

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Brian Gast

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Richard Francis

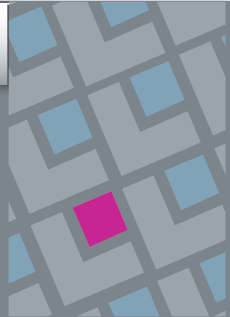
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Heather Prinsloo

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PREMIER FREEWAY PAD WITH PYLON

Ray Rd & Interstate 10 - Northeast Corner

Chandler, Arizona



FULLY FIXTURIZED RESTAURANT!

Property Highlights

- 1.5 AC / 6,408 SF Building
- One of the largest retail hubs in the Valley
- High visibility from Ray Road & Interstate 10
- Surrounded by high income households
- Dedicated freeway pylon sign

Traffic Counts

Ray Road	42,337 CPD
Interstate 10	194,039 CPD
Total	236,376 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	15,221	99,961	221,625
Estimated Households	6,719	41,201	89,659
Avg Household Income	\$89,048	\$121,745	\$110,543
Total Employees	12,595	58,844	110,013

Source: SitesUSA

Nearby Tenants

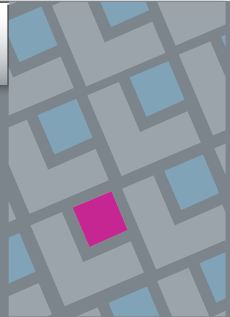


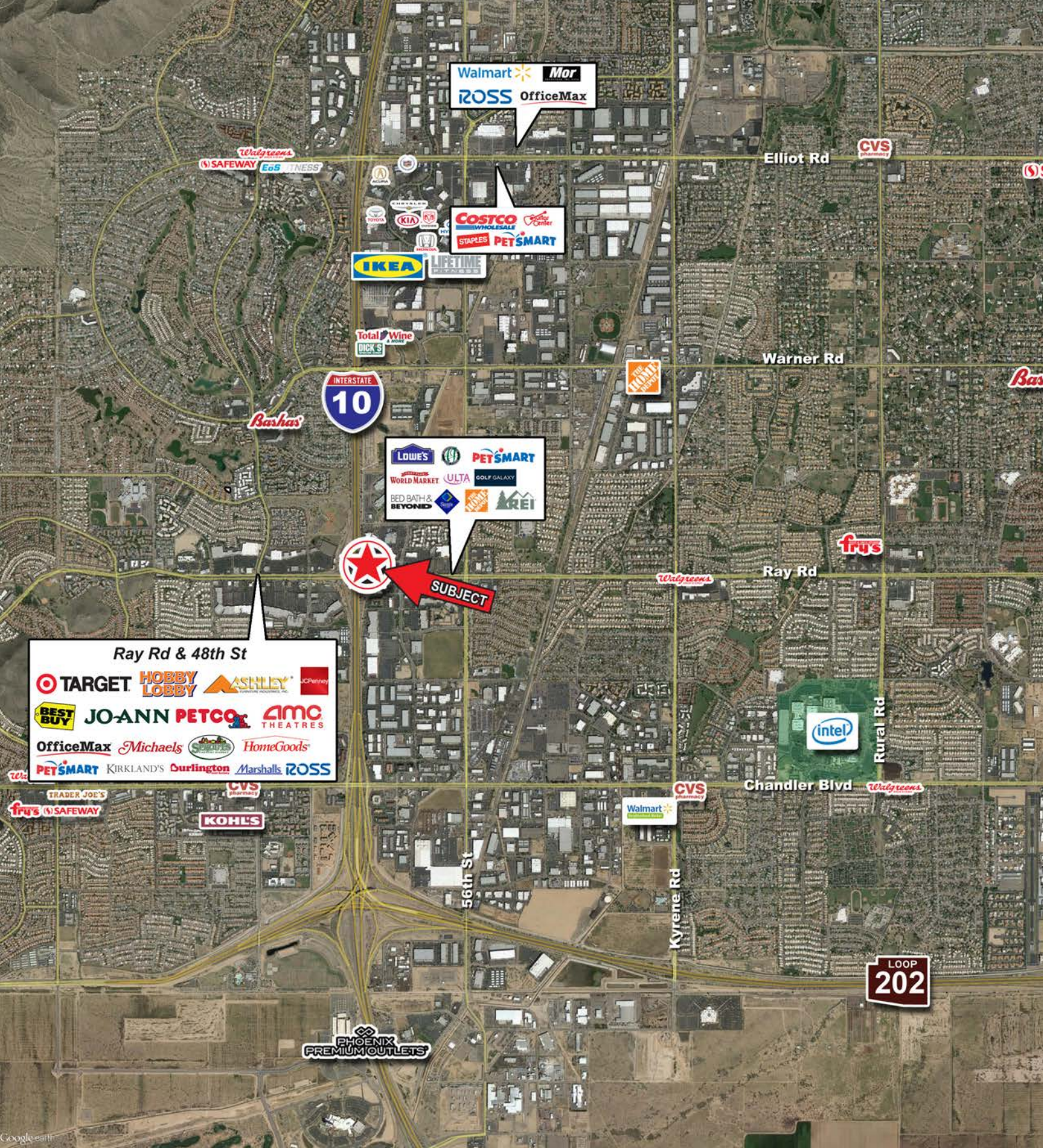
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Ray Rd & 48th St

