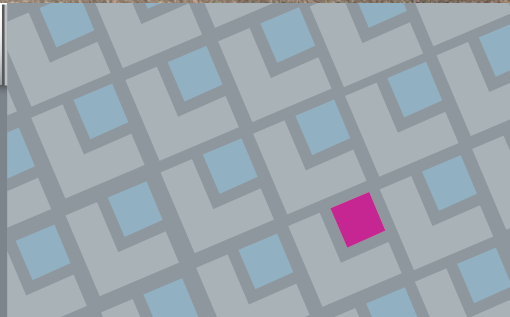
PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Chandler, AZ



◆ SPACE CAN BE DIVIDED / NEW PAD AVAILABLE

Property Highlights

- Great demographics with high income (\$106k medium household income in 1 mile radius)
- Over 50,000 cars per day drive by the site
- Great ingress / egress
- Monument signage available
- Less than 3 miles from Interstate 10, less than 2 miles from Loop 101, and less than 2 miles from Loop 202
- Directly across the street from Fry's Marketplace
- Former Fry's

Traffic Counts

Ray Road	36,100 VPD
Rural Road	18,600 VPD
Total	52,700 VPD

Nearby Tenants:



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

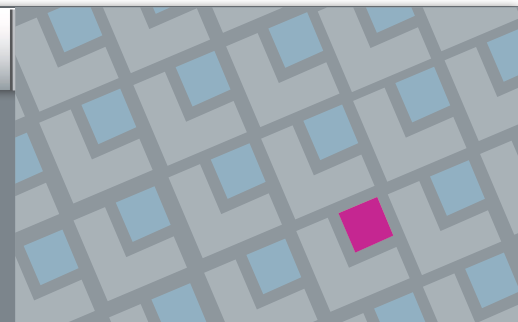
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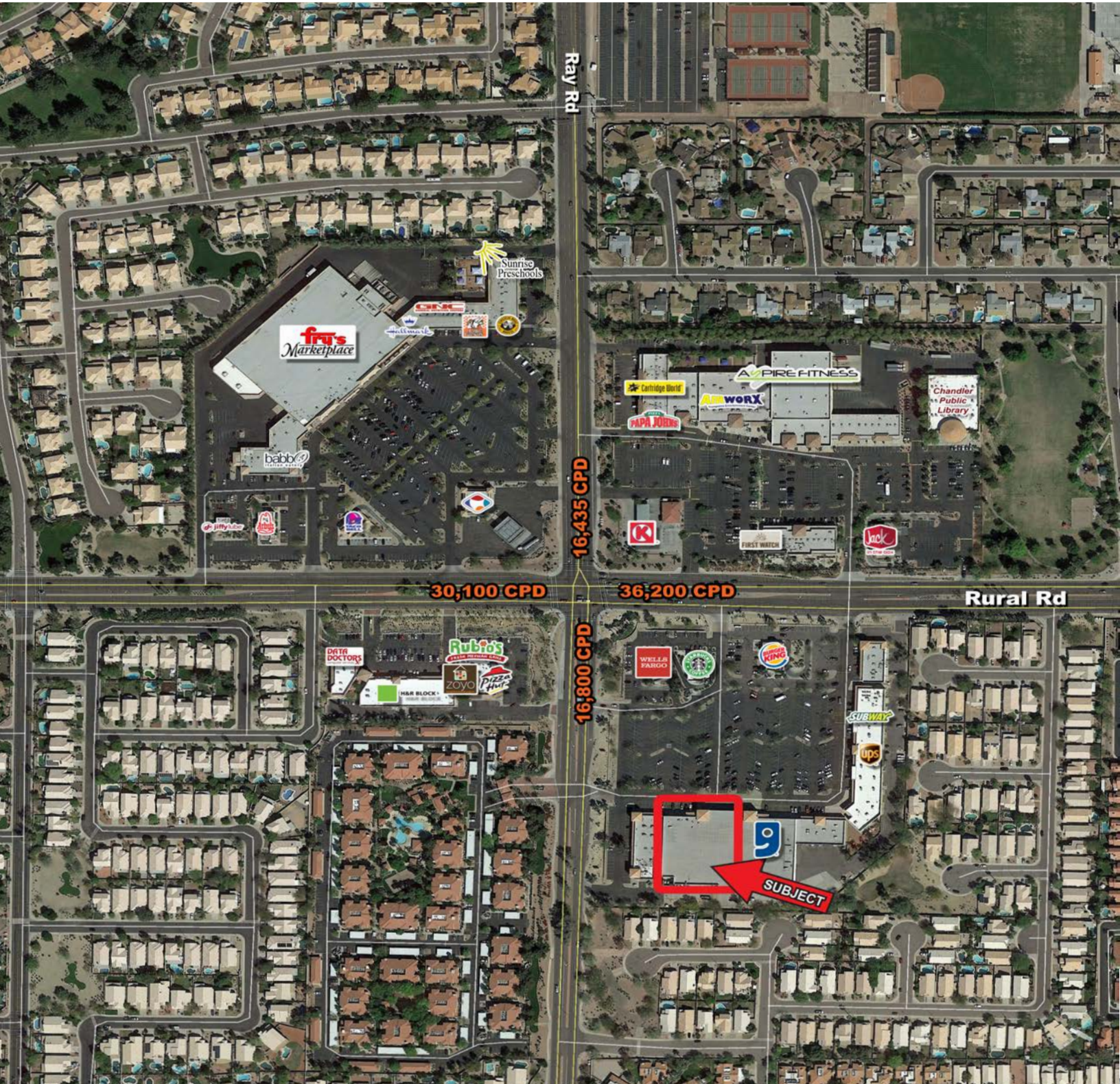
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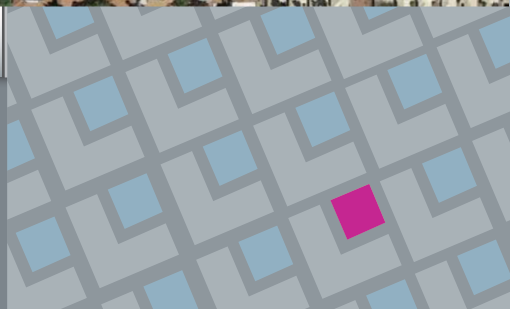
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Walmart **Mor**
ROSS OfficeMax

