

FORMER ELEMENTARY SCHOOL FOR SALE OR LONG TERM LEASE*

EXCLUSIVE LISTING | 5810 SOUTH ALAMEDA ROAD, GOLD CANYON (PINAL COUNTY), ARIZONA



*minimum 10 year lease

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PROPERTY OVERVIEW

LOCATION Property is located at 5810 South Alameda Road in Gold Canyon, Pinal County, Arizona

SALE PRICE/LEASE RATE Call for pricing

PARCEL SIZE ±11.32 acres

PARCEL 104-57-003A

ZONING SR, Suburban Ranch District; Pinal County

PARKING 115 spaces

BUILDING SIZE ±52,187 square feet, built in 1985

YEAR BUILT 1985

UTILITIES

Sewer - Superstition Mountain Community Facilities District

Water - Arizona Water Company

Electric - SRP (gas not available)

Telephone - Century Link

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2017 Avg. Population	3,343	9,176	11,452
2017 Avg. HH Income	\$90,461	\$90,258	\$90,234

See page 11 for complete demographic report. (Source: ESRI 2017)

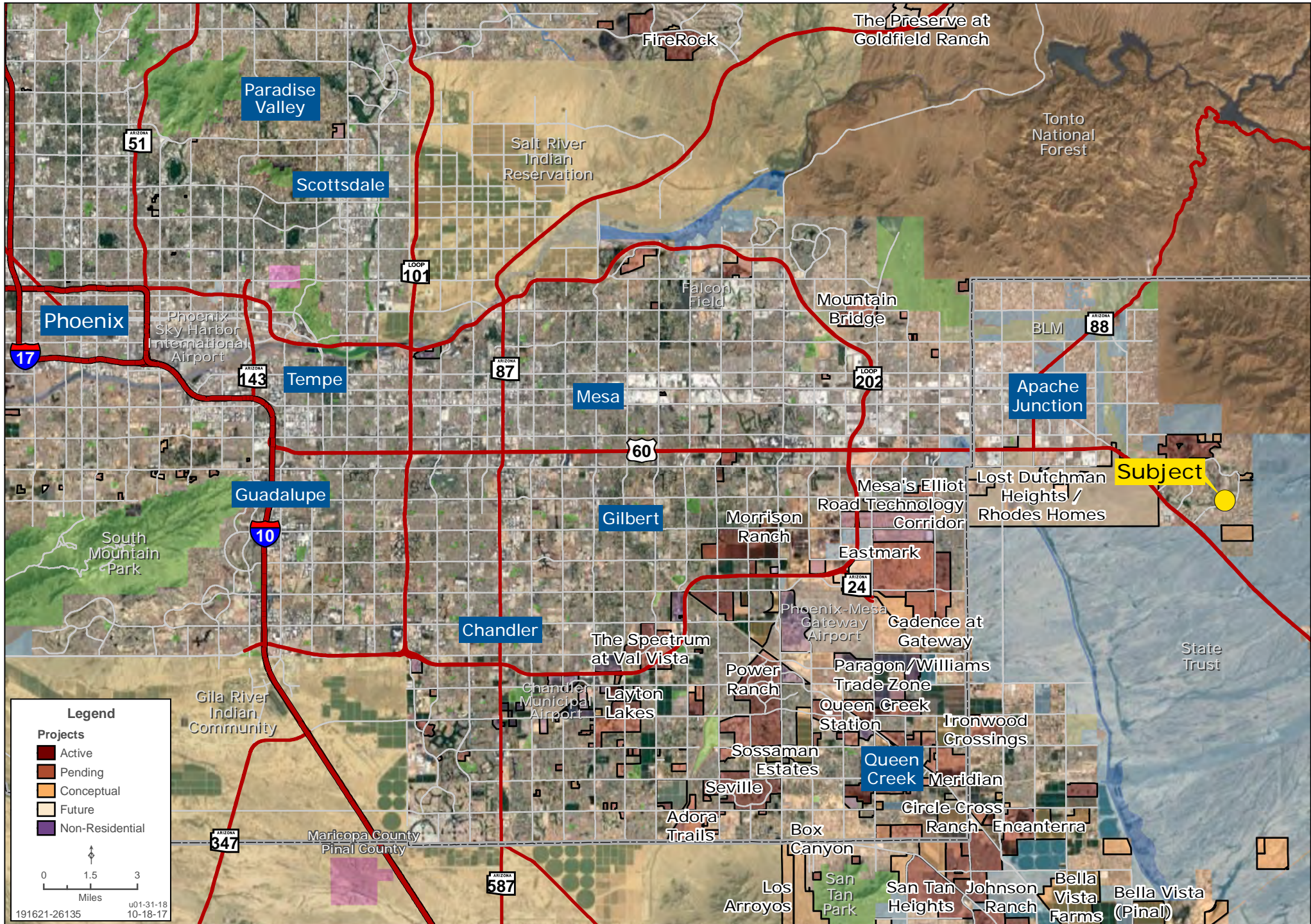
COMMENTS

- Property is currently being leased to Gold Canyon Community Church on a M-T-M Lease
- Property is located in Gold Canyon, which has approximately ±12,000 residents
- The school includes a music room, library, class rooms, cafeteria, commercial kitchen, game room, and outdoor play areas (playground, basketball court and baseball field)



REGIONAL MAP

Chad T. Russell, P.C. | Michele Pino | 480.483.8100 | www.landadvisors.com



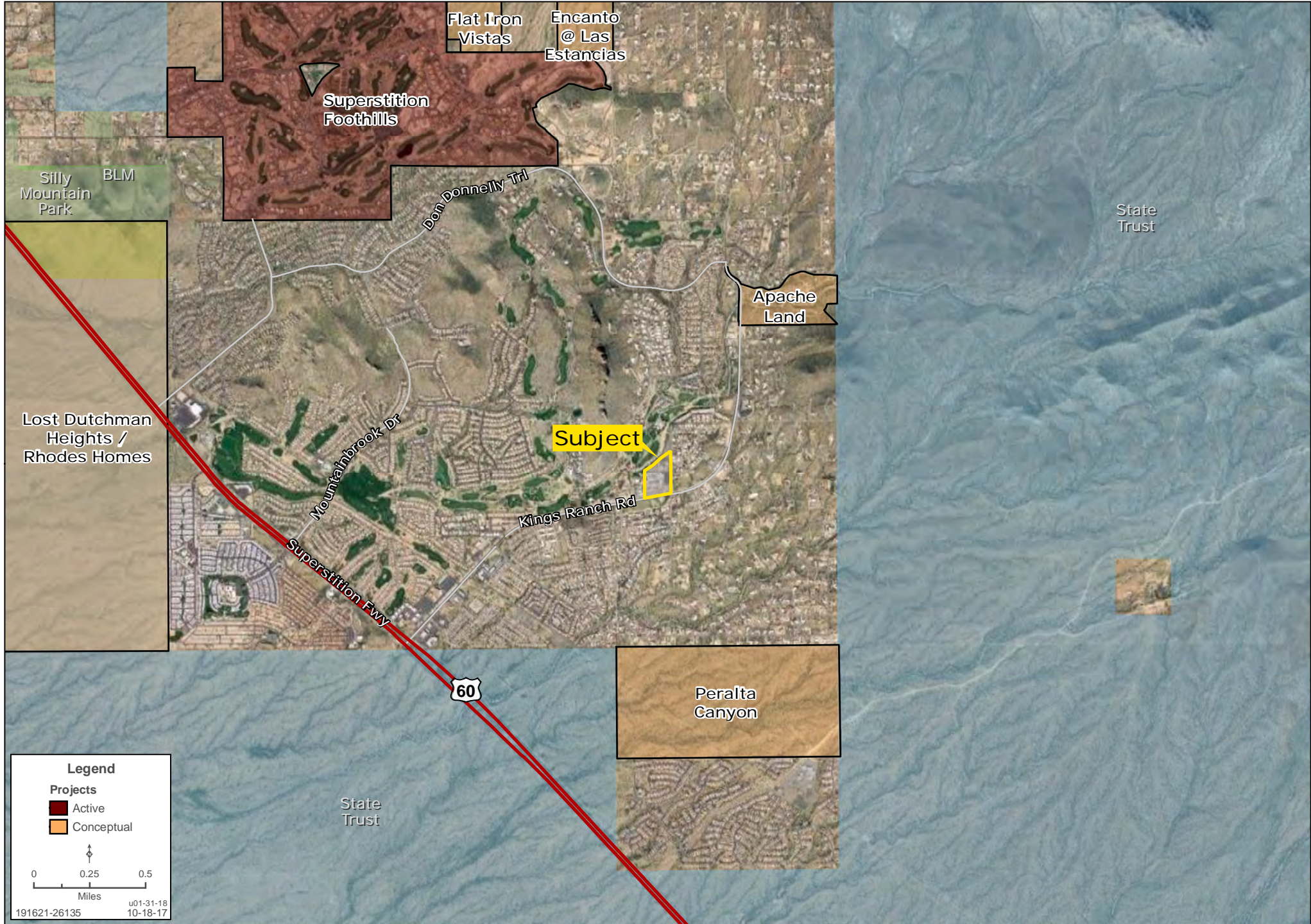
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

