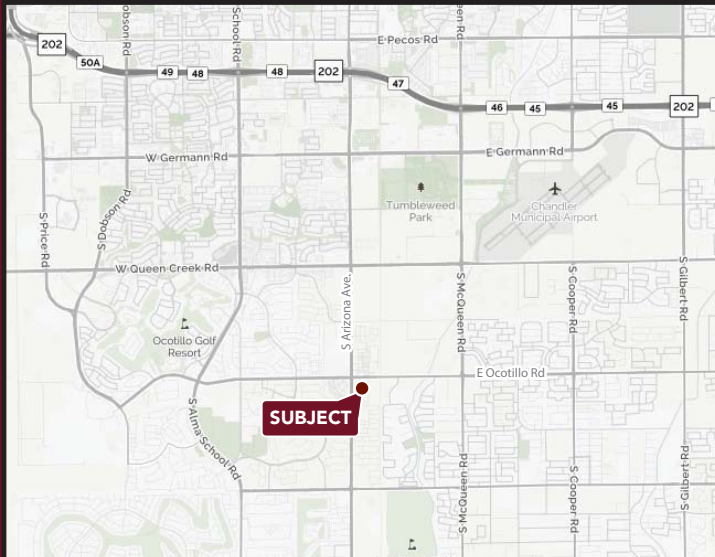




SOUTHSHORE TOWN CENTER

SOUTHEAST CORNER OF ARIZONA AVE. & OCOTILLO RD., CHANDLER, AZ

Average Household Income Over \$90,000



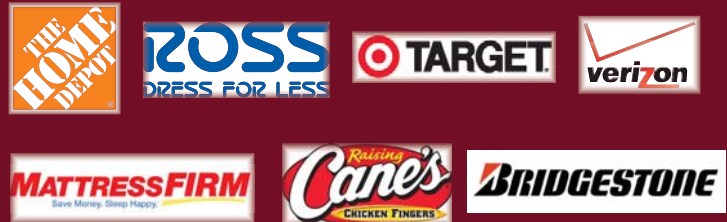
AVAILABLE

- 1,628 SF

FEATURES

- Anchored by Home Depot
- Monument Signage Available
- Across from Hamilton High School (3,755 Students)
- Within 1 mile of Snedigar Recreation Center

NOTABLE TENANTS



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	10,171	79,736	189,719
Avg Household Income	\$126,969	\$114,023	\$100,221
Daytime Population	3,534	18,394	53,103

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



JAMES DECREMER
602.778.3840
jamesd@srgaz.com

KRISTINA REMON
602.792.5202
kristinar@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)



SOUTHSHORE TOWN CENTER

SOUTHEAST CORNER OF ARIZONA AVE. & OCOTILLO RD., CHANDLER, AZ



#	TENANT	SQ. FT.
A-1	Master Shin's	3,528 sf
A-3	Available	1,628 sf
A4-5	Nail Spa	1,820 sf
A-6	Ocotillo Pilates	1,775 sf
A-7	All Brite Dental	1,307 sf
A-8	Pho Chandler	2,087 sf
B1-3	Mattress Firm	3,201 sf
B-4	Sports Clips	1,178 sf
B5-6	Jets Pizza	2,149 sf
B-7	Chandler Driving School	1,223 sf

#	TENANT	SQ. FT.
C-1	Bosa Donuts	2,400 sf
C2-3	Select Physical Therapy	2,020 sf
C-4	Computer Store	1,320 sf
C5-6	Yogi's Grill	2,400 sf
D7-8	Orthodontics	2,944 sf
D-10	Great Heart Animal Hospital	2,190 sf
D-11	Tim Butcher Block Meats	1,560 sf
B-4	Sports Clips	1,178 sf



STRATEGIC

EXCLUSIVELY REPRESENTED BY

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

WWW.STRATEGICRETAILGROUP.COM

KRISTINA REMON
602.792.5202
kristinar@srgaz.com



SOUTHSHORE TOWN CENTER

SOUTHEAST CORNER OF ARIZONA AVE. & OCOTILLO RD., CHANDLER, AZ



EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



STRATEGIC

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

KRISTINA REMON
602.792.5202
kristinar@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2470/-111.8405