COSTCO Wholesale Center
STAPLES **PETSMART**

IKEA **LIFETIME**

Total Wine & MORE
DICK'S

Lowe's **PETSMART**
WORLD MARKET **ULTA** **Golfsmith**
BED BATH & BEYOND **TOYS R US**

INTERSTATE
I-10

LOOP
202

PHOENIX
PREMIUM OUTLETS

Elliot Rd **CVS**

SAFeway

Warner Rd

Bashas

LOOP
101

Ray Rd **fr's**

SUBJECT

intel

Walmart **HOBBY LOBBY** **Michaels** **LOWE'S**
ROSS **OfficeMax** **ULTA** **tj-maxx**
NORDSTROM **RACK** **buybuy BABY** **Conn's** **Farl Imports**

Chandler Blvd **Walgreens**

CHANDLER FASHION CENTER
Sears **Dillard's** **macy's** **Harkins Theatres**
NORDSTROM **COSTCO** **TARGET** **BEV**
PETSMART **BED BATH & BEYOND** **BARNES & NOBLE**

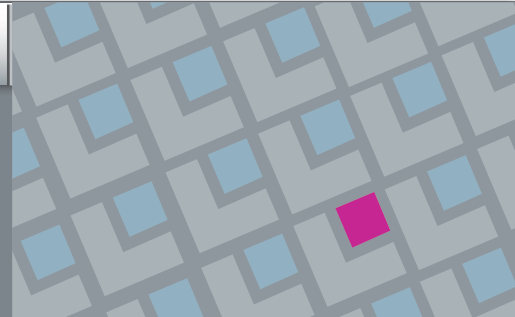
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3181/-111.9270

