

MEDICAL / OFFICE SPACE FOR LEASE

AVAILABILITY

- **Total size:** 5,750 sf divisible
- First year rent of \$15 psf (NNN) on a 5 year lease

FEATURES

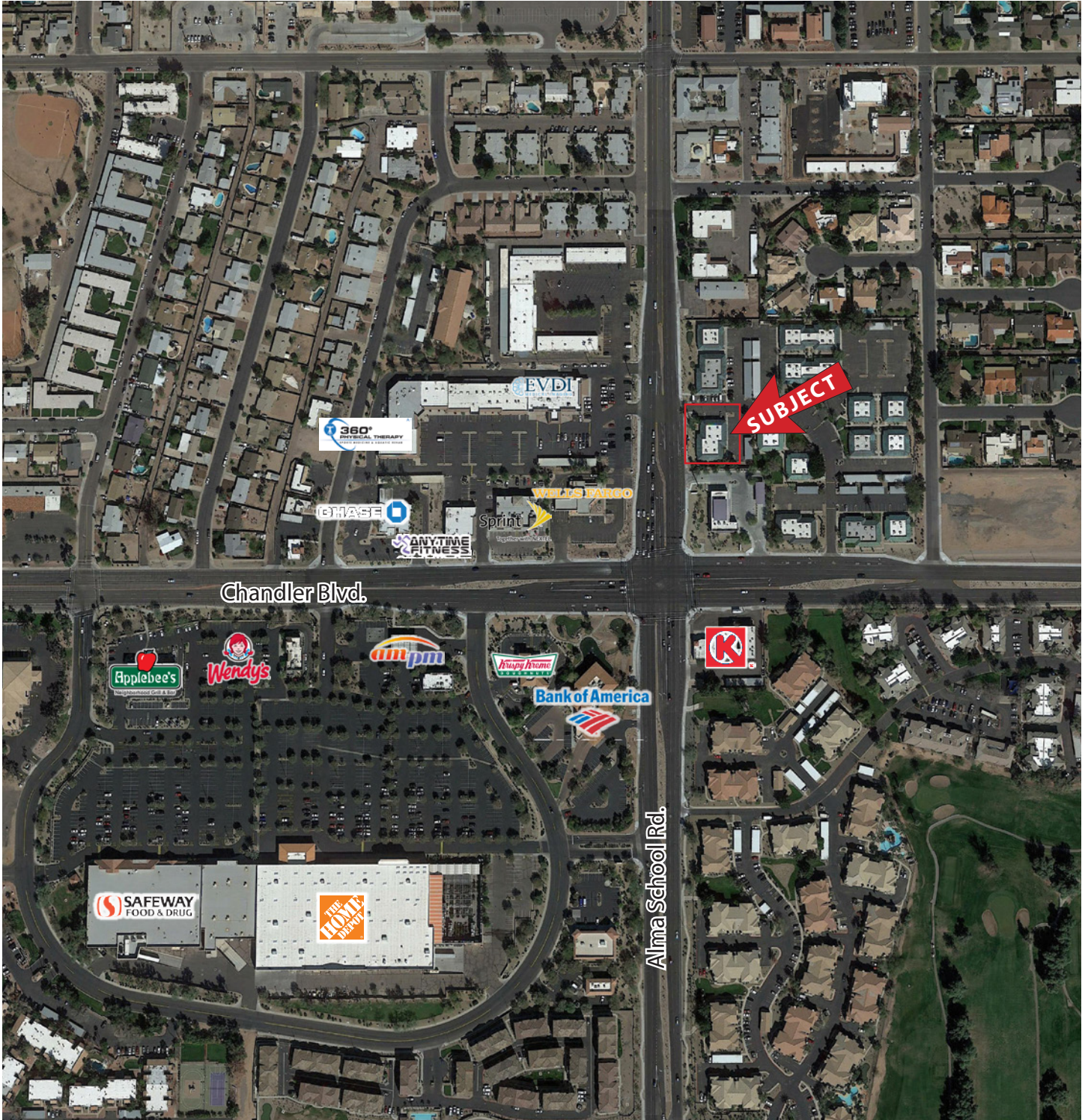
- Parking: 5.5/1000 sf
- Covered parking
- Landlord has TI money for qualified tenants
- Building is highly visible from the intersection
- ±34,500 cpd at intersection
- 1-mile from 202 Freeway
- 2-miles from Chandler Fashion Center

