AVAILABLE

LAST SPACE AVAILABLE

AVAILABILITY
- +/- 2,519 SF

FEATURES
- BUILDING SIZE 6,074 SF
- YEAR BUILT 2001
- Second Generation Space Available
- Prime End Cap Space with Street Frontage
- Signage and Excellent Exposure on both Rural and Ray Roads
- 30,989 VPD (Ray Road)
- 18,400 VPD (Rural Road)

SUBJECT

NOTABLE TENANTS AT THE INTERSECTION

Fry's Marketplace · GOODWILL · EōSFITNESS BETTER GYM. BETTER PRICE. · FAST MED URGENT CARE personal care in your neighborhood · SUBWAY · FirstWatch The Daytime Café · EINSTEIN BROS BAGELS

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,845	91,022	276,154
Ave Household Income	$146,990	$117,533	$103,076
Daytime Employment	4,940	67,693	140,087

STRATEGIC

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

ALEC MILLER
602.931.4389
alecm@srgaz.com

LAST SPACE AVAILABLE

Sunrise PRESCHOOLS
Fry's Marketplace
EINSTEIN BROS BAGELS
Great Clips
IT'S GONNA BE GREAT
babbo italian eatery
jiffy lube
TACO BELL
Fantastic Sams HAIR SALONS
PAPA JOHNS PIZZA
chandler public LIBRARY
Rural Road
Ray Road
FirstWatch The Daytime Café
Jack in the box
SUBJECT
DATA DOCTORS Computer Services
Pizza Hut
H&R BLOCK
T Mobile
WELLS FARGO
Starbucks
BURGER KING
UPS
NAP
SUBWAY
FASTMED URGENT CARE
EōSFITNESS BETTER GYM. BETTER PRICE.
GOODWILL
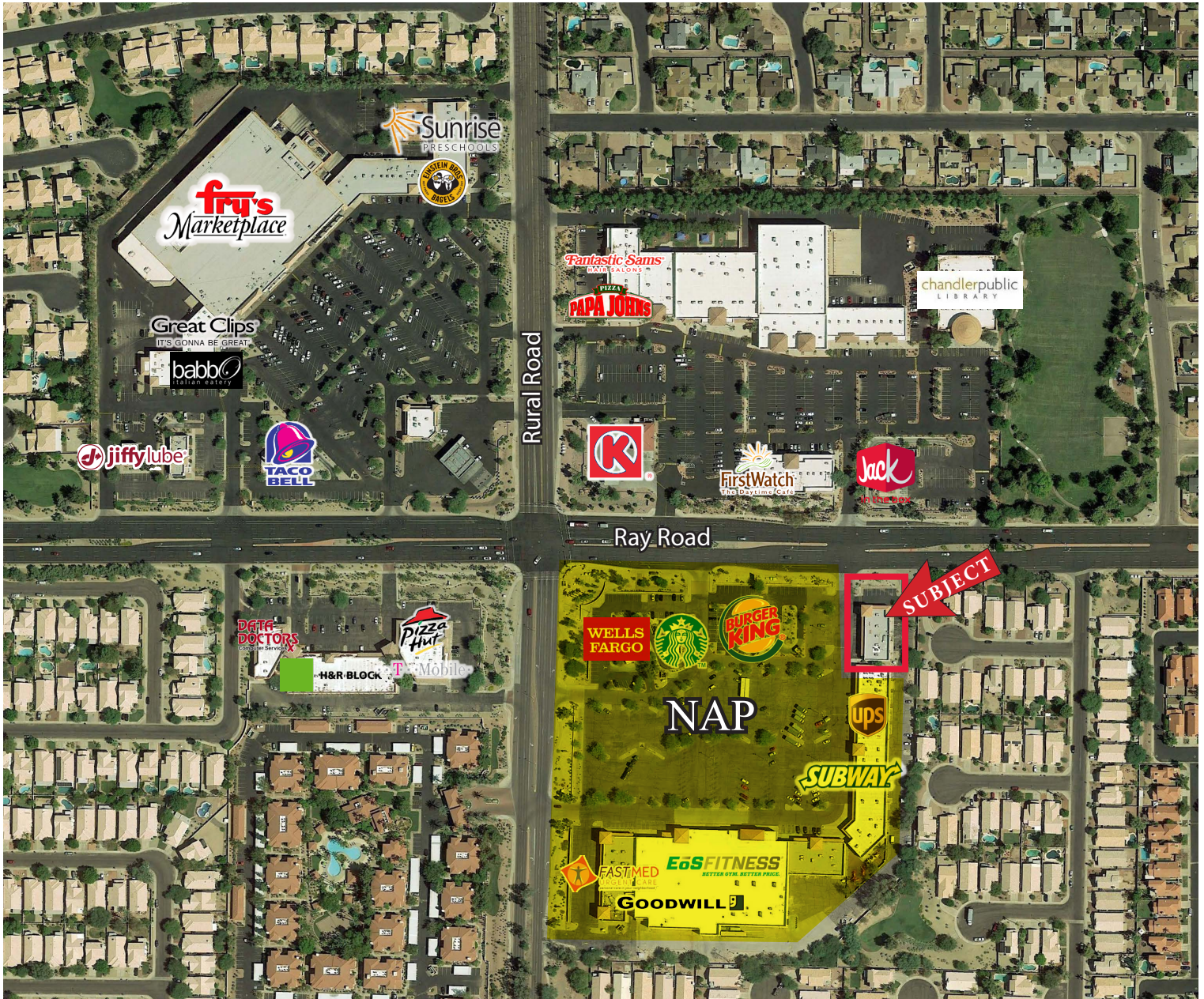
Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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15169 N. Scottsdale Road   #330   Scottsdale, AZ 85254   602.778.3838(p)   602.778.3839(f)   www.srgaz.com

