



VELOCITY
RETAILGROUP

CORONA DEL SOL SHOPS

Southeast Corner of Ray Road and Rural Road
Chandler, AZ

1,519 SF
Deli/Restaurant
Available



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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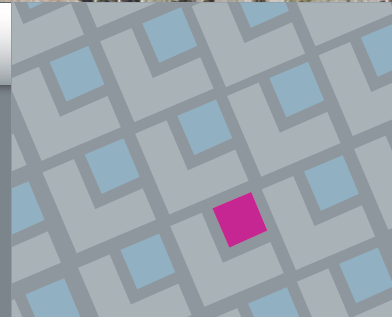
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CORONA DEL SOL SHOPS

Southeast Corner of Ray Road and Rural Road
Chandler, AZ



◆ Former Restaurant Available At Busy Ray & Rural Intersection!

Property Highlights

- High demographics with average household income of \$120,000 within 3 miles.
- One of the strongest neighborhood intersections in trade area.
- Over 53,000 CPD at the intersection.
- 1,519 SF built out deli/restaurant with Walk-In's, Hoods, and Grease Trap

Traffic Counts

Ray Road	36,200 CPD
Rural Road	16,800 CPD

Total 53,000 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	14,377	95,075	266,260
Estimated Households	5,444	38,542	116,656
Avg Household Income	\$156,203	\$120,475	\$106,436
Daytime Population	4,276	67,412	139,334