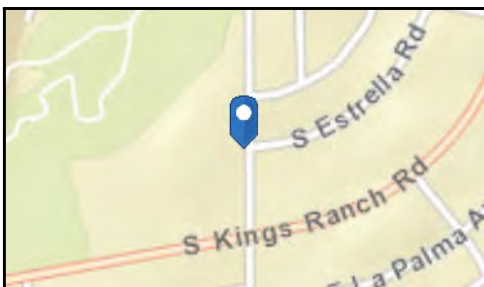
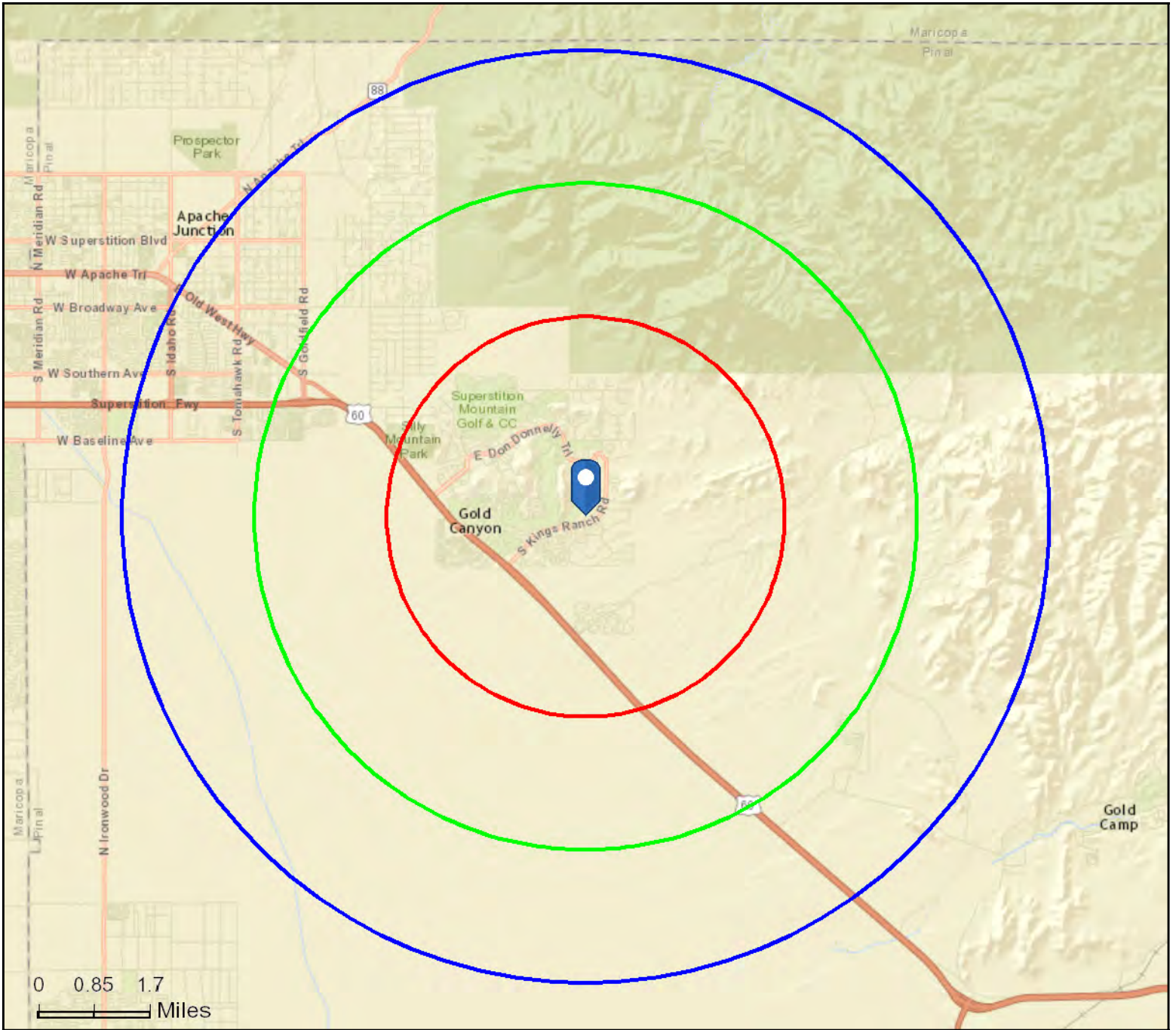