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.32/-111.9281

S Rural Rd & W Ray Rd

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	13,845		91,022		276,154	
Projected Population (2023)	15,015		98,357		298,341	
Census Population (2010)	13,891		83,868		257,516	
Census Population (2000)	14,914		87,032		258,152	
Projected Annual Growth (2018 to 2023)	1,170	1.7%	7,335	1.6%	22,187	1.6%
Historical Annual Growth (2010 to 2018)	-46	-	7,154	1.0%	18,638	0.8%
Historical Annual Growth (2000 to 2010)	-1,023	-0.7%	-3,164	-0.4%	-636	-
Estimated Population Density (2018)	4,409	psm	3,221	psm	3,517	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2018)	5,316		37,467		113,396	
Projected Households (2023)	5,586		39,227		118,586	
Census Households (2010)	5,239		34,011		103,928	
Census Households (2000)	5,197		32,614		97,047	
Estimated Households with Children (2018)	1,866	35.1%	11,412	30.5%	33,194	29.3%
Estimated Average Household Size (2018)	2.60		2.43		2.43	
Average Household Income						
Estimated Average Household Income (2018)	$146,990		$117,533		$103,076	
Projected Average Household Income (2023)	$170,827		$136,759		$118,488	
Estimated Average Family Income (2018)	$161,865		$138,439		$125,211	
Median Household Income						
Estimated Median Household Income (2018)	$109,560		$90,537		$80,562	
Projected Median Household Income (2023)	$127,642		$105,077		$93,126	
Estimated Median Family Income (2018)	$126,664		$109,068		$98,587	
Per Capita Income						
Estimated Per Capita Income (2018)	$56,443		$48,395		$42,353	
Projected Per Capita Income (2023)	$63,562		$54,557		$47,123	
Estimated Per Capita Income 5 Year Growth	$7,119	12.6%	$6,161	12.7%	$4,770	11.3%
Estimated Average Household Net Worth (2018)	$1,506,166		$1,154,266		$961,328	
Daytime Demos (2018)						
Total Businesses	517		4,820		12,696	
Total Employees	4,940		67,693		140,087	
Company Headquarter Businesses	2	0.3%	47	1.0%	92	0.7%
Company Headquarter Employees	153	3.1%	5,302	7.8%	10,762	7.7%
Employee Population per Business	9.6		14.0		11.0	
Residential Population per Business	26.8		18.9		21.8	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.32/-111.9281