Source: SitesUSA

Nearby Tenants



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36,200 CPD

Ray Rd

16,800 CPD

Rural Rd

WELLS
FARGO



ATHLETICO



1,519 SF
Available

Indian



Eyebrows

Water & Ice

Spa

SUBWAY

Yoga

True Value

Preschool

Sew & Vac



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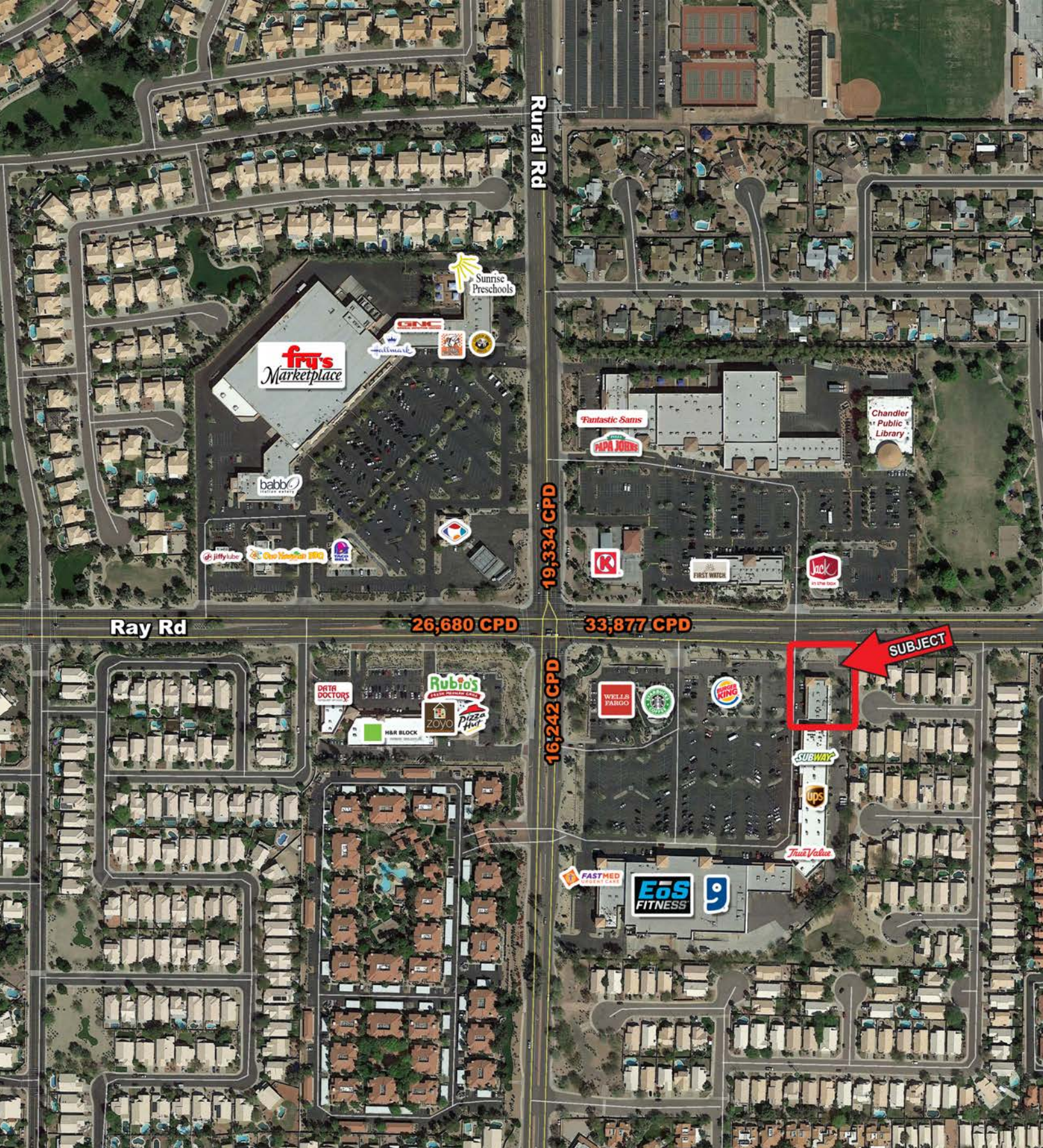
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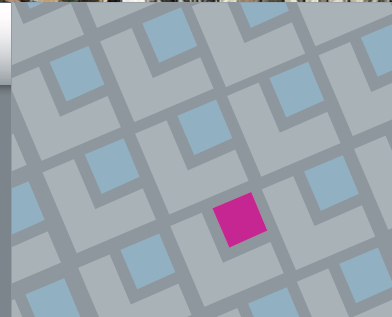
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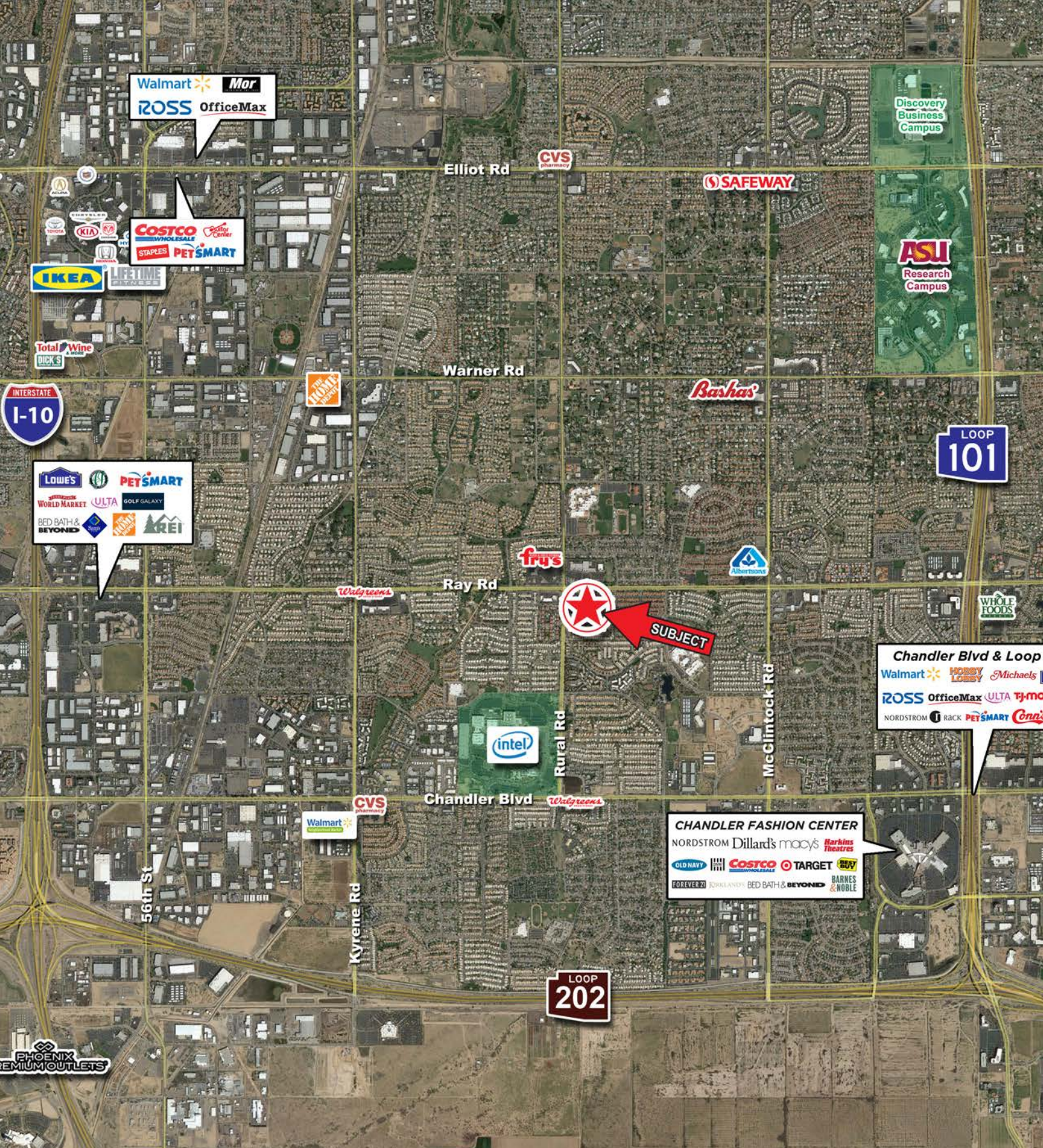
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PROPERTY HIGHLIGHTS SITE PLAN / AVAILABILITY **AERIAL** CONTACT DEMOGRAPHICS