RF5

4949 W Ray Rd Chandler, AZ 85226	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	13,738	87,115	271,392
Projected Population (2023)	15,016	94,916	295,629
Census Population (2010)	13,853	81,255	255,020
Census Population (2000)	14,852	84,130	255,543
Projected Annual Growth (2018 to 2023)	1,278 1.9%	7,801 1.8%	24,237 1.8%
Historical Annual Growth (2010 to 2018)	-115 -0.1%	5,860 0.9%	16,372 0.8%
Historical Annual Growth (2000 to 2010)	-999 -0.7%	-2,875 -0.3%	-523 -
Estimated Population Density (2018)	4,374 <i>psm</i>	3,082 <i>psm</i>	3,457 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.50 <i>sq mi</i>
Households			
Estimated Households (2018)	5,195	35,260	109,958
Projected Households (2023)	5,494	37,168	115,784
Census Households (2010)	5,213	32,763	102,794
Census Households (2000)	5,185	31,254	95,842
Estimated Households with Children (2018)	1,851 35.6%	10,937 31.0%	32,554 29.6%
Estimated Average Household Size (2018)	2.64	2.47	2.46
Average Household Income			
Estimated Average Household Income (2018)	\$139,271	\$114,748	\$99,551
Projected Average Household Income (2023)	\$163,164	\$134,518	\$115,846
Estimated Average Family Income (2018)	\$154,875	\$133,369	\$119,613
Median Household Income			
Estimated Median Household Income (2018)	\$106,526	\$89,625	\$78,519
Projected Median Household Income (2023)	\$123,952	\$104,211	\$90,861
Estimated Median Family Income (2018)	\$122,393	\$107,042	\$95,689
Per Capita Income			
Estimated Per Capita Income (2018)	\$52,671	\$46,460	\$40,361
Projected Per Capita Income (2023)	\$59,708	\$52,689	\$45,395
Estimated Per Capita Income 5 Year Growth	\$7,036 13.4%	\$6,229 13.4%	\$5,035 12.5%
Estimated Average Household Net Worth (2018)	\$1,492,694	\$1,211,628	\$1,006,293
Daytime Demos (2018)			
Total Businesses	497	4,820	12,491
Total Employees	4,875	68,195	138,474
Company Headquarter Businesses	2 0.4%	49 1.0%	93 0.7%
Company Headquarter Employees	154 3.2%	5,527 8.1%	11,504 8.3%
Employee Population per Business	9.8	14.1	11.1
Residential Population per Business	27.6	18.1	21.7