PROPERTY PHOTOS



Kings Ranch Road and Alameda Drive 2
5800-5998 S Alameda Rd, Gold Canyon, Arizona, 85118
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.36216
Longitude: -111.43795





Executive Summary

Kings Ranch Road and Alameda Drive 2
 5800-5998 S Alameda Rd, Gold Canyon, Arizona, 85118
 Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
Population			
2000 Population	6,430	8,912	23,625
2010 Population	10,761	14,580	31,711
2017 Population	11,452	15,545	34,535
2022 Population	11,865	16,108	36,227
2000-2010 Annual Rate	5.28%	5.05%	2.99%
2010-2017 Annual Rate	0.86%	0.89%	1.18%
2017-2022 Annual Rate	0.71%	0.71%	0.96%
2017 Male Population	48.3%	48.6%	48.7%
2017 Female Population	51.7%	51.4%	51.3%
2017 Median Age	62.7	61.6	56.0

In the identified area, the current year population is 34,535. In 2010, the Census count in the area was 31,711. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 36,227 representing a change of 0.96% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 62.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	94.1%	93.7%	91.4%
2017 Black Alone	1.0%	1.0%	1.1%
2017 American Indian/Alaska Native Alone	0.5%	0.6%	0.9%
2017 Asian Alone	0.8%	0.8%	0.8%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	1.6%	1.8%	3.2%
2017 Two or More Races	1.9%	1.9%	2.4%
2017 Hispanic Origin (Any Race)	6.3%	6.8%	10.8%

Persons of Hispanic origin represent 10.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,916	4,043	10,188
2010 Households	5,176	6,950	14,090
2017 Total Households	5,525	7,417	15,283
2022 Total Households	5,706	7,658	15,936
2000-2010 Annual Rate	5.91%	5.57%	3.30%
2010-2017 Annual Rate	0.90%	0.90%	1.13%
2017-2022 Annual Rate	0.65%	0.64%	0.84%
2017 Average Household Size	2.07	2.10	2.26

