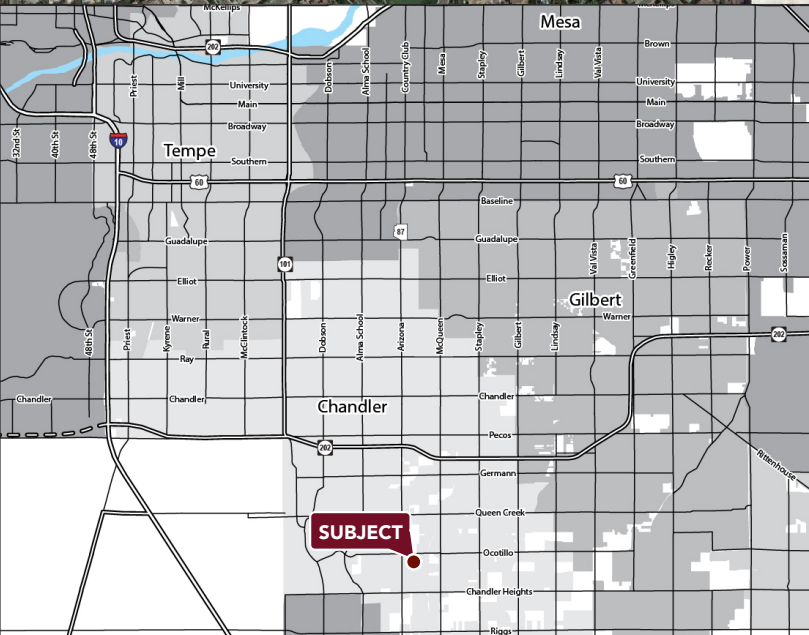


SOUTHSHORE TOWN CENTER

SEC ARIZONA AVE. & OCOTILLO RD.
CHANDLER, AZ

Average Household Income Over \$100,000



SHOP SPACE AVAILABLE

AVAILABLE

- 2,149 SF-PIZZA RESTAURANT AVAILABLE WITH NOTICE (DO NOT DISTURB TENANT)
- 1,775 SF- FORMER PILATES WITH 2 RESTROOMS

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



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,641	75,837	181,463
Avg Household Income	\$131,595	\$122,328	\$109,378
Daytime Population	2,958	18,332	56,896



STRATEGIC

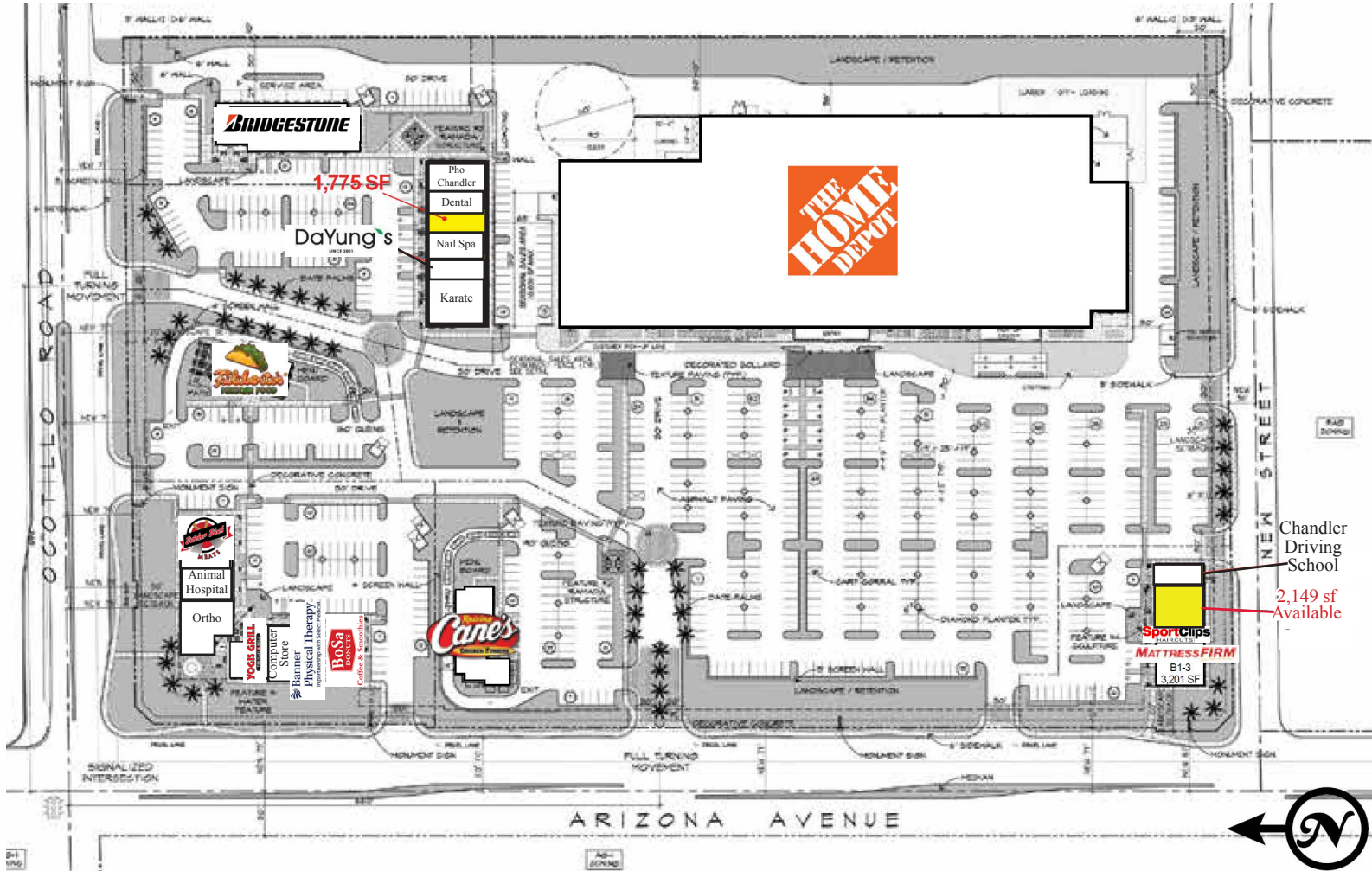
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SHOP SPACE AVAILABLE