S Rural Rd & W Ray Rd	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	10,237	73.9%	65,526	72.0%	193,046	69.9%
Black or African American (2018)	608	4.4%	6,161	6.8%	18,790	6.8%
American Indian or Alaska Native (2018)	123	0.9%	1,540	1.7%	7,076	2.6%
Asian (2018)	1,944	14.0%	9,114	10.0%	20,952	7.6%
Hawaiian or Pacific Islander (2018)	20	0.1%	163	0.2%	699	0.3%
Other Race (2018)	423	3.1%	4,537	5.0%	22,908	8.3%
Two or More Races (2018)	490	3.5%	3,981	4.4%	12,685	4.6%
Not Hispanic or Latino Population (2018)	11,901	86.0%	74,952	82.3%	213,425	77.3%
Hispanic or Latino Population (2018)	1,944	14.0%	16,070	17.7%	62,729	22.7%
Not Hispanic or Latino Population (2023)	12,793	85.2%	80,222	81.6%	228,291	76.5%
Hispanic or Latino Population (2023)	2,222	14.8%	18,134	18.4%	70,050	23.5%
Not Hispanic or Latino Population (2010)	12,405	89.3%	71,930	85.8%	206,053	80.0%
Hispanic or Latino Population (2010)	1,486	10.7%	11,938	14.2%	51,463	20.0%
Not Hispanic or Latino Population (2000)	13,636	91.4%	77,436	89.0%	217,948	84.4%
Hispanic or Latino Population (2000)	1,278	8.6%	9,596	11.0%	40,204	15.6%
Projected Hispanic Annual Growth (2018 to 2023)	278	2.9%	2,064	2.6%	7,321	2.3%
Historic Hispanic Annual Growth (2000 to 2018)	666	2.9%	6,474	3.7%	22,525	3.1%
Age Distribution (2018)						
Age Under 5	676	4.9%	5,110	5.6%	16,049	5.8%
Age 5 to 9 Years	805	5.8%	5,207	5.7%	16,002	5.8%
Age 10 to 14 Years	1,036	7.5%	5,948	6.5%	17,608	6.4%
Age 15 to 19 Years	1,034	7.5%	5,883	6.5%	17,511	6.3%
Age 20 to 24 Years	750	5.4%	6,116	6.7%	20,571	7.4%
Age 25 to 29 Years	836	6.0%	7,511	8.3%	24,348	8.8%
Age 30 to 34 Years	831	6.0%	6,713	7.4%	20,863	7.6%
Age 35 to 39 Years	872	6.3%	6,322	6.9%	18,959	6.9%
Age 40 to 44 Years	938	6.8%	5,832	6.4%	17,403	6.3%
Age 45 to 49 Years	1,189	8.6%	6,933	7.6%	19,568	7.1%
Age 50 to 54 Years	1,252	9.0%	6,919	7.6%	19,232	7.0%
Age 55 to 59 Years	1,158	8.4%	6,633	7.3%	18,815	6.8%
Age 60 to 64 Years	852	6.2%	5,220	5.7%	15,262	5.5%
Age 65 to 74 Years	1,013	7.3%	6,538	7.2%	20,348	7.4%
Age 75 to 84 Years	458	3.3%	2,991	3.3%	9,739	3.5%
Age 85 Years or Over	144	1.0%	1,149	1.3%	3,875	1.4%
Median Age	39.8		37.3		36.2	
Gender Age Distribution (2018)						
Female Population	7,031	50.8%	46,369	50.9%	139,572	50.5%
Age 0 to 19 Years	1,705	24.3%	10,869	23.4%	32,674	23.4%
Age 20 to 64 Years	4,431	63.0%	29,552	63.7%	87,959	63.0%
Age 65 Years or Over	894	12.7%	5,948	12.8%	18,938	13.6%
Female Median Age	40.9		38.3		37.5	
Male Population	6,814	49.2%	44,653	49.1%	136,582	49.5%
Age 0 to 19 Years	1,846	27.1%	11,278	25.3%	34,496	25.3%
Age 20 to 64 Years	4,246	62.3%	28,644	64.1%	87,063	63.7%
Age 65 Years or Over	722	10.6%	4,730	10.6%	15,024	11.0%
Male Median Age	38.6		36.3		35.0	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.32/-111.9281

