

COMMERCIAL LAND

NEC GANTZEL RD. & EMPIRE BLVD.
SAN TAN VALLEY, AZ



AVAILABILITY

- +/- 1.62 ACRES
- \$750,000 OR \$10.63/PSF

FEATURES

- APN: 210-06-001D
- Zoning: CB-1 (Pinal County) Local Business
- Taxes: \$621 (2016)
- Sewer/ Water : Johnson Utilities
- Excellent For Gas Station, Office, Or Retail Uses
- Hard Corner Signalized Intersection

LAND AVAILABLE

This property is in Pinal County at the NEC of Gantzel Road and Empire Boulevard. Site is located just south of the new Banner Hospital and just north of the Central Arizona College Campus. Gantzel Road is a major arterial in the San Tan Valley connecting to US 60 and Hunt Highway.

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	7,322	55,211	126,904
Ave Household Income	\$77,151	\$68,521	\$73,520
Estimated Households	2,374	17,685	40,405



STRATEGIC

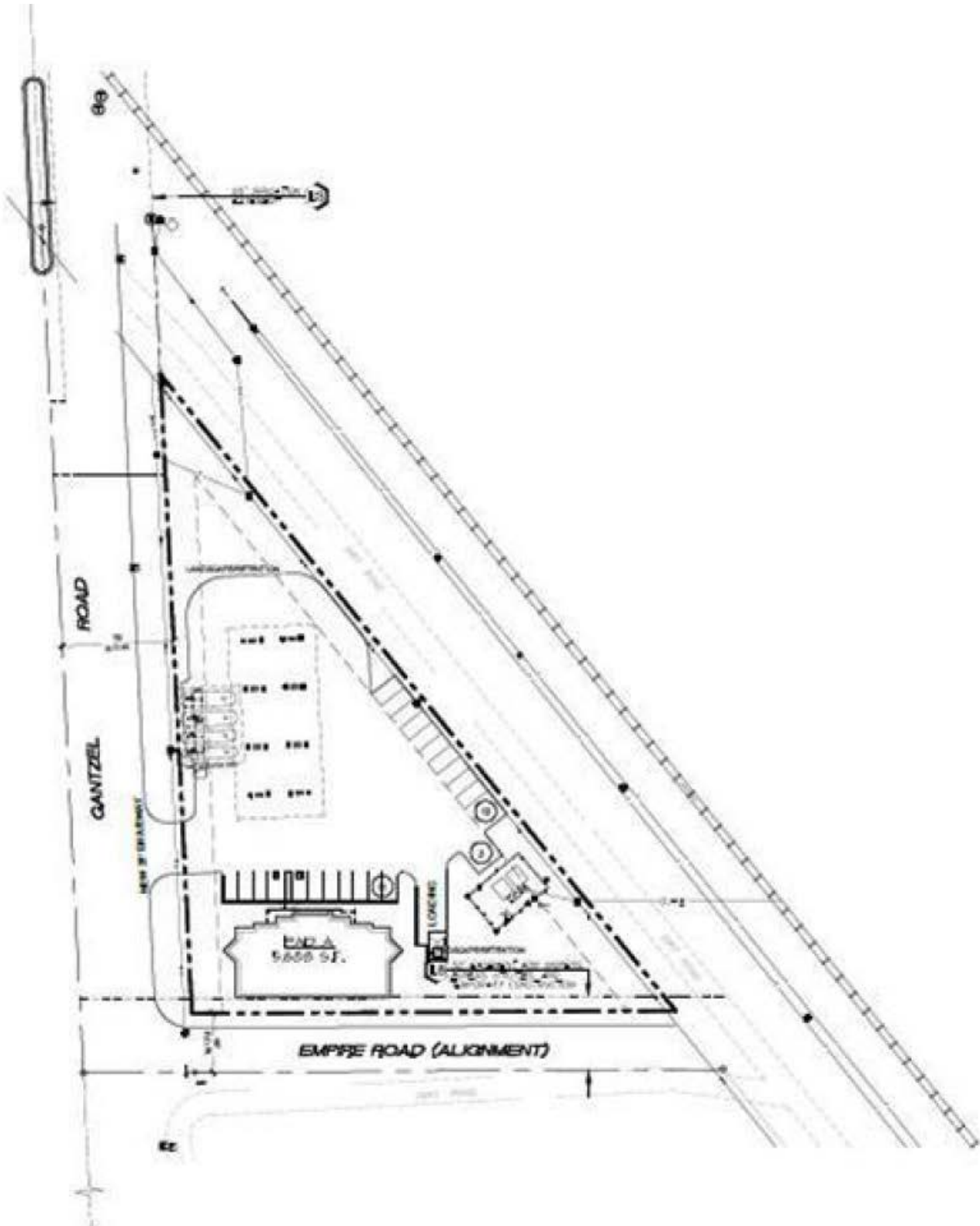
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SITE PLAN-FUEL STATION