SOUTHSHORE TOWN CENTER

SEC ARIZONA AVE. & OCOTILLO RD.
CHANDLER, AZ



#	TENANT	SQ. FT.
A-1	Master Shin's	3,528 sf
A-3	Da Yung's Tea	1,628 sf
A4-5	Nail Spa	1,820 sf
A-6	Available-Former 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	Available with notice - Former Restaurant	2,149 sf
B-7	Chandler Driving School	1,223 sf

#	TENANT	SQ. FT.
C-1	Bosa Donuts	2,400 sf
C2-3	Banner Health PT	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



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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.2476/-111.8411

RF5

S Arizona Ave & E Ocotillo Rd Chandler, AZ 85248	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	9,641	75,837	181,463
Projected Population (2023)	10,452	82,241	197,314
Census Population (2010)	6,092	66,910	162,732
Census Population (2000)	2,454	29,872	95,432
Projected Annual Growth (2018 to 2023)	811 1.7%	6,404 1.7%	15,851 1.7%
Historical Annual Growth (2010 to 2018)	3,549 7.3%	8,927 1.7%	18,731 1.4%
Historical Annual Growth (2000 to 2010)	3,638 14.8%	37,038 12.4%	67,300 7.1%
Estimated Population Density (2018)	3,069 <i>psm</i>	2,684 <i>psm</i>	2,311 <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 (2018)	3,312	28,493	66,843
Projected Households (2023)	3,476	29,981	70,387
Census Households (2010)	2,043	25,088	59,985
Census Households (2000)	858	11,878	34,902
Estimated Households with Children (2018)	1,439 43.4%	9,718 34.1%	23,446 35.1%
Estimated Average Household Size (2018)	2.91	2.66	2.71
Average Household Income			
Estimated Average Household Income (2018)	\$131,595	\$122,328	\$109,378
Projected Average Household Income (2023)	\$153,872	\$143,963	\$128,739
Estimated Average Family Income (2018)	\$160,077	\$142,247	\$128,330
Median Household Income			
Estimated Median Household Income (2018)	\$126,796	\$101,993	\$89,193
Projected Median Household Income (2023)	\$147,469	\$117,972	\$103,103
Estimated Median Family Income (2018)	\$149,421	\$120,037	\$105,560
Per Capita Income			
Estimated Per Capita Income (2018)	\$45,216	\$45,971	\$40,307
Projected Per Capita Income (2023)	\$51,176	\$52,491	\$45,940
Estimated Per Capita Income 5 Year Growth	\$5,960 13.2%	\$6,521 14.2%	\$5,634 14.0%
Estimated Average Household Net Worth (2018)	\$1,924,116	\$1,494,729	\$1,223,325
Daytime Demos (2018)			
Total Businesses	287	1,991	5,222
Total Employees	2,958	18,332	56,896
Company Headquarter Businesses	2 0.6%	6 0.3%	19 0.4%
Company Headquarter Employees	192 6.5%	1,343 7.3%	4,533 8.0%
Employee Population per Business	10.3	9.2	10.9
Residential Population per Business	33.6	38.1	34.8