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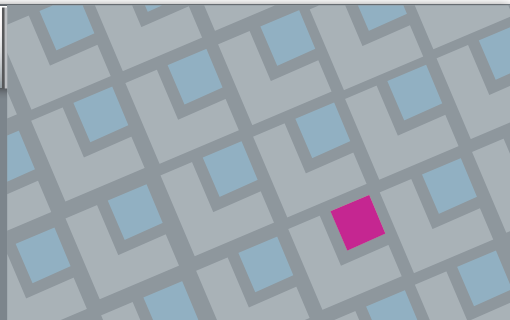
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Race & Ethnicity				
White (2018)	10,180 74.1%	63,259 72.6%	190,728 70.3%	
Black or African American (2018)	583 4.2%	5,628 6.5%	18,006 6.6%	
American Indian or Alaska Native (2018)	128 0.9%	1,399 1.6%	6,859 2.5%	
Asian (2018)	1,931 14.1%	8,803 10.1%	20,599 7.6%	
Hawaiian or Pacific Islander (2018)	17 0.1%	144 0.2%	658 0.2%	
Other Race (2018)	416 3.0%	4,188 4.8%	22,372 8.2%	
Two or More Races (2018)	483 3.5%	3,694 4.2%	12,170 4.5%	
Not Hispanic or Latino Population (2018)	11,876 86.4%	72,375 83.1%	211,141 77.8%	
Hispanic or Latino Population (2018)	1,862 13.6%	14,740 16.9%	60,251 22.2%	
Not Hispanic or Latino Population (2023)	12,743 84.9%	77,358 81.5%	225,416 76.2%	
Hispanic or Latino Population (2023)	2,273 15.1%	17,557 18.5%	70,213 23.8%	
Not Hispanic or Latino Population (2010)	12,336 89.0%	69,718 85.8%	203,545 79.8%	
Hispanic or Latino Population (2010)	1,517 11.0%	11,537 14.2%	51,475 20.2%	
Not Hispanic or Latino Population (2000)	13,535 91.1%	74,885 89.0%	215,007 84.1%	
Hispanic or Latino Population (2000)	1,318 8.9%	9,245 11.0%	40,535 15.9%	
Projected Hispanic Annual Growth (2018 to 2023)	411 4.4%	2,818 3.8%	9,962 3.3%	
Historic Hispanic Annual Growth (2000 to 2018)	544 2.3%	5,495 3.3%	19,716 2.7%	
Age Distribution (2018)				
Age Under 5	701 5.1%	5,035 5.8%	16,201 6.0%	
Age 5 to 9 Years	816 5.9%	5,079 5.8%	15,959 5.9%	
Age 10 to 14 Years	1,027 7.5%	5,727 6.6%	17,310 6.4%	
Age 15 to 19 Years	1,037 7.5%	5,683 6.5%	17,255 6.4%	
Age 20 to 24 Years	756 5.5%	5,748 6.6%	20,022 7.4%	
Age 25 to 29 Years	841 6.1%	7,007 8.0%	23,575 8.7%	
Age 30 to 34 Years	836 6.1%	6,354 7.3%	20,352 7.5%	
Age 35 to 39 Years	877 6.4%	5,986 6.9%	18,475 6.8%	
Age 40 to 44 Years	937 6.8%	5,583 6.4%	17,097 6.3%	
Age 45 to 49 Years	1,190 8.7%	6,687 7.7%	19,326 7.1%	
Age 50 to 54 Years	1,243 9.0%	6,779 7.8%	19,218 7.1%	
Age 55 to 59 Years	1,119 8.1%	6,415 7.4%	18,497 6.8%	
Age 60 to 64 Years	808 5.9%	4,976 5.7%	14,898 5.5%	
Age 65 to 74 Years	974 7.1%	6,218 7.1%	19,878 7.3%	
Age 75 to 84 Years	434 3.2%	2,772 3.2%	9,414 3.5%	
Age 85 Years or Over	142 1.0%	1,067 1.2%	3,916 1.4%	
Median Age	39.2	37.3	36.2	
Gender Age Distribution (2018)				
Female Population	6,977 50.8%	44,403 51.0%	137,321 50.6%	
Age 0 to 19 Years	1,737 24.9%	10,590 23.8%	32,506 23.7%	
Age 20 to 64 Years	4,387 62.9%	28,248 63.6%	86,289 62.8%	
Age 65 Years or Over	854 12.2%	5,565 12.5%	18,526 13.5%	
Female Median Age	40.3	38.3	37.4	
Male Population	6,760 49.2%	42,712 49.0%	134,071 49.4%	
Age 0 to 19 Years	1,844 27.3%	10,934 25.6%	34,219 25.5%	
Age 20 to 64 Years	4,220 62.4%	27,287 63.9%	85,171 63.5%	
Age 65 Years or Over	696 10.3%	4,491 10.5%	14,681 11.0%	
Male Median Age	38.1	36.4	35.1	