RF5

4015 S Arizona Ave Chandler, AZ 85248	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	10,171	79,736	189,719
Projected Population (2022)	11,017	86,408	206,067
Census Population (2010)	5,919	67,098	162,150
Census Population (2000)	2,306	29,993	94,316
Projected Annual Growth (2017 to 2022)	846 1.7%	6,672 1.7%	16,348 1.7%
Historical Annual Growth (2010 to 2017)	4,252 10.3%	12,638 2.7%	27,569 2.4%
Historical Annual Growth (2000 to 2010)	3,613 15.7%	37,105 12.4%	67,834 7.2%
Estimated Population Density (2017)	3,238 <i>psm</i>	2,821 <i>psm</i>	2,417 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	3,520	30,095	70,164
Projected Households (2022)	3,690	31,639	73,788
Census Households (2010)	1,983	25,206	59,809
Census Households (2000)	806	12,007	34,541
Estimated Households with Children (2017)	1,542 43.8%	10,376 34.5%	24,879 35.5%
Estimated Average Household Size (2017)	2.89	2.65	2.70
Average Household Income			
Estimated Average Household Income (2017)	\$126,969	\$114,023	\$100,221
Projected Average Household Income (2022)	\$169,292	\$143,284	\$124,527
Estimated Average Family Income (2017)	\$150,778	\$132,967	\$116,286
Median Household Income			
Estimated Median Household Income (2017)	\$126,441	\$98,867	\$87,155
Projected Median Household Income (2022)	\$151,015	\$117,038	\$103,069
Estimated Median Family Income (2017)	\$144,218	\$115,651	\$102,451
Per Capita Income			
Estimated Per Capita Income (2017)	\$43,939	\$43,044	\$37,078
Projected Per Capita Income (2022)	\$56,708	\$52,472	\$44,603
Estimated Per Capita Income 5 Year Growth	\$12,769 29.1%	\$9,428 21.9%	\$7,524 20.3%
Estimated Average Household Net Worth (2017)	\$1,820,182	\$1,381,124	\$1,135,290
Daytime Demos (2017)			
Total Businesses	530	2,389	5,472
Total Employees	3,534	18,394	53,103
Company Headquarter Businesses	3 0.5%	7 0.3%	18 0.3%
Company Headquarter Employees	147 4.2%	187 1.0%	3,060 5.8%
Employee Population per Business	6.7	7.7	9.7
Residential Population per Business	19.2	33.4	34.7

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2470/-111.8405

RF5

4015 S Arizona Ave

Chandler, AZ 85248

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	7,499	73.7%	60,811	76.3%	137,602	72.5%
Black or African American (2017)	496	4.9%	3,680	4.6%	9,925	5.2%
American Indian or Alaska Native (2017)	55	0.5%	649	0.8%	2,420	1.3%
Asian (2017)	1,386	13.6%	8,196	10.3%	16,290	8.6%
Hawaiian or Pacific Islander (2017)	15	0.2%	108	0.1%	285	0.2%
Other Race (2017)	277	2.7%	3,217	4.0%	15,513	8.2%
Two or More Races (2017)	443	4.4%	3,076	3.9%	7,683	4.0%
Not Hispanic or Latino Population (2017)	8,672	85.3%	67,732	84.9%	147,119	77.5%
Hispanic or Latino Population (2017)	1,499	14.7%	12,004	15.1%	42,600	22.5%
Not Hispanic or Latino Population (2022)	9,207	83.6%	71,923	83.2%	156,460	75.9%
Hispanic or Latino Population (2022)	1,810	16.4%	14,485	16.8%	49,607	24.1%
Not Hispanic or Latino Population (2010)	5,222	88.2%	59,076	88.0%	128,053	79.0%
Hispanic or Latino Population (2010)	697	11.8%	8,022	12.0%	34,097	21.0%
Not Hispanic or Latino Population (2000)	2,110	91.5%	27,115	90.4%	70,825	75.1%
Hispanic or Latino Population (2000)	196	8.5%	2,878	9.6%	23,491	24.9%
Projected Hispanic Annual Growth (2017 to 2022)	311	4.1%	2,480	4.1%	7,006	3.3%
Historic Hispanic Annual Growth (2000 to 2017)	1,303	39.1%	9,126	18.7%	19,109	4.8%

Age Distribution (2017)