TARGET
HOBBY LOBBY
ASHLEY
JCPenney

BEST BUY
JO-ANN
PETCO
AMC THEATRES

OfficeMax
Michaels
HomeGoods

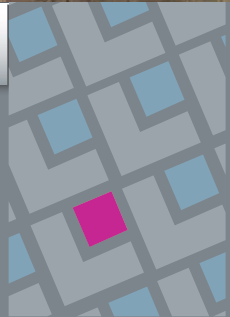
PETSMART
KIRKLAND'S
Durlington
Marshalls
ROSS

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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3212/-111.9706

RFS

1040 N 54th St Chandler, AZ 85226		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2020)		15,221	99,961	221,625
Projected Population (2025)		16,562	108,805	241,426
Census Population (2010)		12,025	89,070	195,273
Census Population (2000)		11,081	90,029	198,101
Projected Annual Growth (2020 to 2025)		1,341 1.8%	8,844 1.8%	19,801 1.8%
Historical Annual Growth (2010 to 2020)		3,196 2.7%	10,891 1.2%	26,352 1.3%
Historical Annual Growth (2000 to 2010)		944 0.9%	-959 -0.1%	-2,828 -0.1%
Estimated Population Density (2020)		4,847 psm	3,537 psm	2,823 psm
Trade Area Size		3.1 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2020)		6,719	41,201	89,659
Projected Households (2025)		7,062	43,321	94,384
Census Households (2010)		5,413	36,796	78,801
Census Households (2000)		4,701	34,993	75,506
Estimated Households with Children (2020)		2,032 30.2%	12,585 30.5%	26,684 29.8%
Estimated Average Household Size (2020)		2.26	2.42	2.47
Average Household Income				
Estimated Average Household Income (2020)		\$89,048	\$121,745	\$110,543
Projected Average Household Income (2025)		\$99,973	\$139,531	\$126,246
Estimated Average Family Income (2020)		\$105,306	\$145,545	\$135,253
Median Household Income				
Estimated Median Household Income (2020)		\$84,910	\$95,066	\$87,865
Projected Median Household Income (2025)		\$100,353	\$113,574	\$104,173
Estimated Median Family Income (2020)		\$108,079	\$116,937	\$107,371
Per Capita Income				
Estimated Per Capita Income (2020)		\$39,332	\$50,195	\$44,741
Projected Per Capita Income (2025)		\$42,649	\$55,568	\$49,374
Estimated Per Capita Income 5 Year Growth		\$3,317 8.4%	\$5,373 10.7%	\$4,633 10.4%
Estimated Average Household Net Worth (2020)		\$1,056,037	\$1,263,422	\$1,106,472
Daytime Demos (2020)				
Total Businesses		851	4,427	8,823
Total Employees		12,595	58,544	110,013
Company Headquarter Businesses		9 1.0%	54 1.2%	89 1.0%
Company Headquarter Employees		703 5.6%	5,997 10.2%	8,274 7.5%
Employee Population per Business		14.8	13.2	12.5
Residential Population per Business		17.9	22.6	25.1