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,503	136,706	295,552
Ave Household Income	\$87,033	\$98,481	\$108,533
Daytime Employment	6,288	54,437	113,776

Matt Schrauth
 D 480 423 7953
 C 602 684 6209
 matt.schrauth@avisonyoung.com

Nicholas Pelusio
 D 480 423 7903
 C 602 505 3010
 nicholas.pelusio@avisonyoung.com

2777 E Camelback Road
 Suite 230
 Phoenix, AZ 85016
 avisonyoung.com



Lat/Lon: 33.3062/-111.859

RF5

W Chandler Blvd & N Alma School Rd

1 mi radius 3 mi radius 5 mi radius

Population

Estimated Population (2019)	17,503		136,706		295,552	
Projected Population (2024)	19,094		149,117		322,113	
Census Population (2010)	16,883		128,886		276,122	
Census Population (2000)	18,174		116,533		246,871	
Projected Annual Growth (2019 to 2024)	1,591	1.8%	12,411	1.8%	26,561	1.8%
Historical Annual Growth (2010 to 2019)	620	0.4%	7,820	0.6%	19,430	0.7%
Historical Annual Growth (2000 to 2010)	-1,291	-0.7%	12,353	1.1%	29,251	1.2%
Estimated Population Density (2019)	5,574	psm	4,837	psm	3,765	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2019)	6,569		51,728		111,545	
Projected Households (2024)	6,878		54,199		116,865	
Census Households (2010)	6,230		48,181		102,872	
Census Households (2000)	6,272		40,120		86,013	
Estimated Households with Children (2019)	2,316	35.3%	18,071	34.9%	39,112	35.1%
Estimated Average Household Size (2019)	2.65		2.64		2.64	

Average Household Income

Estimated Average Household Income (2019)	\$87,033		\$98,481		\$108,533	
Projected Average Household Income (2024)	\$92,327		\$111,278		\$122,952	
Estimated Average Family Income (2019)	\$101,240		\$116,721		\$126,062	

Median Household Income

Estimated Median Household Income (2019)	\$68,333		\$78,553		\$88,411	
Projected Median Household Income (2024)	\$79,506		\$90,582		\$101,745	
Estimated Median Family Income (2019)	\$80,207		\$91,847		\$103,452	

Per Capita Income

Estimated Per Capita Income (2019)	\$32,707		\$37,296		\$40,992	
Projected Per Capita Income (2024)	\$33,296		\$40,475		\$44,636	
Estimated Per Capita Income 5 Year Growth	\$589	1.8%	\$3,179	8.5%	\$3,644	8.9%
Estimated Average Household Net Worth (2019)	\$723,115		\$893,053		\$1,064,519	

Daytime Demos (2019)

Total Businesses	888		4,804		10,937	
Total Employees	6,288		54,437		113,776	
Company Headquarter Businesses	1	0.1%	14	0.3%	48	0.4%
Company Headquarter Employees	300	4.8%	4,058	7.5%	5,806	5.1%
Employee Population per Business	7.1		11.3		10.4	
Residential Population per Business	19.7		28.5		27.0	



