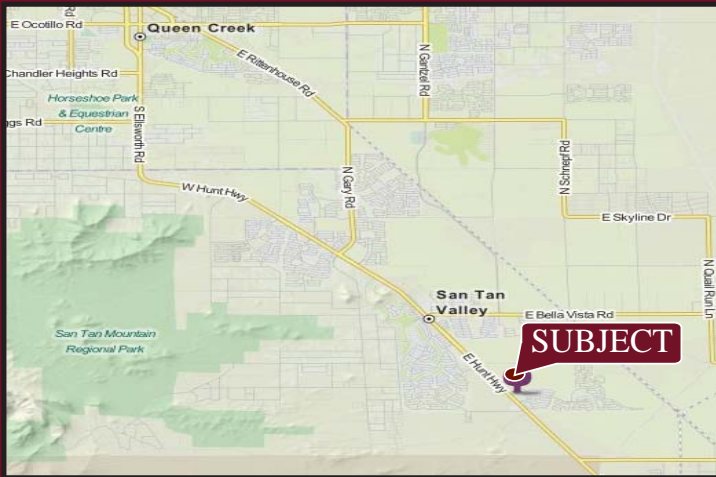


FORMER MEDICAL OFFICE THE SHOPS AT COPPER BASIN

NORTHWEST CORNER OF HUNT HIGHWAY & COPPER MINE ROAD, SAN TAN VALLEY, AZ



AVAILABILITY

- 3,545 SF

FEATURES

- Former Medical Office
- Good visibility and easy access
- Zoning CB-1
- Project Size-38,947 sf

NOTABLE TENANTS



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,427	28,892	58,327
Ave Household Income	\$72,637	\$71,913	\$68,773
Daytime Population	422	2,274	3,071



EXCLUSIVELY REPRESENTED BY

DAVID JARAND
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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.1363/-111.5397

RF5

2528 E Copper Mine Rd

Queen Creek, AZ 85143

Population

	3 mi radius	5 mi radius	7 mi radius
Estimated Population (2017)	28,892	58,327	88,437
Projected Population (2022)	32,976	66,538	100,741
Census Population (2010)	26,197	51,987	74,602
Census Population (2000)	836	2,482	4,153
Projected Annual Growth (2017 to 2022)	4,084 2.8%	8,211 2.8%	12,305 2.8%
Historical Annual Growth (2010 to 2017)	2,695 1.5%	6,340 1.7%	13,835 2.6%
Historical Annual Growth (2000 to 2010)	25,361 303.5	49,505 199.4	70,449 169.6
Estimated Population Density (2017)	1,022 psm	743 psm	575 psm
Trade Area Size	28.26 sq mi	78.51 sq mi	153.88 sq mi

Households

Estimated Households (2017)	9,454	18,854	28,830
Projected Households (2022)	10,097	20,139	30,758
Census Households (2010)	8,270	16,186	23,269
Census Households (2000)	270	814	1,386
Estimated Households with Children (2017)	4,301 45.5%	8,633 45.8%	13,097 45.4%
Estimated Average Household Size (2017)	3.06	3.09	3.07

Average Household Income

Estimated Average Household Income (2017)	\$71,913	\$68,773	\$69,388
Projected Average Household Income (2022)	\$84,951	\$81,750	\$83,824
Estimated Average Family Income (2017)	\$78,122	\$74,358	\$74,712

Median Household Income

Estimated Median Household Income (2017)	\$61,090	\$61,381	\$62,089
Projected Median Household Income (2022)	\$71,420	\$71,745	\$72,848
Estimated Median Family Income (2017)	\$65,504	\$66,266	\$66,560

Per Capita Income

Estimated Per Capita Income (2017)	\$23,530	\$22,231	\$22,620
Projected Per Capita Income (2022)	\$26,013	\$24,743	\$25,593
Estimated Per Capita Income 5 Year Growth	\$2,482 10.5%	\$2,513 11.3%	\$2,973 13.1%
Estimated Average Household Net Worth (2017)	\$618,333	\$567,354	\$581,158

Daytime Demos (2017)