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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.32/-111.9282

RF5

S Rural Rd & W Ray Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	14,377	95,075	288,260
Projected Population (2025)	15,719	103,446	314,143
Census Population (2010)	13,939	83,769	257,234
Census Population (2000)	14,967	86,917	257,818
Projected Annual Growth (2020 to 2025)	1,342 1.9%	8,371 1.8%	25,883 1.8%
Historical Annual Growth (2010 to 2020)	438 0.3%	11,306 1.3%	31,026 1.2%
Historical Annual Growth (2000 to 2010)	-1,028 -0.7%	-3,148 -0.4%	-584 -
Estimated Population Density (2020)	4,579 psm	3,364 psm	3,672 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	5,444	38,542	116,656
Projected Households (2025)	5,753	40,530	122,629
Census Households (2010)	5,258	33,973	103,838
Census Households (2000)	5,216	32,576	96,943
Estimated Households with Children (2020)	1,876 34.5%	11,716 30.4%	33,935 29.1%
Estimated Average Household Size (2020)	2.64	2.46	2.46
Average Household Income			
Estimated Average Household Income (2020)	\$156,203	\$120,476	\$106,436
Projected Average Household Income (2025)	\$175,495	\$137,101	\$120,356
Estimated Average Family Income (2020)	\$181,342	\$143,527	\$129,319
Median Household Income			
Estimated Median Household Income (2020)	\$115,562	\$95,502	\$86,200
Projected Median Household Income (2025)	\$138,358	\$113,736	\$101,881
Estimated Median Family Income (2020)	\$142,144	\$115,206	\$104,938
Per Capita Income			
Estimated Per Capita Income (2020)	\$59,151	\$48,856	\$43,103
Projected Per Capita Income (2025)	\$64,241	\$53,731	\$47,009
Estimated Per Capita Income 5 Year Growth	\$5,090 8.6%	\$4,876 10.0%	\$3,906 9.1%
Estimated Average Household Net Worth (2020)	\$1,759,284	\$1,280,688	\$1,053,363
Daytime Demos (2020)			
Total Businesses	480	4,907	12,506
Total Employees	4,276	67,412	139,334
Company Headquarter Businesses	2 0.4%	51 1.0%	100 0.8%
Company Headquarter Employees	155 3.6%	6,217 9.2%	11,685 8.4%
Employee Population per Business	8.9	13.7	11.1
Residential Population per Business	30.0	19.4	23.0