Lat/Lon: 33.3062/-111.859

RF5

W Chandler Blvd & N Alma School Rd

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2019)	11,145	63.7%	89,976	65.8%	207,422	70.2%
Black or African American (2019)	1,178	6.7%	9,010	6.6%	17,601	6.0%
American Indian or Alaska Native (2019)	351	2.0%	2,553	1.9%	4,643	1.6%
Asian (2019)	1,193	6.8%	10,832	7.9%	24,468	8.3%
Hawaiian or Pacific Islander (2019)	43	0.2%	269	0.2%	722	0.2%
Other Race (2019)	2,680	15.3%	17,750	13.0%	26,946	9.1%
Two or More Races (2019)	914	5.2%	6,315	4.6%	13,751	4.7%
Not Hispanic or Latino Population (2019)	11,039	63.1%	94,032	68.8%	220,159	74.5%
Hispanic or Latino Population (2019)	6,464	36.9%	42,674	31.2%	75,393	25.5%
Not Hispanic or Latino Population (2024)	11,961	62.6%	101,801	68.3%	237,818	73.8%
Hispanic or Latino Population (2024)	7,134	37.4%	47,317	31.7%	84,295	26.2%
Not Hispanic or Latino Population (2010)	10,610	62.8%	91,344	70.9%	217,333	78.7%
Hispanic or Latino Population (2010)	6,273	37.2%	37,542	29.1%	58,790	21.3%
Not Hispanic or Latino Population (2000)	12,507	68.8%	86,444	74.2%	201,670	81.7%
Hispanic or Latino Population (2000)	5,667	31.2%	30,089	25.8%	45,201	18.3%
Projected Hispanic Annual Growth (2019 to 2024)	670	2.1%	4,643	2.2%	8,902	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	797	0.7%	12,585	2.2%	30,192	3.5%

Age Distribution (2019)

Age Under 5	1,159	6.6%	9,064	6.6%	18,433	6.2%
Age 5 to 9 Years	1,166	6.7%	9,107	6.7%	19,317	6.5%
Age 10 to 14 Years	1,220	7.0%	9,391	6.9%	20,704	7.0%
Age 15 to 19 Years	1,183	6.8%	9,169	6.7%	19,843	6.7%
Age 20 to 24 Years	1,318	7.5%	9,889	7.2%	19,341	6.5%
Age 25 to 29 Years	1,550	8.9%	12,523	9.2%	23,865	8.1%
Age 30 to 34 Years	1,370	7.8%	11,283	8.3%	22,791	7.7%
Age 35 to 39 Years	1,185	6.8%	10,188	7.5%	21,957	7.4%
Age 40 to 44 Years	1,126	6.4%	9,182	6.7%	20,231	6.8%
Age 45 to 49 Years	1,135	6.5%	9,369	6.9%	21,119	7.1%
Age 50 to 54 Years	1,047	6.0%	8,522	6.2%	19,592	6.6%
Age 55 to 59 Years	1,021	5.8%	7,933	5.8%	19,114	6.5%
Age 60 to 64 Years	859	4.9%	6,538	4.8%	15,840	5.4%
Age 65 to 74 Years	1,192	6.8%	8,651	6.3%	20,437	6.9%
Age 75 to 84 Years	630	3.6%	4,210	3.1%	9,372	3.2%
Age 85 Years or Over	342	2.0%	1,684	1.2%	3,597	1.2%
Median Age	33.6		33.5		35.4	

Gender Age Distribution (2019)

Female Population	8,885	50.8%	69,569	50.9%	150,097	50.8%
Age 0 to 19 Years	2,267	25.5%	17,885	25.7%	38,089	25.4%
Age 20 to 64 Years	5,358	60.3%	43,425	62.4%	93,536	62.3%
Age 65 Years or Over	1,259	14.2%	8,259	11.9%	18,472	12.3%
Female Median Age	35.1		34.5		36.3	
Male Population	8,618	49.2%	67,137	49.1%	145,455	49.2%
Age 0 to 19 Years	2,460	28.5%	18,847	28.1%	40,207	27.6%
Age 20 to 64 Years	5,254	61.0%	42,003	62.6%	90,314	62.1%
Age 65 Years or Over	904	10.5%	6,287	9.4%	14,934	10.3%
Male Median Age	32.1		32.5		34.4	



Lat/Lon: 33.3062/-111.859

RF5

W Chandler Blvd & N Alma School Rd**1 mi radius****3 mi radius****5 mi radius****Household Income Distribution (2019)**