Total Businesses	299	421	695
Total Employees	2,274	3,071	5,260
Company Headquarter Businesses	1 0.3%	1 0.2%	3 0.4%
Company Headquarter Employees	1 -	4 0.1%	269 5.1%
Employee Population per Business	7.6	7.3	7.6
Residential Population per Business	96.6	138.5	127.2

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2528 E Copper Mine Rd

Queen Creek, AZ 85143

3 mi radius 5 mi radius 7 mi radius

Race & Ethnicity

White (2017)	21,893	75.8%	43,972	75.4%	67,571	76.4%
Black or African American (2017)	2,019	7.0%	3,744	6.4%	5,110	5.8%
American Indian or Alaska Native (2017)	325	1.1%	708	1.2%	1,112	1.3%
Asian (2017)	629	2.2%	1,298	2.2%	1,907	2.2%
Hawaiian or Pacific Islander (2017)	111	0.4%	193	0.3%	222	0.3%
Other Race (2017)	2,431	8.4%	5,744	9.8%	8,544	9.7%
Two or More Races (2017)	1,484	5.1%	2,667	4.6%	3,970	4.5%
Not Hispanic or Latino Population (2017)	22,429	77.6%	43,863	75.2%	66,607	75.3%
Hispanic or Latino Population (2017)	6,463	22.4%	14,464	24.8%	21,830	24.7%
Not Hispanic or Latino Population (2022)	25,036	75.9%	48,921	73.5%	74,145	73.6%
Hispanic or Latino Population (2022)	7,940	24.1%	17,617	26.5%	26,597	26.4%
Not Hispanic or Latino Population (2010)	20,753	79.2%	39,782	76.5%	57,132	76.6%
Hispanic or Latino Population (2010)	5,444	20.8%	12,206	23.5%	17,470	23.4%
Not Hispanic or Latino Population (2000)	594	71.1%	1,770	71.3%	3,012	72.5%
Hispanic or Latino Population (2000)	242	28.9%	712	28.7%	1,140	27.5%
Projected Hispanic Annual Growth (2017 to 2022)	1,477	4.6%	3,153	4.4%	4,766	4.4%
Historic Hispanic Annual Growth (2000 to 2017)	6,221	151.5	13,752	113.6	20,690	106.7

Age Distribution (2017)

Age Under 5	2,078	7.2%	4,368	7.5%	6,624	7.5%
Age 5 to 9 Years	2,541	8.8%	5,198	8.9%	7,801	8.8%
Age 10 to 14 Years	2,693	9.3%	5,177	8.9%	7,736	8.7%
Age 15 to 19 Years	2,099	7.3%	4,116	7.1%	6,162	7.0%
Age 20 to 24 Years	1,437	5.0%	3,125	5.4%	4,783	5.4%
Age 25 to 29 Years	1,688	5.8%	3,670	6.3%	5,617	6.4%
Age 30 to 34 Years	2,143	7.4%	4,515	7.7%	6,814	7.7%
Age 35 to 39 Years	2,294	7.9%	4,533	7.8%	6,791	7.7%
Age 40 to 44 Years	2,049	7.1%	4,034	6.9%	6,027	6.8%
Age 45 to 49 Years	1,582	5.5%	3,122	5.4%	4,661	5.3%
Age 50 to 54 Years	1,379	4.8%	2,796	4.8%	4,276	4.8%
Age 55 to 59 Years	1,441	5.0%	2,897	5.0%	4,385	5.0%
Age 60 to 64 Years	1,494	5.2%	2,886	4.9%	4,414	5.0%
Age 65 to 74 Years	2,651	9.2%	5,174	8.9%	8,000	9.0%
Age 75 to 84 Years	1,012	3.5%	2,101	3.6%	3,375	3.8%
Age 85 Years or Over	311	1.1%	615	1.1%	970	1.1%
Median Age	33.9		33.2		33.5	

Gender Age Distribution (2017)