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.1980/-111.5645

RF5

W Empire Blvd & N Gantzel Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	7,322		55,211		126,904	
Projected Population (2023)	8,683		65,417		148,315	
Census Population (2010)	5,103		44,079		94,910	
Census Population (2000)	3		1,201		5,623	
Projected Annual Growth (2018 to 2023)	1,362	3.7%	10,206	3.7%	21,411	3.4%
Historical Annual Growth (2010 to 2018)	2,219	5.4%	11,132	3.2%	31,994	4.2%
Historical Annual Growth (2000 to 2010)	5,100	15917.	42,878	356.9	89,287	158.8
Estimated Population Density (2018)	2,331 <i>psm</i>		1,953 <i>psm</i>		1,616 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.27 <i>sq mi</i>		78.51 <i>sq mi</i>	
Households						
Estimated Households (2018)	2,374		17,685		40,405	
Projected Households (2023)	2,540		18,907		43,016	
Census Households (2010)	1,576		13,517		29,090	
Census Households (2000)	1		383		1,753	
Estimated Households with Children (2018)	1,110	46.8%	8,397	47.5%	19,077	47.2%
Estimated Average Household Size (2018)	3.08		3.12		3.14	
Average Household Income						
Estimated Average Household Income (2018)	\$77,151		\$68,521		\$73,520	
Projected Average Household Income (2023)	\$86,128		\$76,472		\$82,299	
Estimated Average Family Income (2018)	\$82,295		\$73,320		\$77,653	
Median Household Income						
Estimated Median Household Income (2018)	\$71,670		\$66,383		\$68,026	
Projected Median Household Income (2023)	\$81,846		\$75,767		\$77,690	
Estimated Median Family Income (2018)	\$78,474		\$74,000		\$75,052	
Per Capita Income						
Estimated Per Capita Income (2018)	\$25,019		\$21,948		\$23,408	
Projected Per Capita Income (2023)	\$25,198		\$22,102		\$23,869	
Estimated Per Capita Income 5 Year Growth	\$179	0.7%	\$155	0.7%	\$461	2.0%
Estimated Average Household Net Worth (2018)	\$641,589		\$559,779		\$660,062	
Daytime Demos (2018)						
Total Businesses	27		525		945	
Total Employees	113		3,731		7,100	
Company Headquarter Businesses	-	-	2	0.4%	2	0.2%
Company Headquarter Employees	3	2.3%	267	7.2%	288	4.1%
Employee Population per Business	4.3		7.1		7.5	
Residential Population per Business	275.8		105.1		134.4	