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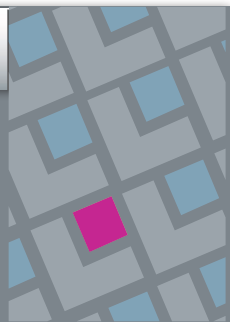
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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	9,834	64.6%	70,122	70.1%	150,036	67.7%
Black or African American (2020)	1,709	11.2%	7,867	7.9%	17,893	8.1%
American Indian or Alaska Native (2020)	412	2.7%	2,388	2.4%	6,190	2.8%
Asian (2020)	1,409	9.3%	9,212	9.2%	17,359	7.8%
Hawaiian or Pacific Islander (2020)	25	0.2%	194	0.2%	503	0.2%
Other Race (2020)	982	6.5%	5,374	5.4%	19,074	8.6%
Two or More Races (2020)	851	5.6%	4,805	4.8%	10,570	4.8%
Not Hispanic or Latino Population (2020)	12,167	79.9%	81,118	81.1%	169,521	76.5%
Hispanic or Latino Population (2020)	3,054	20.1%	18,843	18.9%	52,104	23.5%
Not Hispanic or Latino Population (2025)	13,114	79.2%	87,342	80.3%	182,770	75.7%
Hispanic or Latino Population (2025)	3,448	20.8%	21,463	19.7%	58,655	24.3%
Not Hispanic or Latino Population (2010)	9,914	82.4%	75,935	85.3%	155,921	79.8%
Hispanic or Latino Population (2010)	2,111	17.6%	13,135	14.7%	39,351	20.2%
Not Hispanic or Latino Population (2000)	9,694	87.5%	79,923	88.8%	167,362	84.5%
Hispanic or Latino Population (2000)	1,387	12.5%	10,106	11.2%	30,739	15.5%
Projected Hispanic Annual Growth (2020 to 2025)	394	2.6%	2,620	2.8%	6,551	2.5%
Historic Hispanic Annual Growth (2000 to 2020)	1,667	6.0%	8,737	4.3%	21,365	3.5%

Age Distribution (2020)

Age Under 5	935	6.1%	5,289	5.3%	12,009	5.4%
Age 5 to 9 Years	898	5.9%	5,707	5.7%	12,744	5.8%
Age 10 to 14 Years	948	6.2%	6,602	6.6%	14,281	6.4%
Age 15 to 19 Years	854	5.6%	6,313	6.3%	14,363	6.5%
Age 20 to 24 Years	1,157	7.6%	6,336	6.3%	16,281	7.3%
Age 25 to 29 Years	1,676	11.0%	7,920	7.9%	18,780	8.5%
Age 30 to 34 Years	1,440	9.5%	7,572	7.6%	16,705	7.5%
Age 35 to 39 Years	1,171	7.7%	6,903	6.9%	14,998	6.8%
Age 40 to 44 Years	1,008	6.6%	6,585	6.6%	13,975	6.3%
Age 45 to 49 Years	1,023	6.7%	7,280	7.3%	15,342	6.9%
Age 50 to 54 Years	933	6.1%	7,357	7.4%	15,677	7.1%
Age 55 to 59 Years	813	5.3%	6,999	7.0%	15,178	6.8%
Age 60 to 64 Years	669	4.4%	5,626	5.6%	12,531	5.7%
Age 65 to 74 Years	999	6.6%	7,986	8.0%	17,250	7.8%
Age 75 to 84 Years	522	3.4%	4,053	4.1%	8,442	3.8%
Age 85 Years or Over	177	1.2%	1,433	1.4%	3,070	1.4%
Median Age	33.6		38.0		36.8	

Gender Age Distribution (2020)

Female Population	7,723	50.7%	51,047	51.1%	112,063	50.6%
Age 0 to 19 Years	1,760	22.8%	11,578	22.7%	25,973	23.2%
Age 20 to 64 Years	5,022	65.0%	32,022	62.7%	70,260	62.7%
Age 65 Years or Over	942	12.2%	7,448	14.6%	15,830	14.1%
Female Median Age	34.3		38.9		37.9	
Male Population	7,498	49.3%	48,914	48.9%	109,562	49.4%
Age 0 to 19 Years	1,875	25.0%	12,333	25.2%	27,423	25.0%
Age 20 to 64 Years	4,866	64.9%	30,556	62.5%	69,206	63.2%
Age 65 Years or Over	756	10.1%	6,024	12.3%	12,933	11.8%
Male Median Age	32.9		37.0		35.7	