The household count in this area has changed from 14,090 in 2010 to 15,283 in the current year, a change of 1.13% annually. The five-year projection of households is 15,936, a change of 0.84% annually from the current year total. Average household size is currently 2.26, compared to 2.25 in the year 2010. The number of families in the current year is 10,185 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

October 18, 2017



Executive Summary

Kings Ranch Road and Alameda Drive 2
 5800-5998 S Alameda Rd, Gold Canyon, Arizona, 85118
 Rings: 3, 5, 7 mile radii

Prepared by Esri
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	3 miles	5 miles	7 miles
Median Household Income			
2017 Median Household Income	\$65,526	\$63,873	\$54,369
2022 Median Household Income	\$73,381	\$71,396	\$59,613
2017-2022 Annual Rate	2.29%	2.25%	1.86%
Average Household Income			
2017 Average Household Income	\$90,234	\$87,304	\$72,769
2022 Average Household Income	\$100,729	\$97,621	\$82,390
2017-2022 Annual Rate	2.22%	2.26%	2.51%
Per Capita Income			
2017 Per Capita Income	\$43,203	\$41,152	\$32,298
2022 Per Capita Income	\$48,080	\$45,823	\$36,347
2017-2022 Annual Rate	2.16%	2.17%	2.39%

Households by Income
 Current median household income is \$54,369 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$59,613 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$72,769 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$82,390 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$32,298 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$36,347 in five years, compared to \$34,828 for all U.S. households