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EXPANDED PROFILE

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RFS

W Empire Blvd & N Gantzel Rd	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	5,376	73.4%	41,643	75.4%	96,985	76.4%
Black or African American (2018)	446	6.1%	3,178	5.8%	7,056	5.6%
American Indian or Alaska Native (2018)	108	1.5%	691	1.3%	1,363	1.1%
Asian (2018)	158	2.2%	1,361	2.5%	3,432	2.7%
Hawaiian or Pacific Islander (2018)	20	0.3%	118	0.2%	348	0.3%
Other Race (2018)	867	11.8%	5,715	10.4%	12,049	9.5%
Two or More Races (2018)	348	4.8%	2,504	4.5%	5,669	4.5%
Not Hispanic or Latino Population (2018)	5,278	72.1%	40,938	74.1%	95,979	75.6%
Hispanic or Latino Population (2018)	2,044	27.9%	14,273	25.9%	30,925	24.4%
Not Hispanic or Latino Population (2023)	6,204	71.5%	48,013	73.4%	110,915	74.8%
Hispanic or Latino Population (2023)	2,479	28.5%	17,404	26.6%	37,400	25.2%
Not Hispanic or Latino Population (2010)	3,801	74.5%	33,394	75.8%	73,294	77.2%
Hispanic or Latino Population (2010)	1,301	25.5%	10,685	24.2%	21,616	22.8%
Not Hispanic or Latino Population (2000)	2	70.7%	866	72.1%	4,039	71.8%
Hispanic or Latino Population (2000)	1	29.3%	336	27.9%	1,585	28.2%
Projected Hispanic Annual Growth (2018 to 2023)	435	4.3%	3,131	4.4%	6,475	4.2%
Historic Hispanic Annual Growth (2000 to 2018)	2,043	12084.	13,937	230.7	29,341	102.9
Age Distribution (2018)						
Age Under 5	565	7.7%	4,230	7.7%	9,695	7.6%
Age 5 to 9 Years	608	8.3%	4,636	8.4%	10,735	8.5%
Age 10 to 14 Years	565	7.7%	4,619	8.4%	10,904	8.6%
Age 15 to 19 Years	496	6.8%	3,704	6.7%	8,653	6.8%
Age 20 to 24 Years	408	5.6%	3,061	5.5%	6,744	5.3%
Age 25 to 29 Years	575	7.9%	4,023	7.3%	8,838	7.0%
Age 30 to 34 Years	601	8.2%	4,445	8.1%	10,130	8.0%
Age 35 to 39 Years	562	7.7%	4,319	7.8%	10,148	8.0%
Age 40 to 44 Years	476	6.5%	3,671	6.6%	8,611	6.8%
Age 45 to 49 Years	414	5.6%	2,983	5.4%	7,148	5.6%
Age 50 to 54 Years	365	5.0%	2,569	4.7%	6,060	4.8%
Age 55 to 59 Years	368	5.0%	2,738	5.0%	6,343	5.0%
Age 60 to 64 Years	347	4.7%	2,749	5.0%	6,312	5.0%
Age 65 to 74 Years	625	8.5%	4,807	8.7%	10,650	8.4%
Age 75 to 84 Years	286	3.9%	2,087	3.8%	4,643	3.7%
Age 85 Years or Over	59	0.8%	571	1.0%	1,289	1.0%
Median Age	32.9		33.1		33.2	
Gender Age Distribution (2018)						
Female Population	3,639	49.7%	27,833	50.4%	63,899	50.4%
Age 0 to 19 Years	1,066	29.3%	8,322	29.9%	19,418	30.4%
Age 20 to 64 Years	2,068	56.8%	15,682	56.3%	35,945	56.3%
Age 65 Years or Over	505	13.9%	3,829	13.8%	8,536	13.4%
Female Median Age	33.3		33.4		33.5	
Male Population	3,683	50.3%	27,378	49.6%	63,004	49.6%
Age 0 to 19 Years	1,168	31.7%	8,867	32.4%	20,569	32.6%
Age 20 to 64 Years	2,049	55.6%	14,876	54.3%	34,390	54.6%
Age 65 Years or Over	466	12.7%	3,635	13.3%	8,045	12.8%
Male Median Age	32.5		32.7		32.9	