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EXPANDED PROFILE

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RF5

S Arizona Ave & E Ocotillo Rd

Chandler, AZ 85248

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	6,870	71.3%	57,308	75.6%	130,562	71.9%
Black or African American (2018)	532	5.5%	3,657	4.8%	9,747	5.4%
American Indian or Alaska Native (2018)	53	0.6%	611	0.8%	2,325	1.3%
Asian (2018)	1,466	15.2%	8,270	10.9%	16,257	9.0%
Hawaiian or Pacific Islander (2018)	14	0.1%	97	0.1%	268	0.1%
Other Race (2018)	267	2.8%	3,002	4.0%	14,976	8.3%
Two or More Races (2018)	438	4.5%	2,892	3.8%	7,328	4.0%
Not Hispanic or Latino Population (2018)	8,198	85.0%	64,476	85.0%	139,983	77.1%
Hispanic or Latino Population (2018)	1,443	15.0%	11,361	15.0%	41,480	22.9%
Not Hispanic or Latino Population (2023)	8,727	83.5%	68,607	83.4%	149,181	75.6%
Hispanic or Latino Population (2023)	1,725	16.5%	13,634	16.6%	48,132	24.4%
Not Hispanic or Latino Population (2010)	5,379	88.3%	58,850	88.0%	128,055	78.7%
Hispanic or Latino Population (2010)	713	11.7%	8,060	12.0%	34,677	21.3%
Not Hispanic or Latino Population (2000)	2,247	91.5%	26,962	90.3%	71,573	75.0%
Hispanic or Latino Population (2000)	208	8.5%	2,910	9.7%	23,859	25.0%
Projected Hispanic Annual Growth (2018 to 2023)	282	3.9%	2,273	4.0%	6,652	3.2%
Historic Hispanic Annual Growth (2000 to 2018)	1,235	33.1%	8,451	16.1%	17,621	4.1%

Age Distribution (2018)

Age Under 5	683	7.1%	4,775	6.3%	12,108	6.7%
Age 5 to 9 Years	757	7.9%	5,352	7.1%	12,999	7.2%
Age 10 to 14 Years	778	8.1%	5,198	6.9%	12,816	7.1%
Age 15 to 19 Years	694	7.2%	4,316	5.7%	10,964	6.0%
Age 20 to 24 Years	433	4.5%	3,018	4.0%	9,062	5.0%
Age 25 to 29 Years	534	5.5%	3,757	5.0%	11,132	6.1%
Age 30 to 34 Years	680	7.1%	4,774	6.3%	12,333	6.8%
Age 35 to 39 Years	849	8.8%	5,840	7.7%	13,556	7.5%
Age 40 to 44 Years	807	8.4%	5,451	7.2%	12,563	6.9%
Age 45 to 49 Years	794	8.2%	5,195	6.8%	12,161	6.7%
Age 50 to 54 Years	662	6.9%	4,370	5.8%	10,540	5.8%
Age 55 to 59 Years	565	5.9%	4,497	5.9%	10,473	5.8%
Age 60 to 64 Years	481	5.0%	4,632	6.1%	10,159	5.6%
Age 65 to 74 Years	556	5.8%	8,594	11.3%	17,839	9.8%
Age 75 to 84 Years	247	2.6%	4,531	6.0%	9,361	5.2%
Age 85 Years or Over	121	1.3%	1,538	2.0%	3,399	1.9%
Median Age	35.6		40.6		38.1	

Gender Age Distribution (2018)