S Rural Rd & W Ray Rd	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income $200,000 or More	863	16.2%	4,272	11.4%	9,846	8.7%
HH Income $150,000 to $199,999	678	12.8%	3,620	9.7%	9,212	8.1%
HH Income $100,000 to $149,999	1,295	24.4%	7,620	20.3%	20,797	18.3%
HH Income $75,000 to $99,999	803	15.1%	5,615	15.0%	17,384	15.3%
HH Income $50,000 to $74,999	818	15.4%	6,865	18.3%	21,932	19.3%
HH Income $35,000 to $49,999	351	6.6%	3,983	10.6%	13,621	12.0%
HH Income $25,000 to $34,999	244	4.6%	2,154	5.7%	7,703	6.8%
HH Income $15,000 to $24,999	168	3.2%	1,578	4.2%	6,426	5.7%
HH Income Under $15,000	96	1.8%	1,761	4.7%	6,475	5.7%
HH Income $35,000 or More	4,808	90.4%	31,975	85.3%	92,792	81.8%
HH Income $75,000 or More	3,639	68.5%	21,127	56.4%	57,239	50.5%
Housing (2018)						
Total Housing Units	5,389		38,199		116,468	
Housing Units Occupied	5,316	98.6%	37,467	98.1%	113,396	97.4%
Housing Units Owner-Occupied	4,019	75.6%	21,848	58.3%	64,537	56.9%
Housing Units, Renter-Occupied	1,297	24.4%	15,619	41.7%	48,859	43.1%
Housing Units, Vacant	73	1.4%	732	2.0%	3,072	2.7%
Marital Status (2018)						
Never Married	3,389	29.9%	25,256	33.8%	81,338	35.9%
Currently Married	6,097	53.8%	34,735	46.5%	99,796	44.1%
Separated	300	2.6%	2,903	3.9%	8,056	3.6%
Widowed	336	3.0%	2,791	3.7%	9,091	4.0%
Divorced	1,204	10.6%	9,072	12.1%	28,213	12.5%
Household Type (2018)						
Population Family	12,009	86.7%	72,821	80.0%	214,253	77.6%
Population Non-Family	1,819	13.1%	18,064	19.8%	61,084	22.1%
Population Group Quarters	18	0.1%	137	0.2%	817	0.3%
Family Households	3,906	73.5%	23,633	63.1%	68,423	60.3%
Non-Family Households	1,410	26.5%	13,834	36.9%	44,972	39.7%
Married Couple with Children	1,376	22.6%	7,347	21.2%	20,274	20.3%
Average Family Household Size	3.1		3.1		3.1	
Household Size (2018)						
1 Person Households	1,085	20.4%	10,237	27.3%	32,579	28.7%
2 Person Households	1,847	34.7%	12,916	34.5%	38,663	34.1%
3 Person Households	1,031	19.4%	6,363	17.0%	18,489	16.3%
4 Person Households	934	17.6%	5,090	13.6%	13,906	12.3%
5 Person Households	293	5.5%	1,910	5.1%	5,944	5.2%
6 or More Person Households	126	2.4%	952	2.5%	3,815	3.4%
Household Vehicles (2018)						
Households with 0 Vehicles Available	133	2.5%	1,187	3.2%	4,435	3.9%
Households with 1 Vehicles Available	1,404	26.4%	12,977	34.6%	40,646	35.8%
Households with 2 or More Vehicles Available	3,778	71.1%	23,304	62.2%	68,315	60.2%
Total Vehicles Available	10,747		70,839		209,333	
Average Vehicles Per Household	2.0		1.9		1.8	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.32/-111.9281