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Race & Ethnicity						
White (2020)	10,557	73.4%	67,636	71.1%	199,205	69.1%
Black or African American (2020)	658	4.6%	6,642	7.0%	20,405	7.1%
American Indian or Alaska Native (2020)	134	0.9%	1,651	1.7%	7,372	2.6%
Asian (2020)	2,009	14.0%	9,791	10.3%	22,436	7.8%
Hawaiian or Pacific Islander (2020)	21	0.1%	172	0.2%	753	0.3%
Other Race (2020)	461	3.2%	4,892	5.1%	24,345	8.4%
Two or More Races (2020)	537	3.7%	4,290	4.5%	13,745	4.8%
Not Hispanic or Latino Population (2020)	12,212	84.9%	77,521	81.5%	220,653	76.5%
Hispanic or Latino Population (2020)	2,165	15.1%	17,553	18.5%	67,607	23.5%
Not Hispanic or Latino Population (2025)	13,216	84.1%	83,459	80.7%	237,764	75.7%
Hispanic or Latino Population (2025)	2,503	15.9%	19,987	19.3%	76,379	24.3%
Not Hispanic or Latino Population (2010)	12,448	89.3%	71,846	85.8%	205,933	80.1%
Hispanic or Latino Population (2010)	1,490	10.7%	11,922	14.2%	51,301	19.9%
Not Hispanic or Latino Population (2000)	13,686	91.4%	77,335	89.0%	217,814	84.5%
Hispanic or Latino Population (2000)	1,281	8.6%	9,582	11.0%	40,004	15.5%
Projected Hispanic Annual Growth (2020 to 2025)	338	3.1%	2,434	2.8%	8,772	2.6%
Historic Hispanic Annual Growth (2000 to 2020)	884	3.5%	7,971	4.2%	27,603	3.5%
Age Distribution (2020)						
Age Under 5	661	4.6%	5,005	5.3%	15,746	5.5%
Age 5 to 9 Years	815	5.7%	5,306	5.6%	16,339	5.7%
Age 10 to 14 Years	1,035	7.2%	6,037	6.3%	17,929	6.2%
Age 15 to 19 Years	1,033	7.2%	6,043	6.4%	17,968	6.2%
Age 20 to 24 Years	770	5.4%	6,429	6.8%	21,380	7.4%
Age 25 to 29 Years	849	5.9%	7,761	8.2%	25,058	8.7%
Age 30 to 34 Years	881	6.1%	7,230	7.6%	22,439	7.8%
Age 35 to 39 Years	903	6.3%	6,594	6.9%	19,776	6.9%
Age 40 to 44 Years	970	6.7%	6,155	6.5%	18,295	6.3%
Age 45 to 49 Years	1,167	8.1%	6,859	7.2%	19,402	6.7%
Age 50 to 54 Years	1,262	8.8%	7,026	7.4%	19,586	6.8%
Age 55 to 59 Years	1,186	8.2%	6,848	7.2%	19,413	6.7%
Age 60 to 64 Years	923	6.4%	5,615	5.9%	16,402	5.7%
Age 65 to 74 Years	1,177	8.2%	7,436	7.8%	22,934	8.0%
Age 75 to 84 Years	570	4.0%	3,505	3.7%	11,321	3.9%
Age 85 Years or Over	176	1.2%	1,226	1.3%	4,271	1.5%
Median Age	40.5		37.6		36.6	
Gender Age Distribution (2020)						
Female Population	7,333	51.0%	48,454	51.0%	145,807	50.6%
Age 0 to 19 Years	1,696	23.1%	10,987	22.7%	33,085	22.7%
Age 20 to 64 Years	4,556	62.1%	30,706	63.4%	91,297	62.6%
Age 65 Years or Over	1,081	14.7%	6,761	14.0%	21,425	14.7%
Female Median Age	41.8		38.7		37.9	
Male Population	7,044	49.0%	46,621	49.0%	142,453	49.4%
Age 0 to 19 Years	1,847	26.2%	11,404	24.5%	34,897	24.5%
Age 20 to 64 Years	4,355	61.8%	29,811	63.9%	90,454	63.5%
Age 65 Years or Over	842	12.0%	5,406	11.6%	17,102	12.0%
Male Median Age	39.1		36.6		35.4	