Female Population	14,899	51.6%	29,665	50.9%	44,838	50.7%
Age 0 to 19 Years	4,671	31.3%	9,246	31.2%	13,778	30.7%
Age 20 to 64 Years	8,093	54.3%	16,217	54.7%	24,632	54.9%
Age 65 Years or Over	2,136	14.3%	4,202	14.2%	6,429	14.3%
Female Median Age	34.4		33.7		33.9	
Male Population	13,993	48.4%	28,662	49.1%	43,599	49.3%
Age 0 to 19 Years	4,740	33.9%	9,614	33.5%	14,546	33.4%
Age 20 to 64 Years	7,414	53.0%	15,359	53.6%	23,137	53.1%
Age 65 Years or Over	1,839	13.1%	3,689	12.9%	5,916	13.6%
Male Median Age	33.4		32.8		33.1	

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RF5

2528 E Copper Mine Rd

Queen Creek, AZ 85143

3 mi radius

5 mi radius

7 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	379	4.0%	598	3.2%	868	3.0%
HH Income \$150,000 to \$199,999	325	3.4%	528	2.8%	901	3.1%
HH Income \$100,000 to \$149,999	1,112	11.8%	2,457	13.0%	4,083	14.2%
HH Income \$75,000 to \$99,999	1,793	19.0%	3,506	18.6%	5,065	17.6%
HH Income \$50,000 to \$74,999	2,416	25.6%	4,551	24.1%	7,015	24.3%
HH Income \$35,000 to \$49,999	1,241	13.1%	2,889	15.3%	4,462	15.5%
HH Income \$25,000 to \$34,999	606	6.4%	1,444	7.7%	2,452	8.5%
HH Income \$15,000 to \$24,999	684	7.2%	1,399	7.4%	1,928	6.7%
HH Income Under \$15,000	898	9.5%	1,483	7.9%	2,056	7.1%
HH Income \$35,000 or More	7,266	76.9%	14,528	77.1%	22,394	77.7%
HH Income \$75,000 or More	3,609	38.2%	7,089	37.6%	10,917	37.9%

Housing (2017)

Total Housing Units	10,819		21,058		32,193	
Housing Units Occupied	9,454	87.4%	18,854	89.5%	28,830	89.6%
Housing Units Owner-Occupied	7,070	74.8%	14,380	76.3%	23,002	79.8%
Housing Units, Renter-Occupied	2,384	25.2%	4,474	23.7%	5,828	20.2%
Housing Units, Vacant	1,365	12.6%	2,203	10.5%	3,363	10.4%

Marital Status (2017)

Never Married	5,908	27.4%	13,193	30.3%	20,585	31.1%
Currently Married	11,252	52.1%	21,846	50.1%	32,801	49.5%
Separated	735	3.4%	1,273	2.9%	2,058	3.1%
Widowed	1,077	5.0%	1,834	4.2%	2,689	4.1%
Divorced	2,608	12.1%	5,438	12.5%	8,143	12.3%

Household Type (2017)

Population Family	26,308	91.1%	53,122	91.1%	80,511	91.0%
Population Non-Family	2,584	8.9%	5,205	8.9%	7,926	9.0%
Population Group Quarters	-	-	-	-	-	-
Family Households	7,503	79.4%	15,031	79.7%	22,951	79.6%
Non-Family Households	1,951	20.6%	3,823	20.3%	5,879	20.4%
Married Couple with Children	3,033	27.0%	6,168	28.2%	9,505	29.0%
Average Family Household Size	3.5		3.5		3.5	

Household Size (2017)

1 Person Households	1,468	15.5%	2,776	14.7%	4,297	14.9%
2 Person Households	2,954	31.2%	5,852	31.0%	9,115	31.6%
3 Person Households	1,620	17.1%	3,230	17.1%	4,863	16.9%
4 Person Households	1,619	17.1%	3,276	17.4%	4,967	17.2%
5 Person Households	970	10.3%	2,044	10.8%	3,148	10.9%
6 or More Person Households	824	8.7%	1,676	8.9%	2,441	8.5%

Household Vehicles (2017)

Households with 0 Vehicles Available	158	1.7%	349	1.9%	538	1.9%
Households with 1 Vehicles Available	3,366	35.6%	6,527	34.6%	9,610	33.3%
Households with 2 or More Vehicles Available	5,930	62.7%	11,978	63.5%	18,682	64.8%
Total Vehicles Available	17,403		34,561		53,650	
Average Vehicles Per Household	1.8		1.8		1.9	

