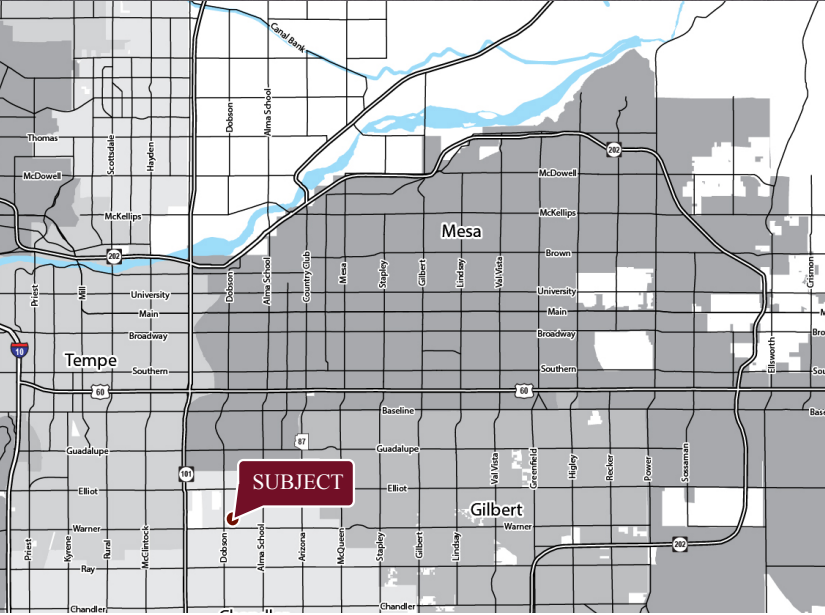


**10,000 SF
BUILD TO SUIT
PAD AVAILABLE**

DOBSON PARK PLAZA

NEC DOBSON RD. & WARNER RD.

CHANDLER, AZ



BUILD TO SUIT PAD AVAILABLE

AVAILABILITY

- 10,000 SF BUILD TO SUIT PAD AVAILABLE

FEATURES

- Grocery anchored center
- Located within one mile from Loop 101
- Population within a three mile radius is over 130,000

TRAFFIC COUNTS

- Dobson Road-25,900 cars per day
- Warner Road- 40,600 cars per day

NOTABLE TENANTS AT THE INTERSECTION



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,277	129,059	349,063
Avg. Household Income	\$94,666	\$94,023	\$92,323
Daytime Employment	2,898	56,702	168,968



JAMES DECREMER
602.778.3840
jamesd@srgaz.com

KRISTIN REMON
602.792.5202
kristinar@srgaz.com

BUILD TO SUIT PAD AVAILABLE

DOBSON PARK PLAZA

NEC DOBSON RD. & WARNER RD.
CHANDLER, AZ



#	TENANT	SQ. FT.
1	Vape Central	
2	Magic Noodle House	
3	Chiropractor	
4	Florist	
5	Tae Kwon Do	
9	Bambu Dessert Drink	
10	Dog Grooming	
11	Family Medicine	
12	Golden Salon	
13	Water & Ice	
Pad	Available	10,000 sf