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Household Income Distribution (2020)						
HH Income \$200,000 or More	1,144	21.0%	5,178	13.4%	11,685	10.0%
HH Income \$150,000 to \$199,999	681	12.5%	3,883	10.1%	9,814	8.4%
HH Income \$100,000 to \$149,999	1,275	23.4%	8,025	20.8%	23,107	19.8%
HH Income \$75,000 to \$99,999	880	16.2%	6,422	16.7%	19,705	16.9%
HH Income \$50,000 to \$74,999	813	14.9%	6,654	17.3%	22,369	19.2%
HH Income \$35,000 to \$49,999	286	5.3%	3,623	9.4%	12,173	10.4%
HH Income \$25,000 to \$34,999	193	3.5%	1,684	4.4%	6,613	5.7%
HH Income \$15,000 to \$24,999	93	1.7%	1,288	3.3%	4,955	4.2%
HH Income Under \$15,000	78	1.4%	1,785	4.6%	6,235	5.3%
HH Income \$35,000 or More	5,079	93.3%	33,785	87.7%	98,853	84.7%
HH Income \$75,000 or More	3,981	73.1%	23,508	61.0%	64,311	55.1%
Housing (2020)						
Total Housing Units	5,557		39,710		121,246	
Housing Units Occupied	5,444	98.0%	38,542	97.1%	116,656	96.2%
Housing Units Owner-Occupied	4,059	74.6%	22,317	57.9%	65,328	56.0%
Housing Units, Renter-Occupied	1,384	25.4%	16,225	42.1%	51,328	44.0%
Housing Units, Vacant	113	2.1%	1,168	3.0%	4,590	3.9%
Marital Status (2020)						
Never Married	3,581	30.2%	27,463	34.9%	86,350	36.2%
Currently Married	6,625	55.8%	36,025	45.8%	101,628	42.7%
Separated	424	3.6%	3,280	4.2%	9,268	3.9%
Widowed	285	2.4%	2,534	3.2%	9,581	4.0%
Divorced	952	8.0%	9,425	12.0%	31,418	13.2%
Household Type (2020)						
Population Family	12,468	86.7%	76,306	80.3%	224,370	77.8%
Population Non-Family	1,891	13.2%	18,633	19.6%	63,064	21.9%
Population Group Quarters	18	0.1%	137	0.1%	826	0.3%
Family Households	3,982	73.1%	24,517	63.6%	70,738	60.6%
Non-Family Households	1,462	26.9%	14,025	36.4%	45,918	39.4%
Married Couple with Children	1,377	20.8%	7,478	20.8%	20,554	20.2%
Average Family Household Size	3.1		3.1		3.2	
Household Size (2020)						
1 Person Households	1,129	20.7%	10,122	26.3%	32,725	28.1%
2 Person Households	1,815	33.3%	13,263	34.4%	39,509	33.9%
3 Person Households	1,084	19.9%	6,746	17.5%	19,488	16.7%
4 Person Households	975	17.9%	5,409	14.0%	14,674	12.6%
5 Person Households	306	5.6%	2,010	5.2%	6,251	5.4%
6 or More Person Households	134	2.5%	992	2.6%	4,010	3.4%
Household Vehicles (2020)						
Households with 0 Vehicles Available	171	3.1%	1,248	3.2%	4,724	4.0%
Households with 1 Vehicles Available	1,368	25.1%	12,641	32.8%	39,805	34.1%
Households with 2 or More Vehicles Available	3,904	71.7%	24,653	64.0%	72,127	61.8%
Total Vehicles Available	11,126		74,612		218,755	
Average Vehicles Per Household	2.0		1.9		1.9	