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RF5

2528 E Copper Mine Rd Queen Creek, AZ 85143	3 mi radius	5 mi radius	7 mi radius
Labor Force (2017)			
Estimated Labor Population Age 16 Years or Over	21,031	42,577	64,782
Estimated Civilian Employed	11,858 56.4%	25,020 58.8%	37,552 58.0%
Estimated Civilian Unemployed	774 3.7%	1,457 3.4%	1,970 3.0%
Estimated in Armed Forces	-	-	12
Estimated Not in Labor Force	8,399 39.9%	16,099 37.8%	25,249 39.0%
Unemployment Rate	3.7%	3.4%	3.0%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	11,826	25,543	37,066
Management, Business, Financial Operations	1,369 11.6%	3,248 12.7%	4,523 12.2%
Professional, Related	2,132 18.0%	4,532 17.7%	6,834 18.4%
Service	2,441 20.6%	5,778 22.6%	8,946 24.1%
Sales, Office	3,544 30.0%	7,312 28.6%	9,928 26.8%
Farming, Fishing, Forestry	31 0.3%	108 0.4%	147 0.4%
Construct, Extraction, Maintenance	996 8.4%	1,777 7.0%	2,677 7.2%
Production, Transport Material Moving	1,314 11.1%	2,788 10.9%	4,011 10.8%
White Collar Workers	7,044 59.6%	15,092 59.1%	21,285 57.4%
Blue Collar Workers	4,782 40.4%	10,451 40.9%	15,781 42.6%
Consumer Expenditure (2017)			
Total Household Expenditure	\$531 M	\$1.03 B	\$1.58 B
Total Non-Retail Expenditure	\$289 M 54.5%	\$559 M 54.4%	\$860 M 54.4%
Total Retail Expenditure	\$242 M 45.5%	\$467 M 45.6%	\$719 M 45.6%
Apparel	\$18.6 M 3.5%	\$35.9 M 3.5%	\$55.3 M 3.5%
Contributions	\$21.8 M 4.1%	\$41.3 M 4.0%	\$63.7 M 4.0%
Education	\$18.5 M 3.5%	\$35.1 M 3.4%	\$54.1 M 3.4%
Entertainment	\$29.8 M 5.6%	\$57.6 M 5.6%	\$88.7 M 5.6%
Food and Beverages	\$79.0 M 14.9%	\$153 M 14.9%	\$235 M 14.9%
Furnishings and Equipment	\$18.3 M 3.4%	\$35.2 M 3.4%	\$54.1 M 3.4%
Gifts	\$12.4 M 2.3%	\$23.8 M 2.3%	\$36.9 M 2.3%
Health Care	\$42.6 M 8.0%	\$82.8 M 8.1%	\$127 M 8.1%
Household Operations	\$14.8 M 2.8%	\$28.4 M 2.8%	\$43.7 M 2.8%
Miscellaneous Expenses	\$7.86 M 1.5%	\$15.2 M 1.5%	\$23.4 M 1.5%
Personal Care	\$6.93 M 1.3%	\$13.4 M 1.3%	\$20.5 M 1.3%
Personal Insurance	\$3.82 M 0.7%	\$7.28 M 0.7%	\$11.2 M 0.7%
Reading	\$1.16 M 0.2%	\$2.24 M 0.2%	\$3.45 M 0.2%
Shelter	\$108 M 20.4%	\$209 M 20.4%	\$322 M 20.4%
Tobacco	\$3.38 M 0.6%	\$6.59 M 0.6%	\$10.1 M 0.6%
Transportation	\$103 M 19.4%	\$200 M 19.5%	\$308 M 19.5%
Utilities	\$40.5 M 7.6%	\$78.6 M 7.7%	\$121 M 7.6%
Educational Attainment (2017)			
Adult Population Age 25 Years or Over	18,044	36,342	55,330
Elementary (Grade Level 0 to 8)	251 1.4%	1,006 2.8%	1,791 3.2%
Some High School (Grade Level 9 to 11)	1,463 8.1%	2,772 7.6%	4,210 7.6%
High School Graduate	4,613 25.6%	10,393 28.6%	15,375 27.8%
Some College	5,969 33.1%	11,019 30.3%	16,950 30.6%
Associate Degree Only	1,988 11.0%	3,994 11.0%	5,998 10.8%
Bachelor Degree Only	2,514 13.9%	5,012 13.8%	7,535 13.6%
Graduate Degree	1,246 6.9%	2,147 5.9%	3,471 6.3%