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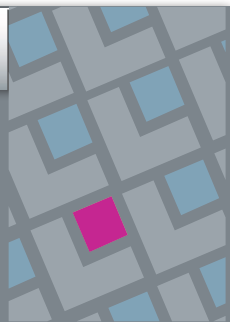
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RF5

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1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2020)

HH Income \$200,000 or More	738	11.0%	5,590	13.6%	9,934	11.1%
HH Income \$150,000 to \$199,999	468	7.0%	3,800	9.2%	7,629	8.5%
HH Income \$100,000 to \$149,999	1,243	18.5%	8,515	20.7%	17,146	19.1%
HH Income \$75,000 to \$99,999	994	14.8%	6,612	16.0%	14,323	16.0%
HH Income \$50,000 to \$74,999	1,352	20.1%	7,237	17.6%	17,100	19.1%
HH Income \$35,000 to \$49,999	785	11.7%	4,028	9.8%	9,541	10.6%
HH Income \$25,000 to \$34,999	375	5.6%	2,000	4.9%	4,891	5.5%
HH Income \$15,000 to \$24,999	331	4.9%	1,462	3.5%	3,804	4.2%
HH Income Under \$15,000	432	6.4%	1,958	4.8%	5,291	5.9%
HH Income \$35,000 or More	5,581	83.1%	35,782	86.8%	75,673	84.4%
HH Income \$75,000 or More	3,443	51.2%	24,517	59.5%	49,033	54.7%

Housing (2020)

Total Housing Units	6,927		42,755		93,224	
Housing Units Occupied	6,719	97.0%	41,201	96.4%	89,659	96.2%
Housing Units Owner-Occupied	2,192	32.6%	23,597	57.3%	50,698	56.5%
Housing Units, Renter-Occupied	4,527	67.4%	17,604	42.7%	38,961	43.5%
Housing Units, Vacant	208	3.1%	1,554	3.8%	3,565	4.0%

Marital Status (2020)

Never Married	5,120	41.2%	28,290	34.3%	67,933	37.2%
Currently Married	4,593	36.9%	37,324	45.3%	76,089	41.7%
Separated	660	5.3%	3,033	3.7%	7,248	4.0%
Widowed	544	4.4%	3,595	4.4%	7,150	3.9%
Divorced	1,523	12.2%	10,120	12.3%	24,172	13.2%

Household Type (2020)

Population Family	11,368	74.7%	79,966	80.0%	174,039	78.5%
Population Non-Family	3,810	25.0%	19,841	19.8%	46,987	21.2%
Population Group Quarters	43	0.3%	154	0.2%	599	0.3%
Family Households	3,653	54.4%	25,759	62.5%	54,822	61.1%
Non-Family Households	3,066	45.6%	15,442	37.5%	34,836	38.9%
Married Couple with Children	1,084	23.6%	7,884	21.1%	16,163	21.2%
Average Family Household Size	3.1		3.1		3.2	

Household Size (2020)

1 Person Households	2,249	33.5%	11,603	28.2%	25,093	28.0%
2 Person Households	2,156	32.1%	13,923	33.8%	30,202	33.7%
3 Person Households	1,065	15.8%	6,951	16.9%	14,944	16.7%
4 Person Households	825	12.3%	5,576	13.5%	11,510	12.8%
5 Person Households	296	4.4%	2,089	5.1%	4,795	5.3%
6 or More Person Households	128	1.9%	1,060	2.6%	3,115	3.5%

Household Vehicles (2020)

Households with 0 Vehicles Available	432	6.4%	1,489	3.6%	3,687	4.1%
Households with 1 Vehicles Available	2,725	40.6%	13,735	33.3%	30,719	34.3%
Households with 2 or More Vehicles Available	3,563	53.0%	25,977	63.0%	55,253	61.6%
Total Vehicles Available	11,313		77,842		167,803	
Average Vehicles Per Household	1.7		1.9		1.9	