HH Income \$200,000 or More	360	5.5%	3,751	7.3%	10,284	9.2%
HH Income \$150,000 to \$199,999	369	5.6%	4,285	8.3%	11,680	10.5%
HH Income \$100,000 to \$149,999	1,139	17.3%	9,245	17.9%	22,092	19.8%
HH Income \$75,000 to \$99,999	998	15.2%	8,784	17.0%	19,107	17.1%
HH Income \$50,000 to \$74,999	1,309	19.9%	10,024	19.4%	20,417	18.3%
HH Income \$35,000 to \$49,999	924	14.1%	6,074	11.7%	11,513	10.3%
HH Income \$25,000 to \$34,999	564	8.6%	3,645	7.0%	6,380	5.7%
HH Income \$15,000 to \$24,999	463	7.0%	3,178	6.1%	5,468	4.9%
HH Income Under \$15,000	443	6.7%	2,743	5.3%	4,604	4.1%
HH Income \$35,000 or More	5,099	77.6%	42,162	81.5%	95,093	85.3%
HH Income \$75,000 or More	2,866	43.6%	26,064	50.4%	63,163	56.6%

Housing (2019)

Total Housing Units	6,790		53,221		114,651	
Housing Units Occupied	6,569	96.7%	51,728	97.2%	111,545	97.3%
Housing Units Owner-Occupied	3,152	48.0%	28,589	55.3%	71,931	64.5%
Housing Units, Renter-Occupied	3,417	52.0%	23,139	44.7%	39,613	35.5%
Housing Units, Vacant	221	3.4%	1,493	2.9%	3,106	2.8%

Marital Status (2019)

Never Married	4,847	34.7%	39,826	36.5%	78,358	33.0%
Currently Married	5,803	41.6%	45,964	42.1%	112,670	47.5%
Separated	846	6.1%	5,257	4.8%	9,515	4.0%
Widowed	539	3.9%	4,160	3.8%	8,604	3.6%
Divorced	1,923	13.8%	13,938	12.8%	27,951	11.8%

Household Type (2019)

Population Family	14,252	81.4%	111,322	81.4%	246,658	83.5%
Population Non-Family	3,166	18.1%	24,998	18.3%	48,184	16.3%
Population Group Quarters	85	0.5%	386	0.3%	709	0.2%
Family Households	4,154	63.2%	33,250	64.3%	75,580	67.8%
Non-Family Households	2,415	36.8%	18,478	35.7%	35,964	32.2%
Married Couple with Children	1,281	22.1%	11,058	24.1%	25,976	23.1%
Average Family Household Size	3.4		3.3		3.3	

Household Size (2019)

1 Person Households	1,853	28.2%	13,512	26.1%	26,576	23.8%
2 Person Households	1,936	29.5%	16,038	31.0%	36,360	32.6%
3 Person Households	1,046	15.9%	8,692	16.8%	19,311	17.3%
4 Person Households	844	12.8%	7,241	14.0%	16,747	15.0%
5 Person Households	478	7.3%	3,613	7.0%	7,539	6.8%
6 or More Person Households	413	6.3%	2,633	5.1%	5,013	4.5%

Household Vehicles (2019)

Households with 0 Vehicles Available	495	7.5%	2,225	4.3%	3,737	3.4%
Households with 1 Vehicles Available	2,403	36.6%	17,855	34.5%	33,971	30.5%
Households with 2 or More Vehicles Available	3,671	55.9%	31,648	61.2%	73,837	66.2%
Total Vehicles Available	11,701		96,068		217,690	
Average Vehicles Per Household	1.8		1.9		2.0	

Lat/Lon: 33.3062/-111.859

RF5

W Chandler Blvd & N Alma School Rd

	1 mi radius		3 mi radius		5 mi radius	
--	-------------	--	-------------	--	-------------	--

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over			13,754		107,416		233,238
Estimated Civilian Employed	9,693	70.5%	77,332	72.0%	165,574	71.0%	
Estimated Civilian Unemployed	346	2.5%	2,617	2.4%	5,359	2.3%	
Estimated in Armed Forces	-	-	52	-	83	-	
Estimated Not in Labor Force	3,715	27.0%	27,415	25.5%	62,222	26.7%	
Unemployment Rate	2.5%		2.4%		2.3%		

Occupation (2019)