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Queen Creek, AZ 85143

Units In Structure (2010)

	3 mi radius		5 mi radius		7 mi radius	
1 Detached Unit	8,434	102.0	16,844	104.1	24,869	106.9
1 Attached Unit	114	1.4%	189	1.2%	248	1.1%
2 to 4 Units	111	1.3%	273	1.7%	407	1.7%
5 to 9 Units	27	0.3%	69	0.4%	90	0.4%
10 to 19 Units	23	0.3%	46	0.3%	58	0.2%
20 to 49 Units	-	-	-	-	-	-
50 or More Units	32	0.4%	65	0.4%	83	0.4%
Mobile Home or Trailer	643	7.8%	1,739	10.7%	2,585	11.1%
Other Structure	38	0.5%	80	0.5%	126	0.5%

Homes Built By Year (2010)

Homes Built 2005 or later	23	0.3%	90	0.6%	417	1.8%
Homes Built 2000 to 2004	7,504	90.7%	14,555	89.9%	20,713	89.0%
Homes Built 1990 to 1999	779	9.4%	1,479	9.1%	2,140	9.2%
Homes Built 1980 to 1989	307	3.7%	785	4.9%	1,171	5.0%
Homes Built 1970 to 1979	194	2.3%	468	2.9%	691	3.0%
Homes Built 1960 to 1969	141	1.7%	421	2.6%	508	2.2%
Homes Built 1950 to 1959	81	1.0%	159	1.0%	273	1.2%
Homes Built Before 1949	51	0.6%	145	0.9%	197	0.8%

Home Values (2010)

Home Values \$1,000,000 or More	4	0.1%	7	0.1%	11	0.1%
Home Values \$500,000 to \$999,999	29	0.5%	56	0.5%	209	1.2%
Home Values \$400,000 to \$499,999	68	1.1%	143	1.2%	289	1.6%
Home Values \$300,000 to \$399,999	398	6.4%	668	5.5%	1,055	5.8%
Home Values \$200,000 to \$299,999	1,555	25.2%	2,934	24.1%	4,789	26.4%
Home Values \$150,000 to \$199,999	2,064	33.5%	4,861	40.0%	7,597	42.0%
Home Values \$100,000 to \$149,999	1,695	27.5%	3,702	30.4%	5,311	29.3%
Home Values \$70,000 to \$99,999	690	11.2%	1,249	10.3%	1,748	9.7%
Home Values \$50,000 to \$69,999	276	4.5%	572	4.7%	800	4.4%
Home Values \$25,000 to \$49,999	130	2.1%	235	1.9%	374	2.1%
Home Values Under \$25,000	134	2.2%	348	2.9%	494	2.7%
Owner-Occupied Median Home Value	\$162,762		\$160,777		\$164,506	
Renter-Occupied Median Rent	\$855		\$854		\$838	

Transportation To Work (2010)

Drive to Work Alone	8,028	76.0%	16,855	77.0%	24,785	77.1%
Drive to Work in Carpool	1,471	13.9%	2,925	13.4%	4,008	12.5%
Travel to Work by Public Transportation	9	0.1%	20	0.1%	238	0.7%
Drive to Work on Motorcycle	9	0.1%	257	1.2%	454	1.4%
Walk or Bicycle to Work	180	1.7%	377	1.7%	528	1.6%
Other Means	138	1.3%	239	1.1%	372	1.2%
Work at Home	727	6.9%	1,216	5.6%	1,749	5.4%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,721	17.5%	3,950	19.1%	5,629	18.5%
Travel to Work in 15 to 29 Minutes	1,822	18.5%	4,663	22.6%	7,240	23.8%
Travel to Work in 30 to 59 Minutes	4,925	50.1%	10,751	52.0%	15,896	52.3%
Travel to Work in 60 Minutes or More	2,541	25.8%	4,753	23.0%	6,285	20.7%
Average Minutes Travel to Work	41.5		38.5		36.7	

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