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RF5

W Empire Blvd & N Gantzel Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	117	4.9%	630	3.6%	1,851	4.6%
HH Income \$150,000 to \$199,999	75	3.2%	548	3.1%	2,015	5.0%
HH Income \$100,000 to \$149,999	502	21.1%	3,123	17.7%	7,036	17.4%
HH Income \$75,000 to \$99,999	423	17.8%	2,991	16.9%	6,331	15.7%
HH Income \$50,000 to \$74,999	482	20.3%	4,250	24.0%	9,283	23.0%
HH Income \$35,000 to \$49,999	376	15.8%	2,571	14.5%	5,513	13.6%
HH Income \$25,000 to \$34,999	130	5.5%	1,287	7.3%	2,988	7.4%
HH Income \$15,000 to \$24,999	121	5.1%	1,010	5.7%	2,503	6.2%
HH Income Under \$15,000	148	6.2%	1,276	7.2%	2,885	7.1%
HH Income \$35,000 or More	1,975	83.2%	14,112	79.8%	32,030	79.3%
HH Income \$75,000 or More	1,117	47.0%	7,291	41.2%	17,233	42.7%
Housing (2018)						
Total Housing Units	2,474		18,983		43,368	
Housing Units Occupied	2,374	96.0%	17,685	93.2%	40,405	93.2%
Housing Units Owner-Occupied	1,965	82.7%	14,155	80.0%	32,563	80.6%
Housing Units, Renter-Occupied	410	17.3%	3,530	20.0%	7,842	19.4%
Housing Units, Vacant	100	4.0%	1,298	6.8%	2,963	6.8%
Marital Status (2018)						
Never Married	1,901	34.1%	14,241	34.1%	29,659	31.0%
Currently Married	2,725	48.8%	19,442	46.6%	48,532	50.8%
Separated	346	6.2%	1,798	4.3%	3,307	3.5%
Widowed	180	3.2%	1,860	4.5%	4,012	4.2%
Divorced	431	7.7%	4,385	10.5%	10,059	10.5%
Household Type (2018)						
Population Family	6,676	91.2%	50,450	91.4%	116,148	91.5%
Population Non-Family	646	8.8%	4,761	8.6%	10,755	8.5%
Population Group Quarters	-	-	-	-	2	-
Family Households	1,895	79.8%	14,213	80.4%	32,516	80.5%
Non-Family Households	479	20.2%	3,472	19.6%	7,890	19.5%
Married Couple with Children	838	30.7%	6,163	31.7%	14,139	29.1%
Average Family Household Size	3.5		3.5		3.6	
Household Size (2018)						
1 Person Households	337	14.2%	2,491	14.1%	5,717	14.1%
2 Person Households	750	31.6%	5,405	30.6%	12,200	30.2%
3 Person Households	378	15.9%	3,022	17.1%	6,913	17.1%
4 Person Households	463	19.5%	3,230	18.3%	7,394	18.3%
5 Person Households	266	11.2%	2,039	11.5%	4,596	11.4%
6 or More Person Households	180	7.6%	1,498	8.5%	3,585	8.9%
Household Vehicles (2018)						
Households with 0 Vehicles Available	35	1.5%	433	2.4%	823	2.0%
Households with 1 Vehicles Available	567	23.9%	5,260	29.7%	12,176	30.1%
Households with 2 or More Vehicles Available	1,773	74.7%	11,992	67.8%	27,407	67.8%
Total Vehicles Available	4,878		33,998		78,502	
Average Vehicles Per Household	2.1		1.9		1.9	