Occupation: Population Age 16 Years or Over	9,693		77,332		165,574		
Management, Business, Financial Operations	1,460	15.1%	13,625	17.6%	31,996	19.3%	
Professional, Related	2,016	20.8%	18,060	23.4%	43,207	26.1%	
Service	1,711	17.6%	12,593	16.3%	24,217	14.6%	
Sales, Office	2,818	29.1%	21,591	27.9%	43,956	26.5%	
Farming, Fishing, Forestry	-	-	166	0.2%	339	0.2%	
Construct, Extraction, Maintenance	756	7.8%	5,377	7.0%	10,194	6.2%	
Production, Transport Material Moving	932	9.6%	5,919	7.7%	11,665	7.0%	
White Collar Workers	6,294	64.9%	53,276	68.9%	119,159	72.0%	
Blue Collar Workers	3,399	35.1%	24,055	31.1%	46,415	28.0%	

Consumer Expenditure (2019)

Total Household Expenditure	\$418.53 M		\$3.61 B		\$8.32 B		
Total Non-Retail Expenditure	\$220.73 M	52.7%	\$1.9 B	52.7%	\$4.39 B	52.7%	
Total Retail Expenditure	\$197.8 M	47.3%	\$1.71 B	47.3%	\$3.93 B	47.3%	
Apparel	\$14.8 M	3.5%	\$128.29 M	3.6%	\$297.11 M	3.6%	
Contributions	\$13.27 M	3.2%	\$116.69 M	3.2%	\$275 M	3.3%	
Education	\$12.17 M	2.9%	\$108.75 M	3.0%	\$259.37 M	3.1%	
Entertainment	\$23.45 M	5.6%	\$204.61 M	5.7%	\$477.09 M	5.7%	
Food and Beverages	\$62.1 M	14.8%	\$532.43 M	14.8%	\$1.22 B	14.7%	
Furnishings and Equipment	\$14.58 M	3.5%	\$127.12 M	3.5%	\$296.17 M	3.6%	
Gifts	\$10.1 M	2.4%	\$88.35 M	2.4%	\$207.78 M	2.5%	
Health Care	\$35.27 M	8.4%	\$301.33 M	8.4%	\$691.6 M	8.3%	
Household Operations	\$16.24 M	3.9%	\$141.01 M	3.9%	\$327.87 M	3.9%	
Miscellaneous Expenses	\$7.88 M	1.9%	\$67.99 M	1.9%	\$157.5 M	1.9%	
Personal Care	\$5.62 M	1.3%	\$48.45 M	1.3%	\$111.85 M	1.3%	
Personal Insurance	\$2.86 M	0.7%	\$25.35 M	0.7%	\$60.15 M	0.7%	
Reading	\$901.81 K	0.2%	\$7.79 M	0.2%	\$18.08 M	0.2%	
Shelter	\$88.86 M	21.2%	\$762.21 M	21.1%	\$1.75 B	21.0%	
Tobacco	\$2.63 M	0.6%	\$21.57 M	0.6%	\$47.45 M	0.6%	
Transportation	\$76.61 M	18.3%	\$661.86 M	18.3%	\$1.53 B	18.3%	
Utilities	\$31.2 M	7.5%	\$264 M	7.3%	\$599.3 M	7.2%	

Educational Attainment (2019)

Adult Population Age 25 Years or Over	11,457		90,085		197,914		
Elementary (Grade Level 0 to 8)	685	6.0%	4,301	4.8%	6,046	3.1%	
Some High School (Grade Level 9 to 11)	770	6.7%	4,433	4.9%	7,751	3.9%	
High School Graduate	2,817	24.6%	17,380	19.3%	33,461	16.9%	
Some College	2,457	21.4%	20,895	23.2%	45,343	22.9%	
Associate Degree Only	1,233	10.8%	8,928	9.9%	18,925	9.6%	
Bachelor Degree Only	2,009	17.5%	21,857	24.3%	52,874	26.7%	
Graduate Degree	1,485	13.0%	12,290	13.6%	33,514	16.9%	