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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	11,663		77,565		234,857	
Estimated Civilian Employed	7,865	67.4%	53,302	68.7%	160,965	68.5%
Estimated Civilian Unemployed	467	4.0%	3,110	4.0%	9,405	4.0%
Estimated in Armed Forces	-	-	50	-	88	-
Estimated Not in Labor Force	3,332	28.6%	21,104	27.2%	64,399	27.4%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	7,865		53,302		160,965	
Management, Business, Financial Operations	1,836	23.3%	11,111	20.8%	29,688	18.4%
Professional, Related	2,774	35.3%	15,816	29.7%	42,994	26.7%
Service	776	9.9%	6,848	12.8%	23,613	14.7%
Sales, Office	1,564	19.9%	11,886	22.3%	39,042	24.3%
Farming, Fishing, Forestry	8	0.1%	51	-	301	0.2%
Construct, Extraction, Maintenance	341	4.3%	2,775	5.2%	9,490	5.9%
Production, Transport Material Moving	565	7.2%	4,815	9.0%	15,835	9.8%
White Collar Workers	6,174	78.5%	38,813	72.8%	111,725	69.4%
Blue Collar Workers	1,691	21.5%	14,489	27.2%	49,240	30.6%
Consumer Expenditure (2020)						
Total Household Expenditure	\$531.06 M		\$3.1 B		\$8.56 B	
Total Non-Retail Expenditure	\$281.41 M	53.0%	\$1.64 B	52.9%	\$4.52 B	52.8%
Total Retail Expenditure	\$249.64 M	47.0%	\$1.46 B	47.1%	\$4.04 B	47.2%
Apparel	\$19.2 M	3.6%	\$110.97 M	3.6%	\$304.89 M	3.6%
Contributions	\$18.74 M	3.5%	\$104.9 M	3.4%	\$284.03 M	3.3%
Education	\$18.41 M	3.5%	\$100.54 M	3.2%	\$266.99 M	3.1%
Entertainment	\$31.11 M	5.9%	\$178.48 M	5.8%	\$489.26 M	5.7%
Food and Beverages	\$76.65 M	14.4%	\$452.09 M	14.6%	\$1.26 B	14.7%
Furnishings and Equipment	\$19.24 M	3.6%	\$110.67 M	3.6%	\$303.82 M	3.5%
Gifts	\$14.47 M	2.7%	\$80.47 M	2.6%	\$216.93 M	2.5%
Health Care	\$43.03 M	8.1%	\$254.8 M	8.2%	\$711.62 M	8.3%
Household Operations	\$21.37 M	4.0%	\$122.84 M	4.0%	\$337.1 M	3.9%
Miscellaneous Expenses	\$10.13 M	1.9%	\$58.8 M	1.9%	\$162.1 M	1.9%
Personal Care	\$7.13 M	1.3%	\$41.61 M	1.3%	\$115.05 M	1.3%
Personal Insurance	\$4.08 M	0.8%	\$22.75 M	0.7%	\$61.49 M	0.7%
Reading	\$1.17 M	0.2%	\$6.77 M	0.2%	\$18.65 M	0.2%
Shelter	\$110.93 M	20.9%	\$652.05 M	21.0%	\$1.81 B	21.1%
Tobacco	\$2.65 M	0.5%	\$17.05 M	0.6%	\$49.25 M	0.6%
Transportation	\$96.38 M	18.1%	\$564.85 M	18.2%	\$1.57 B	18.3%
Utilities	\$36.36 M	6.8%	\$219.16 M	7.1%	\$616.48 M	7.2%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	10,063		66,255		198,897	
Elementary (Grade Level 0 to 8)	32	0.3%	734	1.1%	4,342	2.2%
Some High School (Grade Level 9 to 11)	141	1.4%	1,902	2.9%	8,046	4.0%
High School Graduate	997	9.9%	8,978	13.6%	32,866	16.5%
Some College	1,854	18.4%	14,559	22.0%	45,468	22.9%
Associate Degree Only	625	6.2%	5,618	8.5%	18,428	9.3%
Bachelor Degree Only	3,293	32.7%	20,629	31.1%	55,035	27.7%
Graduate Degree	3,122	31.0%	13,835	20.9%	34,712	17.5%