S Rural Rd & W Ray Rd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	11,124		73,629		223,189	
Estimated Civilian Employed	8,057	72.4%	53,390	72.5%	160,299	71.8%
Estimated Civilian Unemployed	203	1.8%	1,577	2.1%	4,979	2.2%
Estimated in Armed Forces	-	-	42	-	66	-
Estimated Not in Labor Force	2,865	25.8%	18,620	25.3%	57,844	25.9%
Unemployment Rate	1.8%		2.1%		2.2%	
Occupation (2018)						
Occupation: Population Age 16 Years or Over	8,057		53,390		160,299	
Management, Business, Financial Operations	1,869	23.2%	10,987	20.6%	28,637	17.9%
Professional, Related	2,784	34.6%	15,761	29.5%	42,805	26.7%
Service	703	8.7%	7,047	13.2%	24,104	15.0%
Sales, Office	1,919	23.8%	13,282	24.9%	42,023	26.2%
Farming, Fishing, Forestry	3	-	22	-	267	0.2%
Construct, Extraction, Maintenance	303	3.8%	2,568	4.8%	9,506	5.9%
Production, Transport Material Moving	476	5.9%	3,724	7.0%	12,957	8.1%
White Collar Workers	6,572	81.6%	40,030	75.0%	113,466	70.8%
Blue Collar Workers	1,485	18.4%	13,360	25.0%	46,833	29.2%
Consumer Expenditure (2018)						
Total Household Expenditure	$494.11 M		$2.96 B		$8.14 B	
Total Non-Retail Expenditure	$262.06 M	53.0%	$1.56 B	52.6%	$4.26 B	52.3%
Total Retail Expenditure	$232.06 M	47.0%	$1.4 B	47.4%	$3.88 B	47.7%
Apparel	$17.48 M	3.5%	$104.51 M	3.5%	$286.11 M	3.5%
Contributions	$25.77 M	5.2%	$144.87 M	4.9%	$381.7 M	4.7%
Education	$21.72 M	4.4%	$123.04 M	4.2%	$324.74 M	4.0%
Entertainment	$28.3 M	5.7%	$168.42 M	5.7%	$460.75 M	5.7%
Food and Beverages	$69.14 M	14.0%	$422.23 M	14.2%	$1.17 B	14.4%
Furnishings and Equipment	$18.01 M	3.6%	$106.03 M	3.6%	$288.16 M	3.5%
Gifts	$14.02 M	2.8%	$80.2 M	2.7%	$213.77 M	2.6%
Health Care	$36.26 M	7.3%	$224.15 M	7.6%	$626.84 M	7.7%
Household Operations	$15.91 M	3.2%	$91.39 M	3.1%	$244.42 M	3.0%
Miscellaneous Expenses	$6.95 M	1.4%	$42.49 M	1.4%	$117.95 M	1.4%
Personal Care	$6.34 M	1.3%	$38.28 M	1.3%	$105.4 M	1.3%
Personal Insurance	$4.2 M	0.9%	$24 M	0.8%	$63.94 M	0.8%
Reading	$1.11 M	0.2%	$6.65 M	0.2%	$18.23 M	0.2%
Shelter	$102.38 M	20.7%	$611.35 M	20.6%	$1.68 B	20.6%
Tobacco	$2.4 M	0.5%	$15.72 M	0.5%	$45.31 M	0.6%
Transportation	$90.12 M	18.2%	$549.1 M	18.5%	$1.52 B	18.7%
Utilities	$33.97 M	6.9%	$211.11 M	7.1%	$590.86 M	7.3%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	9,544		62,759		188,413	
Elementary (Grade Level 0 to 8)	112	1.2%	969	1.5%	4,778	2.5%
Some High School (Grade Level 9 to 11)	120	1.3%	1,723	2.7%	8,317	4.4%
High School Graduate	1,275	13.4%	9,027	14.4%	33,094	17.6%
Some College	1,572	16.5%	13,735	21.9%	43,583	23.1%
Associate Degree Only	855	9.0%	5,708	9.1%	18,040	9.6%
Bachelor Degree Only	2,973	31.2%	19,086	30.4%	49,545	26.3%
Graduate Degree	2,638	27.6%	12,512	19.9%	31,056	16.5%