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	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	5,474	40,858	93,541
Estimated Civilian Employed	3,569 65.2%	25,354 62.1%	56,884 60.8%
Estimated Civilian Unemployed	111 2.0%	859 2.1%	2,117 2.3%
Estimated in Armed Forces	-	-	46
Estimated Not in Labor Force	1,794 32.8%	14,645 35.8%	34,495 36.9%
Unemployment Rate	2.0%	2.1%	2.3%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	3,488	25,372	56,581
Management, Business, Financial Operations	488 14.0%	3,287 13.0%	8,237 14.6%
Professional, Related	561 16.1%	5,339 21.0%	12,414 21.9%
Service	1,098 31.5%	6,226 24.5%	12,770 22.6%
Sales, Office	822 23.6%	6,591 26.0%	14,026 24.8%
Farming, Fishing, Forestry	32 0.9%	73 0.3%	123 0.2%
Construct, Extraction, Maintenance	179 5.1%	1,648 6.5%	4,365 7.7%
Production, Transport Material Moving	308 8.8%	2,208 8.7%	4,646 8.2%
White Collar Workers	1,871 53.6%	15,217 60.0%	34,677 61.3%
Blue Collar Workers	1,617 46.4%	10,155 40.0%	21,904 38.7%
Consumer Expenditure (2018)			
Total Household Expenditure	\$140 M	\$959 M	\$2.30 B
Total Non-Retail Expenditure	\$72.2 M 51.4%	\$492 M 51.3%	\$1.18 B 51.6%
Total Retail Expenditure	\$68.2 M 48.6%	\$467 M 48.7%	\$1.11 B 48.4%
Apparel	\$4.89 M 3.5%	\$33.6 M 3.5%	\$80.7 M 3.5%
Contributions	\$5.81 M 4.1%	\$38.9 M 4.1%	\$97.0 M 4.2%
Education	\$5.05 M 3.6%	\$33.6 M 3.5%	\$83.3 M 3.6%
Entertainment	\$7.92 M 5.6%	\$53.9 M 5.6%	\$129 M 5.6%
Food and Beverages	\$20.7 M 14.8%	\$143 M 14.9%	\$339 M 14.8%
Furnishings and Equipment	\$4.88 M 3.5%	\$33.0 M 3.4%	\$79.4 M 3.5%
Gifts	\$3.40 M 2.4%	\$22.7 M 2.4%	\$55.7 M 2.4%
Health Care	\$11.1 M 7.9%	\$76.5 M 8.0%	\$181 M 7.9%
Household Operations	\$3.98 M 2.8%	\$26.9 M 2.8%	\$65.7 M 2.9%
Miscellaneous Expenses	\$2.08 M 1.5%	\$14.2 M 1.5%	\$33.7 M 1.5%
Personal Care	\$1.82 M 1.3%	\$12.5 M 1.3%	\$29.8 M 1.3%
Personal Insurance	\$1.02 M 0.7%	\$6.88 M 0.7%	\$16.9 M 0.7%
Reading	\$307 K 0.2%	\$2.10 M 0.2%	\$5.03 M 0.2%
Shelter	\$28.7 M 20.5%	\$196 M 20.5%	\$471 M 20.5%
Tobacco	\$854 K 0.6%	\$5.98 M 0.6%	\$14.0 M 0.6%
Transportation	\$27.2 M 19.4%	\$187 M 19.5%	\$443 M 19.3%
Utilities	\$10.5 M 7.5%	\$72.6 M 7.6%	\$172 M 7.5%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	4,679	34,962	80,173
Elementary (Grade Level 0 to 8)	122 2.6%	1,000 2.9%	1,872 2.3%
Some High School (Grade Level 9 to 11)	297 6.4%	2,172 6.2%	4,407 5.5%
High School Graduate	1,532 32.7%	9,967 28.5%	21,509 26.8%
Some College	1,530 32.7%	10,273 29.4%	24,116 30.1%
Associate Degree Only	453 9.7%	4,023 11.5%	9,559 11.9%
Bachelor Degree Only	544 11.6%	5,309 15.2%	12,340 15.4%
Graduate Degree	200 4.3%	2,217 6.3%	6,369 7.9%