JAMES DECREMER
602.778.3840
jamesd@srgaz.com

KRISTIN REMON
602.792.5202
kristinar@srgaz.com

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3352/-111.8765

RF5

West Warner Road & N Dobson Rd Chandler, AZ 85224	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	14,277	129,059	349,063
Projected Population (2023)	15,465	140,353	380,124
Census Population (2010)	14,563	127,228	329,410
Census Population (2000)	15,429	130,417	327,602
Projected Annual Growth (2018 to 2023)	1,188 1.7%	11,294 1.8%	31,061 1.8%
Historical Annual Growth (2010 to 2018)	-286 -0.2%	1,831 0.2%	19,653 0.7%
Historical Annual Growth (2000 to 2010)	-866 -0.6%	-3,189 -0.2%	1,808 0.1%
Estimated Population Density (2018)	4,546 <i>psm</i>	4,566 <i>psm</i>	4,446 <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)	5,771	51,199	135,750
Projected Households (2023)	6,059	53,911	143,182
Census Households (2010)	5,852	50,090	127,395
Census Households (2000)	5,540	46,907	119,470
Estimated Households with Children (2018)	1,663 28.8%	15,747 30.8%	42,995 31.7%
Estimated Average Household Size (2018)	2.46	2.51	2.56
Average Household Income			
Estimated Average Household Income (2018)	\$94,666	\$94,023	\$92,323
Projected Average Household Income (2023)	\$108,098	\$108,274	\$106,470
Estimated Average Family Income (2018)	\$107,108	\$110,477	\$109,244
Median Household Income			
Estimated Median Household Income (2018)	\$73,548	\$73,136	\$73,427
Projected Median Household Income (2023)	\$84,187	\$84,365	\$84,630
Estimated Median Family Income (2018)	\$86,170	\$87,421	\$88,915
Per Capita Income			
Estimated Per Capita Income (2018)	\$38,321	\$37,337	\$35,947
Projected Per Capita Income (2023)	\$42,399	\$41,624	\$40,144
Estimated Per Capita Income 5 Year Growth	\$4,079 10.6%	\$4,287 11.5%	\$4,197 11.7%
Estimated Average Household Net Worth (2018)	\$840,732	\$905,422	\$919,882
Daytime Demos (2018)			
Total Businesses	433	6,098	15,899
Total Employees	2,898	56,702	168,968
Company Headquarter Businesses	1 0.2%	25 0.4%	88 0.6%
Company Headquarter Employees	8 0.3%	3,938 6.9%	11,174 6.6%
Employee Population per Business	6.7	9.3	10.6
Residential Population per Business	32.9	21.2	22.0

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, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3352/-111.8765

RF5

West Warner Road & N Dobson Rd

Chandler, AZ 85224

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	11,061	77.5%	92,652	71.8%	243,358	69.7%
Black or African American (2018)	667	4.7%	7,354	5.7%	21,850	6.3%
American Indian or Alaska Native (2018)	224	1.6%	2,270	1.8%	7,029	2.0%
Asian (2018)	817	5.7%	8,372	6.5%	24,546	7.0%
Hawaiian or Pacific Islander (2018)	22	0.2%	346	0.3%	1,010	0.3%
Other Race (2018)	902	6.3%	12,571	9.7%	36,100	10.3%
Two or More Races (2018)	583	4.1%	5,494	4.3%	15,170	4.3%
Not Hispanic or Latino Population (2018)	11,379	79.7%	96,439	74.7%	259,866	74.4%
Hispanic or Latino Population (2018)	2,898	20.3%	32,620	25.3%	89,197	25.6%
Not Hispanic or Latino Population (2023)	12,066	78.0%	102,720	73.2%	277,244	72.9%
Hispanic or Latino Population (2023)	3,400	22.0%	37,634	26.8%	102,880	27.1%
Not Hispanic or Latino Population (2010)	11,972	82.2%	97,451	76.6%	250,895	76.2%
Hispanic or Latino Population (2010)	2,591	17.8%	29,777	23.4%	78,514	23.8%
Not Hispanic or Latino Population (2000)	13,362	86.6%	107,190	82.2%	265,536	81.1%
Hispanic or Latino Population (2000)	2,067	13.4%	23,227	17.8%	62,066	18.9%
Projected Hispanic Annual Growth (2018 to 2023)	502	3.5%	5,013	3.1%	13,683	3.1%
Historic Hispanic Annual Growth (2000 to 2018)	831	2.2%	9,393	2.2%	27,131	2.4%

Age Distribution (2018)

Age Under 5	797	5.6%	7,895	6.1%	22,151	6.3%
Age 5 to 9 Years	784	5.5%	7,722	6.0%	21,835	6.3%
Age 10 to 14 Years	838	5.9%	8,192	6.3%	23,060	6.6%
Age 15 to 19 Years	936	6.6%	8,361	6.5%	23,026	6.6%
Age 20 to 24 Years	892	6.2%	9,099	7.1%	25,742	7.4%
Age 25 to 29 Years	1,141	8.0%	11,152	8.6%	29,528	8.5%
Age 30 to 34 Years	1,141	8.0%	9,686	7.5%	26,066	7.5%
Age 35 to 39 Years	990	6.9%	8,667	6.7%	24,096	6.9%
Age 40 to 44 Years	929	6.5%	8,038	6.2%	22,475	6.4%
Age 45 to 49 Years	1,053	7.4%	9,082	7.0%	24,563	7.0%
Age 50 to 54 Years	1,141	8.0%	9,159	7.1%	23,746	6.8%
Age 55 to 59 Years	1,057	7.4%	9,089	7.0%	22,895	6.6%
Age 60 to 64 Years	840	5.9%	7,517	5.8%	18,721	5.4%
Age 65 to 74 Years	1,030	7.2%	9,369	7.3%	24,676	7.1%
Age 75 to 84 Years	484	3.4%	4,208	3.3%	11,446	3.3%
Age 85 Years or Over	224	1.6%	1,821	1.4%	5,035	1.4%
Median Age	37.4		36.1		35.4	