Female Population	4,900	50.8%	39,091	51.5%	93,110	51.3%
Age 0 to 19 Years	1,414	28.9%	9,537	24.4%	23,749	25.5%
Age 20 to 64 Years	2,976	60.7%	21,576	55.2%	52,487	56.4%
Age 65 Years or Over	510	10.4%	7,978	20.4%	16,875	18.1%
Female Median Age	36.0		41.1		38.9	
Male Population	4,741	49.2%	36,747	48.5%	88,352	48.7%
Age 0 to 19 Years	1,497	31.6%	10,104	27.5%	25,138	28.5%
Age 20 to 64 Years	2,830	59.7%	19,958	54.3%	49,491	56.0%
Age 65 Years or Over	415	8.7%	6,685	18.2%	13,724	15.5%
Male Median Age	35.2		40.0		37.2	

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Lat/Lon: 33.2476/-111.8411

RF5

S Arizona Ave & E Ocotillo Rd

Chandler, AZ 85248

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2018)

HH Income \$200,000 or More	718	21.7%	4,426	15.5%	7,468	11.2%
HH Income \$150,000 to \$199,999	564	17.0%	3,679	12.9%	7,144	10.7%
HH Income \$100,000 to \$149,999	786	23.7%	5,650	19.8%	12,563	18.8%
HH Income \$75,000 to \$99,999	348	10.5%	3,766	13.2%	9,136	13.7%
HH Income \$50,000 to \$74,999	366	11.1%	4,223	14.8%	10,852	16.2%
HH Income \$35,000 to \$49,999	194	5.9%	2,566	9.0%	7,215	10.8%
HH Income \$25,000 to \$34,999	129	3.9%	1,551	5.4%	4,281	6.4%
HH Income \$15,000 to \$24,999	87	2.6%	1,404	4.9%	4,004	6.0%
HH Income Under \$15,000	120	3.6%	1,230	4.3%	4,180	6.3%
HH Income \$35,000 or More	2,976	89.8%	24,309	85.3%	54,377	81.4%
HH Income \$75,000 or More	2,416	72.9%	17,520	61.5%	36,310	54.3%

Housing (2018)

Total Housing Units	3,467		30,364		70,777	
Housing Units Occupied	3,312	95.5%	28,493	93.8%	66,843	94.4%
Housing Units Owner-Occupied	2,400	72.4%	21,763	76.4%	47,966	71.8%
Housing Units, Renter-Occupied	913	27.6%	6,730	23.6%	18,876	28.2%
Housing Units, Vacant	155	4.5%	1,871	6.2%	3,934	5.6%

Marital Status (2018)

Never Married	1,618	21.8%	13,413	22.2%	38,001	26.5%
Currently Married	4,951	66.7%	37,232	61.5%	80,014	55.7%
Separated	152	2.0%	1,659	2.7%	4,843	3.4%
Widowed	149	2.0%	2,948	4.9%	7,303	5.1%
Divorced	555	7.5%	5,260	8.7%	13,379	9.3%

Household Type (2018)

Population Family	8,571	88.9%	66,356	87.5%	156,487	86.2%
Population Non-Family	1,067	11.1%	9,408	12.4%	24,661	13.6%
Population Group Quarters	2	-	74	0.1%	315	0.2%
Family Households	2,512	75.8%	20,942	73.5%	47,554	71.1%
Non-Family Households	800	24.2%	7,552	26.5%	19,289	28.9%
Married Couple with Children	1,127	22.8%	7,637	20.5%	16,881	21.1%
Average Family Household Size	3.4		3.2		3.3	

Household Size (2018)

1 Person Households	635	19.2%	6,089	21.4%	15,155	22.7%
2 Person Households	1,044	31.5%	10,457	36.7%	22,689	33.9%
3 Person Households	553	16.7%	4,171	14.6%	9,967	14.9%
4 Person Households	663	20.0%	4,678	16.4%	10,493	15.7%
5 Person Households	273	8.3%	2,023	7.1%	4,970	7.4%
6 or More Person Households	144	4.4%	1,075	3.8%	3,568	5.3%

Household Vehicles (2018)

Households with 0 Vehicles Available	105	3.2%	753	2.6%	2,455	3.7%
Households with 1 Vehicles Available	736	22.2%	8,460	29.7%	21,293	31.9%
Households with 2 or More Vehicles Available	2,471	74.6%	19,281	67.7%	43,095	64.5%
Total Vehicles Available	6,733		54,549		125,571	
Average Vehicles Per Household	2.0		1.9		1.9	