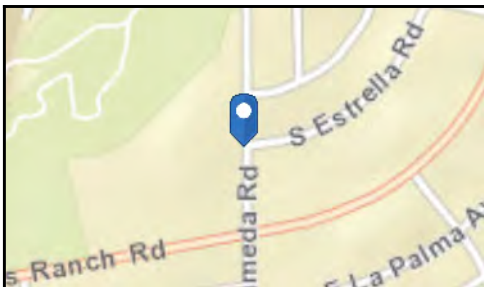
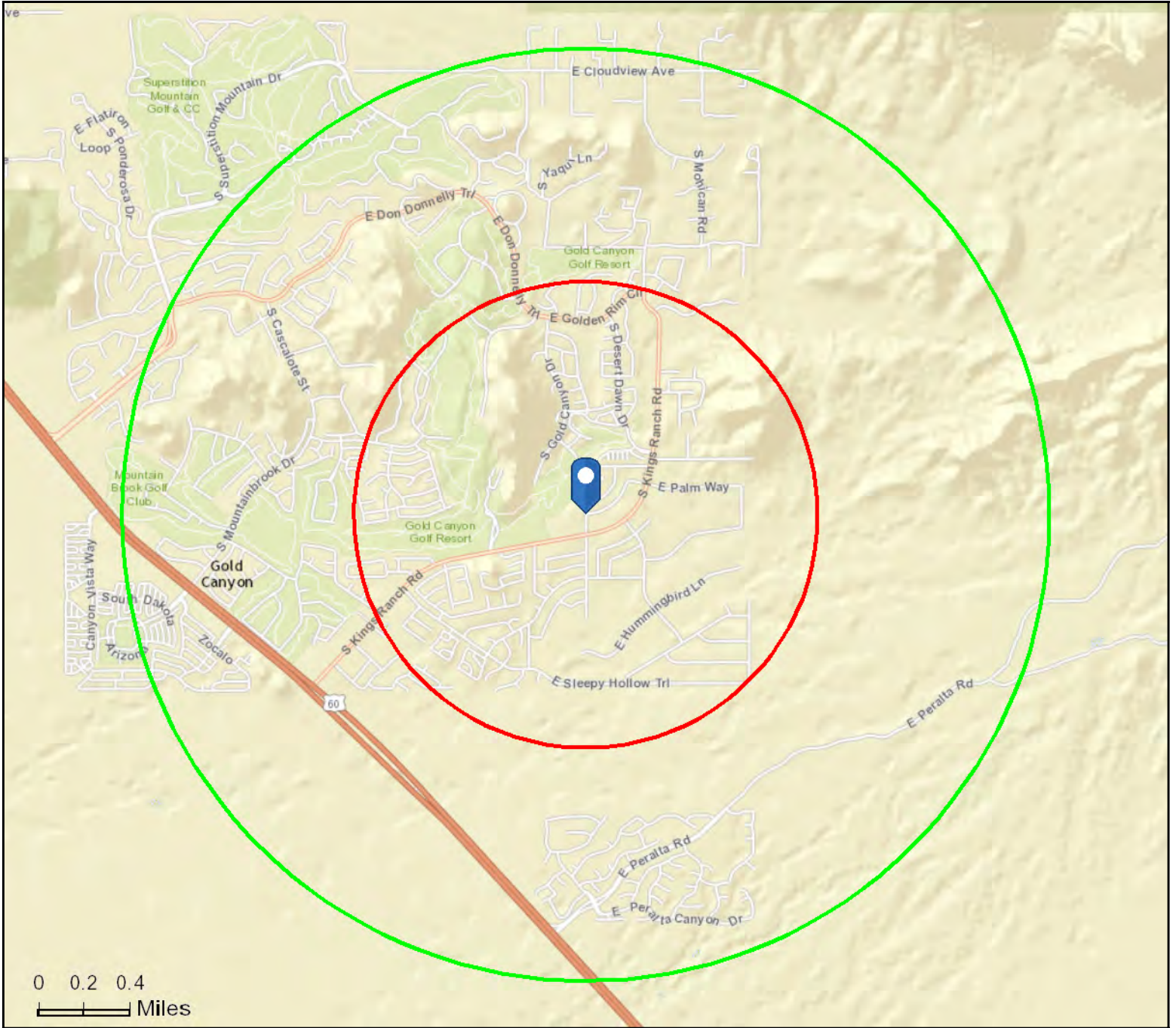
Housing			
2000 Total Housing Units	4,264	6,451	15,718
2000 Owner Occupied Housing Units	2,658	3,708	8,708
2000 Renter Occupied Housing Units	258	335	1,480
2000 Vacant Housing Units	1,348	2,408	5,530
2010 Total Housing Units	7,222	10,092	19,436
2010 Owner Occupied Housing Units	4,593	6,180	11,489
2010 Renter Occupied Housing Units	583	770	2,601
2010 Vacant Housing Units	2,046	3,142	5,346
2017 Total Housing Units	7,667	10,725	20,990
2017 Owner Occupied Housing Units	4,781	6,434	11,948
2017 Renter Occupied Housing Units	744	983	3,335
2017 Vacant Housing Units	2,142	3,308	5,707
2022 Total Housing Units	7,953	11,132	21,982
2022 Owner Occupied Housing Units	4,914	6,612	12,400
2022 Renter Occupied Housing Units	792	1,046	3,535
2022 Vacant Housing Units	2,247	3,474	6,046

Currently, 56.9% of the 20,990 housing units in the area are owner occupied; 15.9%, renter occupied; and 27.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 19,436 housing units in the area - 59.1% owner occupied, 13.4% renter occupied, and 27.5% vacant. The annual rate of change in housing units since 2010 is 3.48%. Median home value in the area is \$200,263, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.80% annually to \$253,180.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

Kings Ranch Road and Alameda Drive 3
Gold Canyon Elementary School
Rings: 1, 2 mile radii

Prepared by Esri
Latitude: 33.36216
Longitude: -111.43791





Executive Summary

Kings Ranch Road and Alameda Drive 3
Gold Canyon Elementary School
Rings: 1, 2 mile radii