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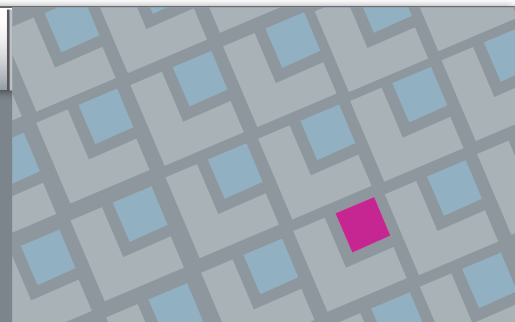
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Household Income Distribution (2018)						
HH Income \$200,000 or More	762	14.7%	3,978	11.3%	9,076	8.3%
HH Income \$150,000 to \$199,999	670	12.9%	3,494	9.9%	9,008	8.2%
HH Income \$100,000 to \$149,999	1,209	23.3%	6,975	19.8%	19,194	17.5%
HH Income \$75,000 to \$99,999	820	15.8%	5,208	14.8%	16,556	15.1%
HH Income \$50,000 to \$74,999	859	16.5%	6,523	18.5%	21,653	19.7%
HH Income \$35,000 to \$49,999	354	6.8%	3,651	10.4%	13,287	12.1%
HH Income \$25,000 to \$34,999	244	4.7%	2,102	6.0%	7,783	7.1%
HH Income \$15,000 to \$24,999	164	3.2%	1,509	4.3%	6,302	5.7%
HH Income Under \$15,000	113	2.2%	1,820	5.2%	7,100	6.5%
HH Income \$35,000 or More	4,674	90.0%	29,830	84.6%	88,773	80.7%
HH Income \$75,000 or More	3,460	66.6%	19,655	55.7%	53,833	49.0%
Housing (2018)						
Total Housing Units	5,277		36,052		113,248	
Housing Units Occupied	5,195	98.4%	35,260	97.8%	109,958	97.1%
Housing Units Owner-Occupied	3,867	74.4%	20,978	59.5%	62,772	57.1%
Housing Units, Renter-Occupied	1,328	25.6%	14,282	40.5%	47,185	42.9%
Housing Units, Vacant	82	1.6%	792	2.2%	3,290	2.9%
Marital Status (2018)						
Never Married	3,393	30.3%	23,739	33.3%	79,453	35.8%
Currently Married	6,016	53.7%	33,573	47.1%	98,212	44.3%
Separated	317	2.8%	2,736	3.8%	7,850	3.5%
Widowed	326	2.9%	2,633	3.7%	8,855	4.0%
Divorced	1,142	10.2%	8,594	12.1%	27,552	12.4%
Household Type (2018)						
Population Family	11,935	86.9%	70,476	80.9%	212,349	78.2%
Population Non-Family	1,787	13.0%	16,507	18.9%	58,278	21.5%
Population Group Quarters	15	0.1%	132	0.2%	765	0.3%
Family Households	3,818	73.5%	22,625	64.2%	67,134	61.1%
Non-Family Households	1,377	26.5%	12,636	35.8%	42,823	38.9%
Married Couple with Children	1,344	22.3%	7,117	21.2%	19,937	20.3%
Average Family Household Size	3.1		3.1		3.2	
Household Size (2018)						
1 Person Households	1,049	20.2%	9,349	26.5%	30,866	28.1%
2 Person Households	1,743	33.6%	12,009	34.1%	37,201	33.8%
3 Person Households	1,035	19.9%	6,116	17.3%	18,241	16.6%
4 Person Households	941	18.1%	4,967	14.1%	13,840	12.6%
5 Person Households	295	5.7%	1,876	5.3%	5,950	5.4%
6 or More Person Households	131	2.5%	944	2.7%	3,860	3.5%
Household Vehicles (2018)						
Households with 0 Vehicles Available	136	2.6%	1,153	3.3%	4,614	4.2%
Households with 1 Vehicles Available	1,422	27.4%	11,931	33.8%	39,019	35.5%
Households with 2 or More Vehicles Available	3,637	70.0%	22,176	62.9%	66,324	60.3%
Total Vehicles Available	10,336		66,642		201,539	
Average Vehicles Per Household	2.0		1.9		1.8	

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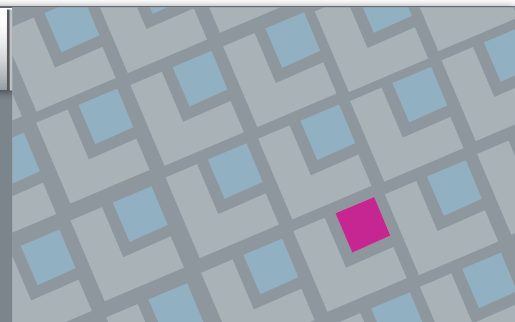
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3 mi radius

5 mi radius

Labor Force (2018)

Estimated Labor Population Age 16 Years or Over	10,991		70,183		218,660
Estimated Civilian Employed	7,902	71.9%	50,360	71.8%	155,400
Estimated Civilian Unemployed	209	1.9%	1,490	2.1%	4,963
Estimated in Armed Forces	-	-	16	-	54
Estimated Not in Labor Force	2,881	26.2%	18,316	26.1%	58,243
Unemployment Rate	1.9%		2.1%		2.3%

Occupation (2015)