Gender Age Distribution (2018)

Female Population	7,311	51.2%	65,527	50.8%	176,650	50.6%
Age 0 to 19 Years	1,635	22.4%	15,618	23.8%	44,190	25.0%
Age 20 to 64 Years	4,662	63.8%	41,268	63.0%	109,357	61.9%
Age 65 Years or Over	1,014	13.9%	8,641	13.2%	23,103	13.1%
Female Median Age	38.9		37.4		36.7	
Male Population	6,966	48.8%	63,532	49.2%	172,413	49.4%
Age 0 to 19 Years	1,720	24.7%	16,553	26.1%	45,882	26.6%
Age 20 to 64 Years	4,521	64.9%	40,221	63.3%	108,476	62.9%
Age 65 Years or Over	725	10.4%	6,758	10.6%	18,055	10.5%
Male Median Age	35.8		34.9		34.3	

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, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3352/-111.8765

RF5

West Warner Road & N Dobson Rd

Chandler, AZ 85224

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2018)

HH Income \$200,000 or More	299	5.2%	3,503	6.8%	9,553	7.0%
HH Income \$150,000 to \$199,999	389	6.7%	3,677	7.2%	10,171	7.5%
HH Income \$100,000 to \$149,999	1,081	18.7%	8,592	16.8%	22,397	16.5%
HH Income \$75,000 to \$99,999	1,052	18.2%	7,940	15.5%	19,953	14.7%
HH Income \$50,000 to \$74,999	1,154	20.0%	10,312	20.1%	26,222	19.3%
HH Income \$35,000 to \$49,999	703	12.2%	6,667	13.0%	17,386	12.8%
HH Income \$25,000 to \$34,999	418	7.2%	3,984	7.8%	10,763	7.9%
HH Income \$15,000 to \$24,999	277	4.8%	3,105	6.1%	9,174	6.8%
HH Income Under \$15,000	398	6.9%	3,419	6.7%	10,132	7.5%
HH Income \$35,000 or More	4,678	81.1%	40,691	79.5%	105,681	77.8%
HH Income \$75,000 or More	2,821	48.9%	23,712	46.3%	62,073	45.7%

Housing (2018)

Total Housing Units	5,942		52,810		139,897	
Housing Units Occupied	5,771	97.1%	51,199	97.0%	135,750	97.0%
Housing Units Owner-Occupied	4,080	70.7%	31,266	61.1%	79,134	58.3%
Housing Units, Renter-Occupied	1,691	29.3%	19,933	38.9%	56,616	41.7%
Housing Units, Vacant	171	2.9%	1,611	3.0%	4,148	3.0%

Marital Status (2018)

Never Married	4,060	34.2%	36,814	35.0%	104,329	37.0%
Currently Married	4,978	42.0%	46,595	44.3%	121,034	42.9%
Separated	396	3.3%	3,610	3.4%	10,780	3.8%
Widowed	567	4.8%	4,376	4.2%	11,242	4.0%
Divorced	1,857	15.7%	13,854	13.2%	34,633	12.3%

Household Type (2018)

Population Family	11,352	79.5%	103,097	79.9%	279,239	80.0%
Population Non-Family	2,853	20.0%	25,530	19.8%	68,434	19.6%
Population Group Quarters	72	0.5%	432	0.3%	1,390	0.4%
Family Households	3,668	63.6%	32,382	63.2%	85,739	63.2%
Non-Family Households	2,103	36.4%	18,817	36.8%	50,011	36.8%
Married Couple with Children	1,042	20.9%	9,497	20.4%	26,270	21.7%
Average Family Household Size	3.1		3.2		3.3	

Household Size (2018)

1 Person Households	1,510	26.2%	13,605	26.6%	36,108	26.6%
2 Person Households	2,042	35.4%	17,425	34.0%	43,956	32.4%
3 Person Households	996	17.2%	8,632	16.9%	22,922	16.9%
4 Person Households	724	12.6%	6,513	12.7%	18,327	13.5%
5 Person Households	328	5.7%	3,001	5.9%	8,533	6.3%
6 or More Person Households	172	3.0%	2,024	4.0%	5,904	4.3%