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EXPANDED PROFILE

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Lat/Lon: 33.2476/-111.8411

RF5

S Arizona Ave & E Ocotillo Rd Chandler, AZ 85248		1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)				
Estimated Labor Population Age 16 Years or Over		7,273	59,572	141,284
Estimated Civilian Employed		5,138 70.7%	37,305 62.6%	90,079 63.8%
Estimated Civilian Unemployed		104 1.4%	963 1.6%	2,705 1.9%
Estimated in Armed Forces		- -	33 0.1%	62 -
Estimated Not in Labor Force		2,030 27.9%	21,270 35.7%	48,439 34.3%
Unemployment Rate		1.4%	1.6%	1.9%
Occupation (2015)				
Occupation: Population Age 16 Years or Over		4,801	37,706	89,793
Management, Business, Financial Operations		1,098 22.9%	8,433 22.4%	17,945 20.0%
Professional, Related		1,552 32.3%	10,691 28.4%	23,261 25.9%
Service		690 14.4%	5,251 13.9%	13,953 15.5%
Sales, Office		1,015 21.1%	9,146 24.3%	22,594 25.2%
Farming, Fishing, Forestry		1 -	21 0.1%	149 0.2%
Construct, Extraction, Maintenance		210 4.4%	1,726 4.6%	4,949 5.5%
Production, Transport Material Moving		234 4.9%	2,438 6.5%	6,942 7.7%
White Collar Workers		3,665 76.3%	28,270 75.0%	63,800 71.1%
Blue Collar Workers		1,136 23.7%	9,436 25.0%	25,994 28.9%
Consumer Expenditure (2018)				
Total Household Expenditure		\$283 M	\$2.30 B	\$4.99 B
Total Non-Retail Expenditure		\$152 M 53.5%	\$1.22 B 53.0%	\$2.63 B 52.7%
Total Retail Expenditure		\$132 M 46.5%	\$1.08 B 47.0%	\$2.36 B 47.3%
Apparel		\$10.1 M 3.6%	\$81.6 M 3.5%	\$176 M 3.5%
Contributions		\$15.5 M 5.5%	\$120 M 5.2%	\$245 M 4.9%
Education		\$13.1 M 4.6%	\$99.4 M 4.3%	\$206 M 4.1%
Entertainment		\$16.2 M 5.7%	\$131 M 5.7%	\$283 M 5.7%
Food and Beverages		\$39.3 M 13.9%	\$324 M 14.1%	\$711 M 14.3%
Furnishings and Equipment		\$10.3 M 3.6%	\$83.0 M 3.6%	\$177 M 3.6%
Gifts		\$8.28 M 2.9%	\$64.4 M 2.8%	\$134 M 2.7%
Health Care		\$20.3 M 7.2%	\$171 M 7.4%	\$378 M 7.6%
Household Operations		\$9.40 M 3.3%	\$73.3 M 3.2%	\$154 M 3.1%
Miscellaneous Expenses		\$3.91 M 1.4%	\$32.4 M 1.4%	\$71.1 M 1.4%
Personal Care		\$3.62 M 1.3%	\$29.6 M 1.3%	\$64.2 M 1.3%
Personal Insurance		\$2.49 M 0.9%	\$19.4 M 0.8%	\$40.5 M 0.8%
Reading		\$634 K 0.2%	\$5.15 M 0.2%	\$11.1 M 0.2%
Shelter		\$59.0 M 20.8%	\$478 M 20.7%	\$1.03 B 20.7%
Tobacco		\$1.31 M 0.5%	\$11.6 M 0.5%	\$26.6 M 0.5%
Transportation		\$50.6 M 17.9%	\$420 M 18.2%	\$921 M 18.5%
Utilities		\$19.1 M 6.8%	\$160 M 7.0%	\$355 M 7.1%
Educational Attainment (2018)				
Adult Population Age 25 Years or Over		6,296	53,178	123,514
Elementary (Grade Level 0 to 8)		70 1.1%	1,086 2.0%	4,526 3.7%
Some High School (Grade Level 9 to 11)		94 1.5%	1,346 2.5%	5,469 4.4%
High School Graduate		740 11.8%	7,769 14.6%	21,321 17.3%
Some College		1,219 19.4%	11,470 21.6%	28,105 22.8%
Associate Degree Only		463 7.4%	4,462 8.4%	10,627 8.6%
Bachelor Degree Only		1,822 28.9%	16,240 30.5%	32,309 26.2%
Graduate Degree		1,889 30.0%	10,806 20.3%	21,157 17.1%