Occupation: Population Age 16 Years or Over	7,913		49,683		155,388
Management, Business, Financial Operations	1,814	22.9%	10,333	20.8%	27,941
Professional, Related	2,669	33.7%	14,853	29.9%	41,503
Service	702	8.9%	6,390	12.9%	23,158
Sales, Office	1,913	24.2%	12,367	24.9%	40,645
Farming, Fishing, Forestry	4	-	17	-	257
Construct, Extraction, Maintenance	320	4.0%	2,287	4.6%	9,263
Production, Transport Material Moving	492	6.2%	3,436	6.9%	12,620
White Collar Workers	6,396	80.8%	37,553	75.6%	110,089
Blue Collar Workers	1,518	19.2%	12,130	24.4%	45,298

Consumer Expenditure (2018)

Total Household Expenditure	\$466 M		\$2.74 B		\$7.70 B
Total Non-Retail Expenditure	\$247 M	52.9%	\$1.44 B	52.6%	\$4.03 B
Total Retail Expenditure	\$219 M	47.1%	\$1.30 B	47.4%	\$3.67 B
Apparel	\$16.5 M	3.5%	\$96.7 M	3.5%	\$271 M
Contributions	\$24.0 M	5.2%	\$134 M	4.9%	\$359 M
Education	\$20.3 M	4.3%	\$114 M	4.1%	\$305 M
Entertainment	\$26.7 M	5.7%	\$156 M	5.7%	\$436 M
Food and Beverages	\$65.4 M	14.0%	\$391 M	14.3%	\$1.11 B
Furnishings and Equipment	\$16.9 M	3.6%	\$97.9 M	3.6%	\$272 M
Gifts	\$13.1 M	2.8%	\$74.0 M	2.7%	\$201 M
Health Care	\$34.4 M	7.4%	\$207 M	7.6%	\$595 M
Household Operations	\$14.9 M	3.2%	\$84.5 M	3.1%	\$230 M
Miscellaneous Expenses	\$6.57 M	1.4%	\$39.3 M	1.4%	\$112 M
Personal Care	\$5.99 M	1.3%	\$35.4 M	1.3%	\$99.8 M
Personal Insurance	\$3.93 M	0.8%	\$22.2 M	0.8%	\$60.3 M
Reading	\$1.05 M	0.2%	\$6.14 M	0.2%	\$17.2 M
Shelter	\$96.5 M	20.7%	\$565 M	20.6%	\$1.59 B
Tobacco	\$2.30 M	0.5%	\$14.6 M	0.5%	\$43.3 M
Transportation	\$85.4 M	18.3%	\$508 M	18.5%	\$1.44 B
Utilities	\$32.2 M	6.9%	\$195 M	7.1%	\$561 M

Educational Attainment (2018)

Adult Population Age 25 Years or Over	9,401		59,844		184,646
Elementary (Grade Level 0 to 8)	113	1.2%	961	1.6%	4,923
Some High School (Grade Level 9 to 11)	137	1.5%	1,644	2.7%	8,465
High School Graduate	1,278	13.6%	8,262	13.8%	31,822
Some College	1,584	16.8%	13,324	22.3%	43,642
Associate Degree Only	832	8.9%	5,264	8.8%	17,128
Bachelor Degree Only	2,937	31.2%	18,242	30.5%	48,304
Graduate Degree	2,519	26.8%	12,148	20.3%	30,362

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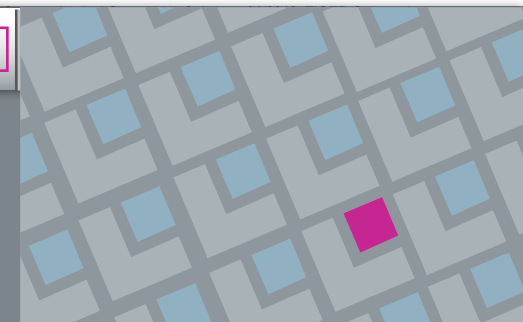
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Estimated Civilian Employed	7,902	71.9%	50,360	71.8%	155,400
Estimated Civilian Unemployed	209	1.9%	1,490	2.1%	4,963
Estimated in Armed Forces	-	-	16	-	54
Estimated Not in Labor Force	2,881	26.2%	18,316	26.1%	58,243
Unemployment Rate	1.9%		2.1%		2.3%