Lat/Lon: 33.32/-111.9281

RF5

S Rural Rd & W Ray Rd	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2018)						
1 Detached Unit	4,345	82.9%	25,045	73.6%	73,047	70.3%
1 Attached Unit	193	3.7%	1,990	5.9%	6,715	6.5%
2 to 4 Units	95	1.8%	1,283	3.8%	4,445	4.3%
5 to 9 Units	270	5.1%	2,655	7.8%	8,207	7.9%
10 to 19 Units	168	3.2%	3,146	9.2%	10,152	9.8%
20 to 49 Units	17	0.3%	778	2.3%	2,770	2.7%
50 or More Units	170	3.3%	2,126	6.3%	5,967	5.7%
Mobile Home or Trailer	48	0.9%	422	1.2%	2,039	2.0%
Other Structure	9	0.2%	21	-	55	-
Homes Built By Year (2018)						
Homes Built 2010 or later	148	2.8%	1,504	4.4%	4,426	4.3%
Homes Built 2000 to 2009	291	5.5%	3,539	10.4%	12,769	12.3%
Homes Built 1990 to 1999	2,500	47.7%	13,350	39.3%	30,132	29.0%
Homes Built 1980 to 1989	1,990	38.0%	13,028	38.3%	33,951	32.7%
Homes Built 1970 to 1979	223	4.3%	4,415	13.0%	23,889	23.0%
Homes Built 1960 to 1969	72	1.4%	912	2.7%	5,223	5.0%
Homes Built 1950 to 1959	53	1.0%	377	1.1%	1,930	1.9%
Homes Built Before 1949	38	0.7%	343	1.0%	1,076	1.0%
Home Values (2018)						
Home Values $1,000,000 or More	30	0.7%	220	1.0%	478	0.8%
Home Values $500,000 to $999,999	324	8.2%	1,980	9.3%	4,743	7.7%
Home Values $400,000 to $499,999	583	14.7%	2,166	10.2%	4,871	7.9%
Home Values $300,000 to $399,999	1,038	26.2%	4,599	21.7%	11,145	18.1%
Home Values $200,000 to $299,999	1,378	34.8%	7,275	34.3%	22,219	36.2%
Home Values $150,000 to $199,999	445	11.2%	3,336	15.7%	11,526	18.8%
Home Values $100,000 to $149,999	106	2.7%	1,341	6.3%	5,550	9.0%
Home Values $70,000 to $99,999	36	0.9%	270	1.3%	1,290	2.1%
Home Values $50,000 to $69,999	10	0.2%	143	0.7%	503	0.8%
Home Values $25,000 to $49,999	9	0.2%	57	0.3%	352	0.6%
Home Values Under $25,000	27	0.7%	294	1.4%	1,395	2.3%
Owner-Occupied Median Home Value	$312,002		$287,559		$259,094	
Renter-Occupied Median Rent	$1,086		$1,020		$975	
Transportation To Work (2018)						
Drive to Work Alone	5,288	78.1%	34,445	77.1%	104,321	76.9%
Drive to Work in Carpool	696	10.3%	4,723	10.6%	14,155	10.4%
Travel to Work by Public Transportation	143	2.1%	969	2.2%	3,310	2.4%
Drive to Work on Motorcycle	30	0.4%	228	0.5%	669	0.5%
Walk or Bicycle to Work	185	2.7%	1,320	3.0%	3,673	2.7%
Other Means	77	1.1%	548	1.2%	1,713	1.3%
Work at Home	352	5.2%	2,422	5.4%	7,757	5.7%
Travel Time (2018)						
Travel to Work in 14 Minutes or Less	2,881	42.5%	15,974	35.8%	44,284	32.7%
Travel to Work in 15 to 29 Minutes	2,460	36.3%	20,512	45.9%	64,518	47.6%
Travel to Work in 30 to 59 Minutes	1,902	28.1%	11,855	26.5%	35,492	26.2%
Travel to Work in 60 Minutes or More	385	5.7%	2,112	4.7%	6,700	4.9%
Average Minutes Travel to Work	18.9		19.8		20.1	

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