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Units In Structure (2015)							
1 Detached Unit	2,061	130.8	16,083	119.0	35,864	123.3	
1 Attached Unit	38	2.4%	161	1.2%	435	1.5%	
2 to 4 Units	10	0.6%	105	0.8%	217	0.7%	
5 to 9 Units	5	0.3%	71	0.5%	321	1.1%	
10 to 19 Units	4	0.2%	68	0.5%	254	0.9%	
20 to 49 Units	-	-	11	0.1%	65	0.2%	
50 or More Units	1	0.1%	6	-	134	0.5%	
Mobile Home or Trailer	187	11.9%	1,214	9.0%	2,830	9.7%	
Other Structure	7	0.5%	50	0.4%	100	0.3%	
Homes Built By Year (2015)							
Homes Built 2010 or later	2	0.1%	523	3.9%	1,609	5.5%	
Homes Built 2000 to 2009	1,712	108.6	13,389	99.1%	28,997	99.7%	
Homes Built 1990 to 1999	81	5.1%	1,067	7.9%	2,702	9.3%	
Homes Built 1980 to 1989	45	2.9%	477	3.5%	1,264	4.3%	
Homes Built 1970 to 1979	45	2.9%	527	3.9%	1,229	4.2%	
Homes Built 1960 to 1969	14	0.9%	212	1.6%	397	1.4%	
Homes Built 1950 to 1959	13	0.8%	133	1.0%	274	0.9%	
Homes Built Before 1949	14	0.9%	76	0.6%	249	0.9%	
Home Values (2015)							
Home Values \$1,000,000 or More	1	0.1%	12	0.1%	57	0.3%	
Home Values \$500,000 to \$999,999	5	0.4%	171	1.6%	794	3.5%	
Home Values \$400,000 to \$499,999	12	1.0%	168	1.6%	888	4.0%	
Home Values \$300,000 to \$399,999	115	9.4%	854	8.1%	2,431	10.8%	
Home Values \$200,000 to \$299,999	463	37.6%	3,682	34.9%	8,988	40.1%	
Home Values \$150,000 to \$199,999	778	63.1%	4,964	47.1%	10,201	45.5%	
Home Values \$100,000 to \$149,999	399	32.4%	2,948	28.0%	5,830	26.0%	
Home Values \$70,000 to \$99,999	34	2.8%	752	7.1%	1,444	6.4%	
Home Values \$50,000 to \$69,999	17	1.4%	234	2.2%	501	2.2%	
Home Values \$25,000 to \$49,999	16	1.3%	142	1.4%	414	1.8%	
Home Values Under \$25,000	71	5.7%	319	3.0%	798	3.6%	
Owner-Occupied Median Home Value	\$174,278		\$180,144		\$189,813		
Renter-Occupied Median Rent	\$1,040		\$981		\$946		
Transportation To Work (2015)							
Drive to Work Alone	2,090	79.9%	16,152	78.4%	37,921	77.7%	
Drive to Work in Carpool	400	15.3%	2,610	12.7%	6,091	12.5%	
Travel to Work by Public Transportation	4	0.1%	72	0.3%	263	0.5%	
Drive to Work on Motorcycle	35	1.3%	154	0.7%	257	0.5%	
Walk or Bicycle to Work	24	0.9%	347	1.7%	708	1.4%	
Other Means	7	0.2%	197	1.0%	447	0.9%	
Work at Home	58	2.2%	1,076	5.2%	3,149	6.4%	
Travel Time (2015)							
Travel to Work in 14 Minutes or Less	594	23.2%	3,495	17.9%	7,512	16.4%	
Travel to Work in 15 to 29 Minutes	770	30.1%	4,694	24.0%	11,491	25.2%	
Travel to Work in 30 to 59 Minutes	1,578	61.7%	11,321	58.0%	24,362	53.3%	
Travel to Work in 60 Minutes or More	477	18.6%	4,517	23.1%	9,549	20.9%	
Average Minutes Travel to Work	32.8		36.9		35.7		

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