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RF5

S Arizona Ave & E Ocotillo Rd

Chandler, AZ 85248

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2015)

1 Detached Unit	2,539	124.3	23,756	94.7%	52,240	87.1%
1 Attached Unit	121	5.9%	931	3.7%	2,194	3.7%
2 to 4 Units	87	4.3%	509	2.0%	1,776	3.0%
5 to 9 Units	90	4.4%	745	3.0%	2,703	4.5%
10 to 19 Units	98	4.8%	765	3.1%	2,502	4.2%
20 to 49 Units	66	3.2%	337	1.3%	857	1.4%
50 or More Units	82	4.0%	971	3.9%	2,149	3.6%
Mobile Home or Trailer	24	1.2%	690	2.7%	2,211	3.7%
Other Structure	-	-	3	-	33	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	58	2.8%	658	2.6%	1,498	2.5%
Homes Built 2000 to 2009	1,346	65.9%	12,658	50.5%	24,339	40.6%
Homes Built 1990 to 1999	696	34.1%	8,491	33.8%	18,039	30.1%
Homes Built 1980 to 1989	166	8.1%	2,808	11.2%	9,203	15.3%
Homes Built 1970 to 1979	146	7.1%	1,451	5.8%	5,674	9.5%
Homes Built 1960 to 1969	61	3.0%	505	2.0%	2,132	3.6%
Homes Built 1950 to 1959	23	1.1%	288	1.1%	1,424	2.4%
Homes Built Before 1949	32	1.6%	203	0.8%	761	1.3%

Home Values (2015)

Home Values \$1,000,000 or More	24	1.6%	199	1.0%	353	0.8%
Home Values \$500,000 to \$999,999	415	26.9%	2,548	12.8%	4,647	10.7%
Home Values \$400,000 to \$499,999	463	30.0%	3,398	17.1%	5,678	13.1%
Home Values \$300,000 to \$399,999	629	40.8%	5,969	30.0%	10,723	24.7%
Home Values \$200,000 to \$299,999	415	26.9%	6,058	30.5%	14,373	33.0%
Home Values \$150,000 to \$199,999	169	10.9%	2,059	10.4%	6,280	14.4%
Home Values \$100,000 to \$149,999	47	3.0%	792	4.0%	3,090	7.1%
Home Values \$70,000 to \$99,999	29	1.9%	155	0.8%	708	1.6%
Home Values \$50,000 to \$69,999	9	0.6%	65	0.3%	220	0.5%
Home Values \$25,000 to \$49,999	3	0.2%	158	0.8%	302	0.7%
Home Values Under \$25,000	40	2.6%	436	2.2%	1,116	2.6%
Owner-Occupied Median Home Value	\$358,499		\$322,151		\$287,903	
Renter-Occupied Median Rent	\$1,139		\$1,192		\$1,049	

Transportation To Work (2015)

Drive to Work Alone	3,347	77.1%	28,042	76.1%	66,799	77.2%
Drive to Work in Carpool	411	9.5%	3,650	9.9%	9,029	10.4%
Travel to Work by Public Transportation	36	0.8%	364	1.0%	1,105	1.3%
Drive to Work on Motorcycle	6	0.1%	149	0.4%	444	0.5%
Walk or Bicycle to Work	58	1.3%	582	1.6%	1,385	1.6%
Other Means	45	1.0%	351	1.0%	1,015	1.2%
Work at Home	437	10.1%	3,694	10.0%	6,778	7.8%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	1,017	26.0%	8,243	24.9%	18,810	23.6%
Travel to Work in 15 to 29 Minutes	1,680	43.0%	13,454	40.6%	33,986	42.6%
Travel to Work in 30 to 59 Minutes	1,402	35.9%	10,019	30.2%	24,300	30.5%
Travel to Work in 60 Minutes or More	227	5.8%	2,153	6.5%	5,652	7.1%
Average Minutes Travel to Work	22.7		22.3		22.7	

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