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

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Units In Structure (2020)						
1 Detached Unit	4,371	83.1%	24,916	73.3%	72,105	69.4%
1 Attached Unit	209	4.0%	1,904	5.6%	6,716	6.5%
2 to 4 Units	142	2.7%	1,420	4.2%	5,320	5.1%
5 to 9 Units	255	4.8%	2,686	7.9%	8,790	8.5%
10 to 19 Units	141	2.7%	3,031	8.9%	9,637	9.3%
20 to 49 Units	19	0.4%	1,185	3.5%	3,448	3.3%
50 or More Units	235	4.5%	2,812	8.3%	8,161	7.9%
Mobile Home or Trailer	55	1.0%	557	1.6%	2,398	2.3%
Other Structure	16	0.3%	32	-	81	-
Homes Built By Year (2020)						
Homes Built 2010 or later	191	3.6%	2,481	7.3%	6,745	6.5%
Homes Built 2000 to 2009	397	7.5%	3,403	10.0%	12,332	11.9%
Homes Built 1990 to 1999	2,332	44.3%	13,353	39.3%	30,777	29.6%
Homes Built 1980 to 1989	2,010	38.2%	13,073	38.5%	33,260	32.0%
Homes Built 1970 to 1979	302	5.7%	4,285	12.6%	23,931	23.0%
Homes Built 1960 to 1969	116	2.2%	1,206	3.6%	6,282	6.1%
Homes Built 1950 to 1959	54	1.0%	351	1.0%	2,025	1.9%
Homes Built Before 1949	42	0.8%	389	1.1%	1,304	1.3%
Home Values (2020)						
Home Values \$1,000,000 or More	106	2.6%	408	1.8%	783	1.2%
Home Values \$500,000 to \$999,999	389	9.6%	2,683	12.0%	5,800	8.9%
Home Values \$400,000 to \$499,999	902	22.2%	3,327	14.9%	6,309	9.7%
Home Values \$300,000 to \$399,999	1,343	33.1%	6,100	27.3%	15,656	24.0%
Home Values \$200,000 to \$299,999	1,141	28.1%	7,183	32.2%	24,872	38.1%
Home Values \$150,000 to \$199,999	98	2.4%	1,579	7.1%	6,864	10.5%
Home Values \$100,000 to \$149,999	52	1.3%	591	2.6%	2,550	3.9%
Home Values \$70,000 to \$99,999	7	0.2%	126	0.6%	658	1.0%
Home Values \$50,000 to \$69,999	9	0.2%	73	0.3%	303	0.5%
Home Values \$25,000 to \$49,999	-	-	65	0.3%	381	0.6%
Home Values Under \$25,000	11	0.3%	183	0.8%	1,151	1.8%
Owner-Occupied Median Home Value	\$355,900		\$320,314		\$279,728	
Renter-Occupied Median Rent	\$1,170		\$1,111		\$1,060	
Transportation To Work (2020)						
Drive to Work Alone	5,413	80.3%	35,605	79.0%	106,584	77.8%
Drive to Work in Carpool	656	9.7%	3,941	8.7%	12,859	9.4%
Travel to Work by Public Transportation	51	0.8%	988	2.2%	3,924	2.9%
Drive to Work on Motorcycle	9	0.1%	153	0.3%	538	0.4%
Walk or Bicycle to Work	181	2.7%	1,168	2.6%	3,229	2.4%
Other Means	57	0.8%	523	1.2%	1,821	1.3%
Work at Home	371	5.5%	2,686	6.0%	8,103	5.9%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	2,840	42.2%	15,103	33.5%	43,102	31.4%
Travel to Work in 15 to 29 Minutes	2,650	39.3%	20,733	46.0%	65,306	47.6%
Travel to Work in 30 to 59 Minutes	1,597	23.7%	12,233	27.1%	35,609	26.0%
Travel to Work in 60 Minutes or More	333	4.9%	1,939	4.3%	7,022	5.1%
Average Minutes Travel to Work	18.0		20.1		20.3	

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

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