Household Vehicles (2018)

Households with 0 Vehicles Available	114	2.0%	2,043	4.0%	6,251	4.6%
Households with 1 Vehicles Available	1,891	32.8%	17,767	34.7%	47,123	34.7%
Households with 2 or More Vehicles Available	3,766	65.3%	31,390	61.3%	82,376	60.7%
Total Vehicles Available	11,271		95,462		250,112	
Average Vehicles Per Household	2.0		1.9		1.8	

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, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3352/-111.8765

RF5

West Warner Road & N Dobson Rd Chandler, AZ 85224	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	11,679	103,674	277,661
Estimated Civilian Employed	8,319 71.2%	73,056 70.5%	194,387 70.0%
Estimated Civilian Unemployed	298 2.5%	2,463 2.4%	6,991 2.5%
Estimated in Armed Forces	- -	9 -	160 0.1%
Estimated Not in Labor Force	3,062 26.2%	28,146 27.1%	76,124 27.4%
Unemployment Rate	2.5%	2.4%	2.5%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	8,318	73,570	194,926
Management, Business, Financial Operations Professional, Related	1,452 17.5%	12,753 17.3%	32,239 16.5%
Service	1,987 23.9%	19,015 25.8%	49,960 25.6%
Sales, Office	1,290 15.5%	11,755 16.0%	32,292 16.6%
Farming, Fishing, Forestry	2,373 28.5%	19,048 25.9%	51,272 26.3%
Construct, Extraction, Maintenance	8 0.1%	101 0.1%	329 0.2%
Production, Transport Material Moving	664 8.0%	4,922 6.7%	12,442 6.4%
White Collar Workers	542 6.5%	5,976 8.1%	16,393 8.4%
Blue Collar Workers	5,813 69.9%	50,816 69.1%	133,470 68.5%
	2,505 30.1%	22,754 30.9%	61,456 31.5%
Consumer Expenditure (2018)			
Total Household Expenditure	\$395 M	\$3.45 B	\$9.00 B
Total Non-Retail Expenditure	\$204 M 51.8%	\$1.80 B 52.1%	\$4.70 B 52.2%
Total Retail Expenditure	\$190 M 48.2%	\$1.65 B 47.9%	\$4.31 B 47.8%
Apparel	\$13.8 M 3.5%	\$121 M 3.5%	\$316 M 3.5%
Contributions	\$17.3 M 4.4%	\$156 M 4.5%	\$411 M 4.6%
Education	\$14.7 M 3.7%	\$133 M 3.8%	\$350 M 3.9%
Entertainment	\$22.3 M 5.6%	\$195 M 5.6%	\$508 M 5.6%
Food and Beverages	\$57.6 M 14.6%	\$501 M 14.5%	\$1.31 B 14.5%
Furnishings and Equipment	\$13.9 M 3.5%	\$121 M 3.5%	\$316 M 3.5%
Gifts	\$9.88 M 2.5%	\$88.2 M 2.6%	\$231 M 2.6%
Health Care	\$31.1 M 7.9%	\$270 M 7.8%	\$701 M 7.8%
Household Operations	\$11.4 M 2.9%	\$101 M 2.9%	\$266 M 3.0%
Miscellaneous Expenses	\$5.79 M 1.5%	\$50.4 M 1.5%	\$131 M 1.5%
Personal Care	\$5.13 M 1.3%	\$44.8 M 1.3%	\$117 M 1.3%
Personal Insurance	\$2.96 M 0.7%	\$26.4 M 0.8%	\$69.4 M 0.8%
Reading	\$880 K 0.2%	\$7.70 M 0.2%	\$20.1 M 0.2%
Shelter	\$81.0 M 20.5%	\$709 M 20.6%	\$1.85 B 20.6%
Tobacco	\$2.33 M 0.6%	\$20.0 M 0.6%	\$51.9 M 0.6%
Transportation	\$75.4 M 19.1%	\$652 M 18.9%	\$1.70 B 18.8%
Utilities	\$29.3 M 7.4%	\$254 M 7.4%	\$662 M 7.4%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	10,030	87,789	233,249
Elementary (Grade Level 0 to 8)	345 3.4%	3,058 3.5%	9,525 4.1%
Some High School (Grade Level 9 to 11)	381 3.8%	4,413 5.0%	11,992 5.1%
High School Graduate	2,209 22.0%	16,755 19.1%	43,415 18.6%
Some College	2,484 24.8%	22,120 25.2%	57,693 24.7%
Associate Degree Only	1,077 10.7%	8,044 9.2%	20,831 8.9%
Bachelor Degree Only	2,358 23.5%	20,735 23.6%	55,976 24.0%
Graduate Degree	1,176 11.7%	12,663 14.4%	33,817 14.5%