Age Under 5	706	6.9%	5,019	6.3%	12,589	6.6%
Age 5 to 9 Years	787	7.7%	5,785	7.3%	13,861	7.3%
Age 10 to 14 Years	816	8.0%	5,517	6.9%	13,538	7.1%
Age 15 to 19 Years	744	7.3%	4,695	5.9%	11,903	6.3%
Age 20 to 24 Years	464	4.6%	3,299	4.1%	9,986	5.3%
Age 25 to 29 Years	529	5.2%	3,802	4.8%	11,308	6.0%
Age 30 to 34 Years	712	7.0%	5,035	6.3%	12,966	6.8%
Age 35 to 39 Years	861	8.5%	6,062	7.6%	13,993	7.4%
Age 40 to 44 Years	864	8.5%	5,970	7.5%	13,706	7.2%
Age 45 to 49 Years	820	8.1%	5,396	6.8%	12,589	6.6%
Age 50 to 54 Years	717	7.1%	4,735	5.9%	11,380	6.0%
Age 55 to 59 Years	607	6.0%	4,664	5.8%	10,814	5.7%
Age 60 to 64 Years	512	5.0%	4,723	5.9%	10,258	5.4%
Age 65 to 74 Years	603	5.9%	8,695	10.9%	17,833	9.4%
Age 75 to 84 Years	283	2.8%	4,671	5.9%	9,386	4.9%
Age 85 Years or Over	146	1.4%	1,669	2.1%	3,610	1.9%
Median Age	36.0		40.3		37.7	

Gender Age Distribution (2017)

Female Population	5,162	50.8%	41,078	51.5%	97,326	51.3%
Age 0 to 19 Years	1,487	28.8%	10,218	24.9%	25,211	25.9%
Age 20 to 64 Years	3,110	60.2%	22,667	55.2%	55,069	56.6%
Age 65 Years or Over	566	11.0%	8,193	19.9%	17,046	17.5%
Female Median Age	36.3		40.8		38.6	
Male Population	5,009	49.2%	38,658	48.5%	92,392	48.7%
Age 0 to 19 Years	1,566	31.3%	10,798	27.9%	26,679	28.9%
Age 20 to 64 Years	2,976	59.4%	21,018	54.4%	51,930	56.2%
Age 65 Years or Over	467	9.3%	6,842	17.7%	13,783	14.9%
Male Median Age	35.6		39.7		36.9	

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2470/-111.8405

RF5

4015 S Arizona Ave

Chandler, AZ 85248

Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	722	20.5%	3,985	13.2%	6,650	9.5%
HH Income \$150,000 to \$199,999	532	15.1%	3,655	12.1%	6,983	10.0%
HH Income \$100,000 to \$149,999	951	27.0%	6,369	21.2%	13,969	19.9%
HH Income \$75,000 to \$99,999	405	11.5%	4,071	13.5%	10,046	14.3%
HH Income \$50,000 to \$74,999	356	10.1%	4,639	15.4%	11,780	16.8%
HH Income \$35,000 to \$49,999	177	5.0%	2,847	9.5%	7,619	10.9%
HH Income \$25,000 to \$34,999	135	3.8%	1,631	5.4%	4,510	6.4%
HH Income \$15,000 to \$24,999	115	3.3%	1,630	5.4%	4,559	6.5%
HH Income Under \$15,000	128	3.6%	1,266	4.2%	4,048	5.8%
HH Income \$35,000 or More	3,142	89.3%	25,567	85.0%	57,047	81.3%
HH Income \$75,000 or More	2,610	74.2%	18,081	60.1%	37,648	53.7%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	3,678		32,054		74,162	
Housing Units Occupied	3,520	95.7%	30,095	93.9%	70,164	94.6%
Housing Units Owner-Occupied	2,563	72.8%	23,047	76.6%	50,352	71.8%
Housing Units, Renter-Occupied	957	27.2%	7,048	23.4%	19,813	28.2%
Housing Units, Vacant	158	4.3%	1,959	6.1%	3,997	5.4%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	1,804	22.9%	14,495	22.9%	40,783	27.2%
Currently Married	5,173	65.8%	38,367	60.5%	82,319	55.0%
Separated	148	1.9%	1,761	2.8%	4,943	3.3%
Widowed	244	3.1%	3,397	5.4%	7,784	5.2%
Divorced	493	6.3%	5,394	8.5%	13,903	9.3%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,103	89.5%	69,593	87.3%	163,303	86.1%
Population Non-Family	1,066	10.5%	10,069	12.6%	26,101	13.8%
Population Group Quarters	2	-	74	0.1%	314	0.2%
Family Households	2,714	77.1%	22,030	73.2%	49,769	70.9%
Non-Family Households	806	22.9%	8,065	26.8%	20,395	29.1%
Married Couple with Children	1,187	22.9%	8,120	21.2%	17,901	21.7%
Average Family Household Size	3.4		3.2		3.3	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	619	17.6%	6,471	21.5%	15,973	22.8%
2 Person Households	1,082	30.8%	10,949	36.4%	23,704	33.8%
3 Person Households	639	18.1%	4,492	14.9%	10,655	15.2%
4 Person Households	732	20.8%	4,953	16.5%	11,032	15.7%
5 Person Households	294	8.4%	2,123	7.1%	5,167	7.4%
6 or More Person Households	153	4.3%	1,108	3.7%	3,634	5.2%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	150	4.3%	903	3.0%	2,703	3.9%
Households with 1 Vehicles Available	787	22.3%	9,128	30.3%	22,676	32.3%
Households with 2 or More Vehicles Available	2,583	73.4%	20,065	66.7%	44,786	63.8%
Total Vehicles Available	7,028		57,273		130,520	
Average Vehicles Per Household	2.0		1.9		1.9	