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page 3 of 5

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

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1 mi radius

3 mi radius

5 mi radius

Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	12,269		81,064		179,838	
Estimated Civilian Employed	8,775	71.5%	54,883	67.7%	121,879	67.8%
Estimated Civilian Unemployed	491	4.0%	3,249	4.0%	7,201	4.0%
Estimated in Armed Forces	13	0.1%	47	-	50	-
Estimated Not in Labor Force	2,990	24.4%	22,885	28.2%	50,709	28.2%
Unemployment Rate	4.0%		4.0%		4.0%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	8,775		54,883		121,879	
Management, Business, Financial Operations	1,653	18.8%	11,152	20.3%	23,355	19.2%
Professional, Related	2,256	25.7%	15,685	28.6%	32,189	26.4%
Service	1,102	12.6%	7,127	13.0%	17,554	14.4%
Sales, Office	2,532	28.8%	13,138	23.9%	29,216	24.0%
Farming, Fishing, Forestry	6	-	99	0.2%	219	0.2%
Construct, Extraction, Maintenance	369	4.2%	2,780	5.1%	6,658	5.5%
Production, Transport Material Moving	858	9.8%	4,902	8.9%	12,688	10.4%
White Collar Workers	6,441	73.4%	39,974	72.8%	84,760	69.5%
Blue Collar Workers	2,335	26.6%	14,909	27.2%	37,119	30.5%

Consumer Expenditure (2020)

Total Household Expenditure	\$435.7 M		\$3.34 B		\$6.75 B	
Total Non-Retail Expenditure	\$230.86 M	53.0%	\$1.76 B	52.9%	\$3.57 B	52.9%
Total Retail Expenditure	\$204.84 M	47.0%	\$1.57 B	47.1%	\$3.18 B	47.1%
Apparel	\$15.55 M	3.6%	\$119.35 M	3.6%	\$240.95 M	3.6%
Contributions	\$14.35 M	3.3%	\$113.19 M	3.4%	\$226.14 M	3.3%
Education	\$13.71 M	3.1%	\$108.2 M	3.2%	\$214.56 M	3.2%
Entertainment	\$24.69 M	5.7%	\$191.96 M	5.8%	\$386.87 M	5.7%
Food and Beverages	\$63.98 M	14.7%	\$486.36 M	14.6%	\$988.35 M	14.6%
Furnishings and Equipment	\$15.33 M	3.5%	\$119 M	3.6%	\$240.05 M	3.6%
Gifts	\$11.2 M	2.6%	\$87 M	2.6%	\$173.17 M	2.6%
Health Care	\$35.83 M	8.2%	\$274.35 M	8.2%	\$558.81 M	8.3%
Household Operations	\$17.08 M	3.9%	\$132.29 M	4.0%	\$266.76 M	3.9%
Miscellaneous Expenses	\$8.23 M	1.9%	\$63.32 M	1.9%	\$128.01 M	1.9%
Personal Care	\$5.84 M	1.3%	\$44.77 M	1.3%	\$90.65 M	1.3%
Personal Insurance	\$3.06 M	0.7%	\$24.46 M	0.7%	\$48.9 M	0.7%
Reading	\$943.96 K	0.2%	\$7.29 M	0.2%	\$14.73 M	0.2%
Shelter	\$92.82 M	21.3%	\$702.25 M	21.1%	\$1.42 B	21.1%
Tobacco	\$2.56 M	0.6%	\$18.38 M	0.6%	\$38.26 M	0.6%
Transportation	\$79.18 M	18.2%	\$607.18 M	18.2%	\$1.23 B	18.2%
Utilities	\$31.35 M	7.2%	\$235.98 M	7.1%	\$483.25 M	7.2%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	10,429		69,714		151,948	
Elementary (Grade Level 0 to 8)	137	1.3%	952	1.4%	3,001	2.0%
Some High School (Grade Level 9 to 11)	230	2.2%	2,437	3.5%	6,475	4.3%
High School Graduate	1,660	15.9%	9,500	13.6%	24,522	16.1%
Some College	2,292	22.0%	15,097	21.7%	34,158	22.5%
Associate Degree Only	1,067	10.2%	6,489	9.3%	13,673	9.0%
Bachelor Degree Only	3,523	33.8%	20,992	30.1%	42,310	27.8%
Graduate Degree	1,520	14.6%	14,248	20.4%	27,809	18.3%