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, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3352/-111.8765

RF5

West Warner Road & N Dobson Rd

Chandler, AZ 85224

Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,474	76.5%	34,413	68.7%	88,554	69.5%
1 Attached Unit	307	5.2%	2,973	5.9%	7,432	5.8%
2 to 4 Units	231	4.0%	2,588	5.2%	6,201	4.9%
5 to 9 Units	278	4.7%	4,065	8.1%	9,386	7.4%
10 to 19 Units	165	2.8%	3,576	7.1%	10,496	8.2%
20 to 49 Units	62	1.1%	678	1.4%	3,489	2.7%
50 or More Units	183	3.1%	2,211	4.4%	7,345	5.8%
Mobile Home or Trailer	70	1.2%	1,005	2.0%	3,107	2.4%
Other Structure	1	-	27	0.1%	89	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	71	1.2%	670	1.3%	2,199	1.7%
Homes Built 2000 to 2009	584	10.0%	5,455	10.9%	16,067	12.6%
Homes Built 1990 to 1999	927	15.8%	11,077	22.1%	35,573	27.9%
Homes Built 1980 to 1989	2,889	49.4%	18,275	36.5%	36,479	28.6%
Homes Built 1970 to 1979	1,009	17.2%	11,511	23.0%	31,048	24.4%
Homes Built 1960 to 1969	131	2.2%	2,056	4.1%	7,643	6.0%
Homes Built 1950 to 1959	54	0.9%	1,127	2.3%	2,690	2.1%
Homes Built Before 1949	55	0.9%	492	1.0%	1,601	1.3%

Home Values (2015)

Home Values \$1,000,000 or More	21	0.5%	244	0.8%	546	0.7%
Home Values \$500,000 to \$999,999	196	4.7%	1,969	6.3%	4,975	6.4%
Home Values \$400,000 to \$499,999	170	4.1%	1,980	6.4%	5,705	7.4%
Home Values \$300,000 to \$399,999	465	11.1%	4,685	15.1%	12,611	16.3%
Home Values \$200,000 to \$299,999	1,321	31.6%	10,792	34.7%	27,710	35.9%
Home Values \$150,000 to \$199,999	1,048	25.1%	6,247	20.1%	14,579	18.9%
Home Values \$100,000 to \$149,999	586	14.0%	3,279	10.5%	7,331	9.5%
Home Values \$70,000 to \$99,999	113	2.7%	779	2.5%	1,955	2.5%
Home Values \$50,000 to \$69,999	54	1.3%	294	0.9%	752	1.0%
Home Values \$25,000 to \$49,999	15	0.4%	183	0.6%	584	0.8%
Home Values Under \$25,000	74	1.8%	829	2.7%	2,063	2.7%
Owner-Occupied Median Home Value	\$212,039		\$241,801		\$247,086	
Renter-Occupied Median Rent	\$1,058		\$959		\$937	

Transportation To Work (2015)

Drive to Work Alone	5,412	79.3%	49,011	78.8%	130,159	77.3%
Drive to Work in Carpool	716	10.5%	6,464	10.4%	17,835	10.6%
Travel to Work by Public Transportation	77	1.1%	1,013	1.6%	3,781	2.2%
Drive to Work on Motorcycle	34	0.5%	453	0.7%	1,116	0.7%
Walk or Bicycle to Work	166	2.4%	1,467	2.4%	4,384	2.6%
Other Means	90	1.3%	736	1.2%	1,874	1.1%
Work at Home	335	4.9%	3,092	5.0%	9,153	5.4%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	2,149	33.1%	19,020	32.2%	48,355	30.4%
Travel to Work in 15 to 29 Minutes	3,666	56.5%	31,267	52.9%	82,045	51.6%
Travel to Work in 30 to 59 Minutes	1,826	28.1%	16,315	27.6%	44,309	27.8%
Travel to Work in 60 Minutes or More	258	4.0%	3,247	5.5%	9,323	5.9%
Average Minutes Travel to Work	20.0		20.0		20.4	

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