Occupation (2015)

Occupation: Population Age 16 Years or Over	7,913		49,683		155,388
Management, Business, Financial Operations	1,814	22.9%	10,333	20.8%	27,941
Professional, Related	2,669	33.7%	14,853	29.9%	41,503
Service	702	8.9%	6,390	12.9%	23,158
Sales, Office	1,913	24.2%	12,367	24.9%	40,645
Farming, Fishing, Forestry	4	-	17	-	257
Construct, Extraction, Maintenance	320	4.0%	2,287	4.6%	9,263
Production, Transport Material Moving	492	6.2%	3,436	6.9%	12,620
White Collar Workers	6,396	80.8%	37,553	75.6%	110,089
Blue Collar Workers	1,518	19.2%	12,130	24.4%	45,298

Consumer Expenditure (2018)

Total Household Expenditure	\$466 M		\$2.74 B		\$7.70 B
Total Non-Retail Expenditure	\$247 M	52.9%	\$1.44 B	52.6%	\$4.03 B
Total Retail Expenditure	\$219 M	47.1%	\$1.30 B	47.4%	\$3.67 B
Apparel	\$16.5 M	3.5%	\$96.7 M	3.5%	\$271 M
Contributions	\$24.0 M	5.2%	\$134 M	4.9%	\$359 M
Education	\$20.3 M	4.3%	\$114 M	4.1%	\$305 M
Entertainment	\$26.7 M	5.7%	\$156 M	5.7%	\$436 M
Food and Beverages	\$65.4 M	14.0%	\$391 M	14.3%	\$1.11 B
Furnishings and Equipment	\$16.9 M	3.6%	\$97.9 M	3.6%	\$272 M
Gifts	\$13.1 M	2.8%	\$74.0 M	2.7%	\$201 M
Health Care	\$34.4 M	7.4%	\$207 M	7.6%	\$595 M
Household Operations	\$14.9 M	3.2%	\$84.5 M	3.1%	\$230 M
Miscellaneous Expenses	\$6.57 M	1.4%	\$39.3 M	1.4%	\$112 M
Personal Care	\$5.99 M	1.3%	\$35.4 M	1.3%	\$99.8 M
Personal Insurance	\$3.93 M	0.8%	\$22.2 M	0.8%	\$60.3 M
Reading	\$1.05 M	0.2%	\$6.14 M	0.2%	\$17.2 M
Shelter	\$96.5 M	20.7%	\$565 M	20.6%	\$1.59 B
Tobacco	\$2.30 M	0.5%	\$14.6 M	0.5%	\$43.3 M
Transportation	\$85.4 M	18.3%	\$508 M	18.5%	\$1.44 B
Utilities	\$32.2 M	6.9%	\$195 M	7.1%	\$561 M

Educational Attainment (2018)

Adult Population Age 25 Years or Over	9,401		59,844		184,646
Elementary (Grade Level 0 to 8)	113	1.2%	961	1.6%	4,923
Some High School (Grade Level 9 to 11)	137	1.5%	1,644	2.7%	8,465
High School Graduate	1,278	13.6%	8,262	13.8%	31,822
Some College	1,584	16.8%	13,324	22.3%	43,642
Associate Degree Only	832	8.9%	5,264	8.8%	17,128
Bachelor Degree Only	2,937	31.2%	18,242	30.5%	48,304
Graduate Degree	2,519	26.8%	12,148	20.3%	30,362

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

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

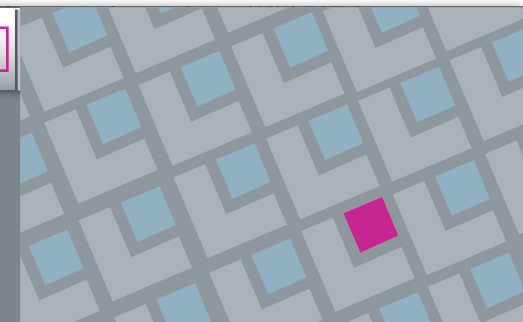
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