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Longitude: -111.43791

	1 mile	2 miles
Population		
2000 Population	1,948	5,098
2010 Population	3,165	8,635
2017 Population	3,343	9,176
2022 Population	3,448	9,496
2000-2010 Annual Rate	4.97%	5.41%
2010-2017 Annual Rate	0.76%	0.84%
2017-2022 Annual Rate	0.62%	0.69%
2017 Male Population	47.5%	48.1%
2017 Female Population	52.5%	51.9%
2017 Median Age	62.6	63.4

In the identified area, the current year population is 9,176. In 2010, the Census count in the area was 8,635. The rate of change since 2010 was 0.84% annually. The five-year projection for the population in the area is 9,496 representing a change of 0.69% annually from 2017 to 2022. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 62.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	93.5%	94.1%
2017 Black Alone	0.8%	0.9%
2017 American Indian/Alaska Native Alone	0.7%	0.5%
2017 Asian Alone	0.9%	0.9%
2017 Pacific Islander Alone	0.1%	0.1%
2017 Other Race	1.9%	1.6%
2017 Two or More Races	2.2%	1.9%
2017 Hispanic Origin (Any Race)	6.9%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	858	2,318
2010 Households	1,481	4,151
2017 Total Households	1,571	4,423
2022 Total Households	1,616	4,562
2000-2010 Annual Rate	5.61%	6.00%
2010-2017 Annual Rate	0.82%	0.88%
2017-2022 Annual Rate	0.57%	0.62%
2017 Average Household Size	2.13	2.07

The household count in this area has changed from 4,151 in 2010 to 4,423 in the current year, a change of 0.88% annually. The five-year projection of households is 4,562, a change of 0.62% annually from the current year total. Average household size is currently 2.07, compared to 2.08 in the year 2010. The number of families in the current year is 3,179 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 08, 2017



Executive Summary

Kings Ranch Road and Alameda Drive 3
 Gold Canyon Elementary School
 Rings: 1, 2 mile radii

Prepared by Esri
 Latitude: 33.36216
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	1 mile	2 miles
Median Household Income		
2017 Median Household Income	\$70,721	\$66,098
2022 Median Household Income	\$78,705	\$73,887
2017-2022 Annual Rate	2.16%	2.25%
Average Household Income		
2017 Average Household Income	\$90,461	\$90,258
2022 Average Household Income	\$100,958	\$100,694
2017-2022 Annual Rate	2.22%	2.21%
Per Capita Income		
2017 Per Capita Income	\$43,158	\$43,578
2022 Per Capita Income	\$48,052	\$48,461
2017-2022 Annual Rate	2.17%	2.15%

Households by Income

Current median household income is \$66,098 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$73,887 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$90,258 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$100,694 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$43,578 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$48,461 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,046	3,133
2000 Owner Occupied Housing Units	770	2,114
2000 Renter Occupied Housing Units	88	204
2000 Vacant Housing Units	188	815
2010 Total Housing Units	1,995	5,577
2010 Owner Occupied Housing Units	1,296	3,687
2010 Renter Occupied Housing Units	185	464
2010 Vacant Housing Units	514	1,426
2017 Total Housing Units	2,103	5,905
2017 Owner Occupied Housing Units	1,336	3,831
2017 Renter Occupied Housing Units	234	591
2017 Vacant Housing Units	532	1,482
2022 Total Housing Units	2,171	6,116
2022 Owner Occupied Housing Units	1,367	3,933
2022 Renter Occupied Housing Units	248	629
2022 Vacant Housing Units	555	1,554

Currently, 64.9% of the 5,905 housing units in the area are owner occupied; 10.0%, renter occupied; and 25.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 5,577 housing units in the area - 66.1% owner occupied, 8.3% renter occupied, and 25.6% vacant. The annual rate of change in housing units since 2010 is 2.57%. Median home value in the area is \$303,996, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.48% annually to \$343,565.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 08, 2017