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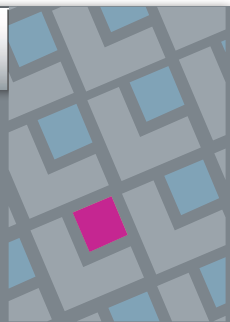
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Units In Structure (2020)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	2,838 52.4%	26,365 71.7%	54,693 69.4%
1 Attached Unit	90 1.7%	1,685 4.6%	5,244 6.7%
2 to 4 Units	432 8.0%	1,454 4.0%	3,704 4.7%
5 to 9 Units	721 13.3%	2,552 6.9%	5,971 7.6%
10 to 19 Units	1,085 20.0%	3,909 10.6%	8,070 10.2%
20 to 49 Units	465 8.6%	1,449 3.9%	2,768 3.5%
50 or More Units	1,030 19.0%	3,223 8.8%	6,360 8.1%
Mobile Home or Trailer	55 1.0%	526 1.4%	2,785 3.5%
Other Structure	4 -	39 0.1%	62 -

Homes Built By Year (2020)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2010 or later	920 17.0%	2,484 6.8%	4,950 6.3%
Homes Built 2000 to 2009	696 12.9%	3,867 10.5%	8,099 10.3%
Homes Built 1990 to 1999	2,942 54.4%	15,628 42.5%	27,176 34.5%
Homes Built 1980 to 1989	1,336 24.7%	12,526 34.0%	26,869 34.1%
Homes Built 1970 to 1979	480 8.9%	4,566 12.4%	16,526 21.0%
Homes Built 1960 to 1969	252 4.6%	1,247 3.4%	3,656 4.6%
Homes Built 1950 to 1959	57 1.0%	463 1.3%	1,412 1.8%
Homes Built Before 1949	38 0.7%	420 1.1%	972 1.2%

Home Values (2020)

	1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	11 0.5%	353 1.5%	711 1.4%
Home Values \$500,000 to \$999,999	76 3.5%	2,783 11.8%	5,686 11.2%
Home Values \$400,000 to \$499,999	457 20.8%	2,923 12.4%	6,092 12.0%
Home Values \$300,000 to \$399,999	712 32.5%	6,847 29.0%	13,126 25.9%
Home Values \$200,000 to \$299,999	707 32.2%	8,072 34.2%	16,047 31.7%
Home Values \$150,000 to \$199,999	140 6.4%	1,563 6.6%	4,505 8.9%
Home Values \$100,000 to \$149,999	47 2.2%	520 2.2%	1,790 3.5%
Home Values \$70,000 to \$99,999	14 0.6%	141 0.6%	704 1.4%
Home Values \$50,000 to \$69,999	3 0.1%	78 0.3%	396 0.8%
Home Values \$25,000 to \$49,999	2 -	98 0.4%	453 0.9%
Home Values Under \$25,000	24 1.1%	220 0.9%	1,188 2.3%
Owner-Occupied Median Home Value	\$257,342	\$310,620	\$288,336
Renter-Occupied Median Rent	\$1,076	\$1,096	\$1,059

Transportation To Work (2020)

	1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	5,715 80.1%	37,219 78.5%	81,495 77.3%
Drive to Work in Carpool	781 10.9%	4,113 8.7%	10,134 9.6%
Travel to Work by Public Transportation	196 2.7%	1,256 2.6%	3,350 3.2%
Drive to Work on Motorcycle	37 0.5%	113 0.2%	274 0.3%
Walk or Bicycle to Work	101 1.4%	830 1.7%	2,364 2.2%
Other Means	36 0.5%	577 1.2%	1,389 1.3%
Work at Home	271 3.8%	3,308 7.0%	6,393 6.1%

Travel Time (2020)

	1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	2,370 33.2%	14,451 30.5%	32,217 30.6%
Travel to Work in 15 to 29 Minutes	3,527 49.4%	20,854 44.0%	49,748 47.2%
Travel to Work in 30 to 59 Minutes	2,051 28.7%	13,335 28.1%	27,505 26.1%
Travel to Work in 60 Minutes or More	483 6.8%	2,322 4.9%	4,783 4.5%
Average Minutes Travel to Work	21.3	21.0	20.7

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Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

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