Lat/Lon: 33.3062/-111.859

RF5

W Chandler Blvd & N Alma School Rd

	1 mi radius	3 mi radius	5 mi radius
--	-------------	-------------	-------------

Units In Structure (2019)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	4,082 65.5%	33,300 69.1%	81,169 78.9%
1 Attached Unit	203 3.3%	2,338 4.9%	4,903 4.8%
2 to 4 Units	305 4.9%	2,856 5.9%	4,508 4.4%
5 to 9 Units	704 11.3%	4,436 9.2%	6,681 6.5%
10 to 19 Units	736 11.8%	3,306 6.9%	5,526 5.4%
20 to 49 Units	66 1.1%	1,096 2.3%	1,777 1.7%
50 or More Units	442 7.1%	2,794 5.8%	4,827 4.7%
Mobile Home or Trailer	28 0.4%	1,548 3.2%	2,016 2.0%
Other Structure	3 -	56 0.1%	137 0.1%

Homes Built By Year (2019)

Homes Built 2010 or later	253 4.1%	3,323 6.9%	7,029 6.8%
Homes Built 2000 to 2009	685 11.0%	9,882 20.5%	20,806 20.2%
Homes Built 1990 to 1999	1,986 31.9%	15,655 32.5%	33,686 32.7%
Homes Built 1980 to 1989	1,442 23.1%	12,638 26.2%	27,388 26.6%
Homes Built 1970 to 1979	1,021 16.4%	5,813 12.1%	15,590 15.2%
Homes Built 1960 to 1969	640 10.3%	2,405 5.0%	3,866 3.8%
Homes Built 1950 to 1959	396 6.3%	1,290 2.7%	2,046 2.0%
Homes Built Before 1949	146 2.3%	722 1.5%	1,134 1.1%

Home Values (2019)

Home Values \$1,000,000 or More	8 0.2%	131 0.5%	442 0.6%
Home Values \$500,000 to \$999,999	164 5.2%	1,939 6.9%	5,833 8.5%
Home Values \$400,000 to \$499,999	135 4.3%	1,980 7.1%	7,342 10.7%
Home Values \$300,000 to \$399,999	429 13.7%	5,160 18.5%	16,124 23.5%
Home Values \$200,000 to \$299,999	1,434 45.7%	10,719 38.4%	25,700 37.5%
Home Values \$150,000 to \$199,999	623 19.9%	4,860 17.4%	9,520 13.9%
Home Values \$100,000 to \$149,999	212 6.8%	1,971 7.1%	3,618 5.3%
Home Values \$70,000 to \$99,999	43 1.4%	452 1.6%	895 1.3%
Home Values \$50,000 to \$69,999	19 0.6%	169 0.6%	315 0.5%
Home Values \$25,000 to \$49,999	8 0.3%	186 0.7%	332 0.5%
Home Values Under \$25,000	64 2.0%	932 3.3%	1,542 2.2%
Owner-Occupied Median Home Value	\$243,234	\$258,102	\$286,867
Renter-Occupied Median Rent	\$893	\$998	\$1,038

Transportation To Work (2019)

Drive to Work Alone	6,707 78.4%	51,975 77.6%	112,222 77.5%
Drive to Work in Carpool	944 11.0%	7,322 10.9%	15,588 10.8%
Travel to Work by Public Transportation	200 2.3%	1,219 1.8%	2,651 1.8%
Drive to Work on Motorcycle	94 1.1%	407 0.6%	784 0.5%
Walk or Bicycle to Work	233 2.7%	1,850 2.8%	3,469 2.4%
Other Means	74 0.9%	722 1.1%	1,240 0.9%
Work at Home	303 3.5%	3,458 5.2%	8,805 6.1%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	2,566 30.0%	18,703 27.9%	38,966 26.9%
Travel to Work in 15 to 29 Minutes	4,108 48.0%	31,723 47.4%	65,923 45.5%
Travel to Work in 30 to 59 Minutes	2,175 25.4%	18,872 28.2%	42,315 29.2%
Travel to Work in 60 Minutes or More	480 5.6%	3,826 5.7%	7,910 5.5%
Average Minutes Travel to Work	19.7	20.8	21.4