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2470/-111.8405

RF5

4015 S Arizona Ave

Chandler, AZ 85248

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	7,695		62,398		147,302	
Estimated Civilian Employed	5,461	71.0%	39,101	62.7%	93,398	63.4%
Estimated Civilian Unemployed	119	1.5%	1,148	1.8%	3,250	2.2%
Estimated in Armed Forces	-	-	32	0.1%	63	-
Estimated Not in Labor Force	2,115	27.5%	22,117	35.4%	50,590	34.3%
Unemployment Rate	1.5%		1.8%		2.2%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	5,032		39,191		93,296	
Management, Business, Financial Operations	1,083	21.5%	8,696	22.2%	17,941	19.2%
Professional, Related	1,627	32.3%	10,882	27.8%	23,841	25.6%
Service	761	15.1%	5,360	13.7%	14,770	15.8%
Sales, Office	1,028	20.4%	9,857	25.2%	24,237	26.0%
Farming, Fishing, Forestry	6	0.1%	42	0.1%	222	0.2%
Construct, Extraction, Maintenance	250	5.0%	1,736	4.4%	4,887	5.2%
Production, Transport Material Moving	278	5.5%	2,617	6.7%	7,398	7.9%
White Collar Workers	3,737	74.3%	29,435	75.1%	66,019	70.8%
Blue Collar Workers	1,295	25.7%	9,755	24.9%	27,278	29.2%

Consumer Expenditure (2017)

Total Household Expenditure	\$292 M		\$2.31 B		\$4.91 B	
Total Non-Retail Expenditure	\$161 M	55.1%	\$1.27 B	54.8%	\$2.69 B	54.7%
Total Retail Expenditure	\$131 M	44.9%	\$1.04 B	45.2%	\$2.22 B	45.3%
Apparel	\$10.4 M	3.6%	\$81.7 M	3.5%	\$173 M	3.5%
Contributions	\$15.8 M	5.4%	\$117 M	5.1%	\$236 M	4.8%
Education	\$13.5 M	4.6%	\$98.2 M	4.2%	\$200 M	4.1%
Entertainment	\$16.8 M	5.7%	\$132 M	5.7%	\$279 M	5.7%
Food and Beverages	\$40.6 M	13.9%	\$327 M	14.1%	\$703 M	14.3%
Furnishings and Equipment	\$10.7 M	3.7%	\$83.1 M	3.6%	\$175 M	3.6%
Gifts	\$8.52 M	2.9%	\$63.8 M	2.8%	\$131 M	2.7%
Health Care	\$21.0 M	7.2%	\$173 M	7.5%	\$374 M	7.6%
Household Operations	\$9.68 M	3.3%	\$72.8 M	3.1%	\$150 M	3.1%
Miscellaneous Expenses	\$4.06 M	1.4%	\$32.7 M	1.4%	\$70.3 M	1.4%
Personal Care	\$3.74 M	1.3%	\$29.7 M	1.3%	\$63.4 M	1.3%
Personal Insurance	\$2.56 M	0.9%	\$19.2 M	0.8%	\$39.4 M	0.8%
Reading	\$655 K	0.2%	\$5.17 M	0.2%	\$11.0 M	0.2%
Shelter	\$60.9 M	20.8%	\$480 M	20.7%	\$1.02 B	20.7%
Tobacco	\$1.35 M	0.5%	\$11.9 M	0.5%	\$26.6 M	0.5%
Transportation	\$52.5 M	17.9%	\$424 M	18.3%	\$913 M	18.6%
Utilities	\$19.8 M	6.8%	\$162 M	7.0%	\$351 M	7.2%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	6,655		55,421		127,843	
Elementary (Grade Level 0 to 8)	88	1.3%	1,084	2.0%	5,089	4.0%
Some High School (Grade Level 9 to 11)	114	1.7%	1,485	2.7%	5,956	4.7%
High School Graduate	745	11.2%	8,144	14.7%	21,647	16.9%
Some College	1,216	18.3%	11,936	21.5%	29,158	22.8%
Associate Degree Only	464	7.0%	4,450	8.0%	11,015	8.6%
Bachelor Degree Only	2,048	30.8%	17,579	31.7%	33,913	26.5%
Graduate Degree	1,980	29.8%	10,743	19.4%	21,066	16.5%

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2470/-111.8405

RF5

4015 S Arizona Ave

Chandler, AZ 85248

Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,661	134.2	25,229	100.1	55,266	92.4%
1 Attached Unit	127	6.4%	822	3.3%	2,075	3.5%
2 to 4 Units	78	3.9%	492	2.0%	1,799	3.0%
5 to 9 Units	55	2.8%	816	3.2%	2,809	4.7%
10 to 19 Units	137	6.9%	856	3.4%	2,950	4.9%
20 to 49 Units	74	3.7%	360	1.4%	1,176	2.0%
50 or More Units	91	4.6%	884	3.5%	1,726	2.9%
Mobile Home or Trailer	27	1.4%	670	2.7%	2,246	3.8%
Other Structure	2	0.1%	16	0.1%	51	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	16	0.8%	190	0.8%	522	0.9%
Homes Built 2000 to 2004	1,340	67.6%	13,053	51.8%	25,725	43.0%
Homes Built 1990 to 1999	835	42.1%	9,537	37.8%	19,959	33.4%
Homes Built 1980 to 1989	172	8.7%	2,789	11.1%	8,905	14.9%
Homes Built 1970 to 1979	145	7.3%	1,700	6.7%	5,976	10.0%
Homes Built 1960 to 1969	75	3.8%	646	2.6%	2,494	4.2%
Homes Built 1950 to 1959	36	1.8%	425	1.7%	1,924	3.2%
Homes Built Before 1949	35	1.7%	188	0.7%	694	1.2%

Home Values (2010)

Home Values \$1,000,000 or More	22	1.5%	209	1.0%	363	0.8%
Home Values \$500,000 to \$999,999	411	27.5%	2,531	12.6%	4,530	10.4%
Home Values \$400,000 to \$499,999	495	33.0%	3,249	16.2%	5,294	12.2%
Home Values \$300,000 to \$399,999	687	45.9%	6,653	33.2%	11,832	27.3%
Home Values \$200,000 to \$299,999	400	26.7%	6,145	30.7%	14,305	33.0%
Home Values \$150,000 to \$199,999	173	11.5%	2,391	11.9%	7,047	16.2%
Home Values \$100,000 to \$149,999	92	6.2%	1,076	5.4%	3,928	9.0%
Home Values \$70,000 to \$99,999	35	2.4%	200	1.0%	954	2.2%
Home Values \$50,000 to \$69,999	6	0.4%	40	0.2%	233	0.5%
Home Values \$25,000 to \$49,999	3	0.2%	116	0.6%	281	0.6%
Home Values Under \$25,000	37	2.5%	441	2.2%	1,210	2.8%
Owner-Occupied Median Home Value	\$354,993		\$314,983		\$278,474	
Renter-Occupied Median Rent	\$1,033		\$1,110		\$990	

Transportation To Work (2010)

Drive to Work Alone	3,361	75.7%	28,869	76.7%	68,519	77.1%
Drive to Work in Carpool	410	9.2%	3,572	9.5%	9,384	10.6%
Travel to Work by Public Transportation	66	1.5%	410	1.1%	1,257	1.4%
Drive to Work on Motorcycle	4	0.1%	84	0.2%	377	0.4%
Walk or Bicycle to Work	56	1.3%	728	1.9%	1,852	2.1%
Other Means	36	0.8%	425	1.1%	943	1.1%
Work at Home	506	11.4%	3,535	9.4%	6,559	7.4%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,063	27.0%	8,603	25.2%	19,195	23.3%
Travel to Work in 15 to 29 Minutes	1,713	43.6%	14,149	41.5%	36,465	44.3%
Travel to Work in 30 to 59 Minutes	1,441	36.6%	10,929	32.1%	25,653	31.2%
Travel to Work in 60 Minutes or More	243	6.2%	1,764	5.2%	5,055	6.1%
Average Minutes Travel to Work	22.9		22.6		22.7	

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