Cooley Station Marketplace

Southeast Corner of Williams Field Road & Recker Road, Gilbert, Arizona

Fry's Marketplace Anchored Development

Total Wine & MORE · FOREVER 21 · BARNES & NOBLE · macy's · H&M · Apple Store · Dillard's · DICK'S SPORTING GOODS · BEST BUY · Harkins Theatres

LOOP 202

Recker Rd.

Ray Rd.

SUPER TARGET · COST PLUS WORLD MARKET · PETSMART · Pier 1 imports · Michaels · ROSS DRESS FOR LESS · Dollar Tree Stores, Inc.

Walmart · Party City

PhxMesa Gateway Airport

LOOP 202

Greenfield Rd.

Williams Field Rd.

ASU Arizona State University POLYTECHNIC CAMPUS

Power Rd.

Walmart SUPERCENTER · Marshalls · DSW · OLD NAVY · OfficeMax · BED BATH & BEYOND · JO-ANN · BIG LOTS!

SUBJECT

COSTCO WHOLESALE

Higley Rd.

Pecos Rd.

Dignity Health. Mercy Gilbert Medical Center

fry's Marketplace

MARKETPLACE

STRATEGIC

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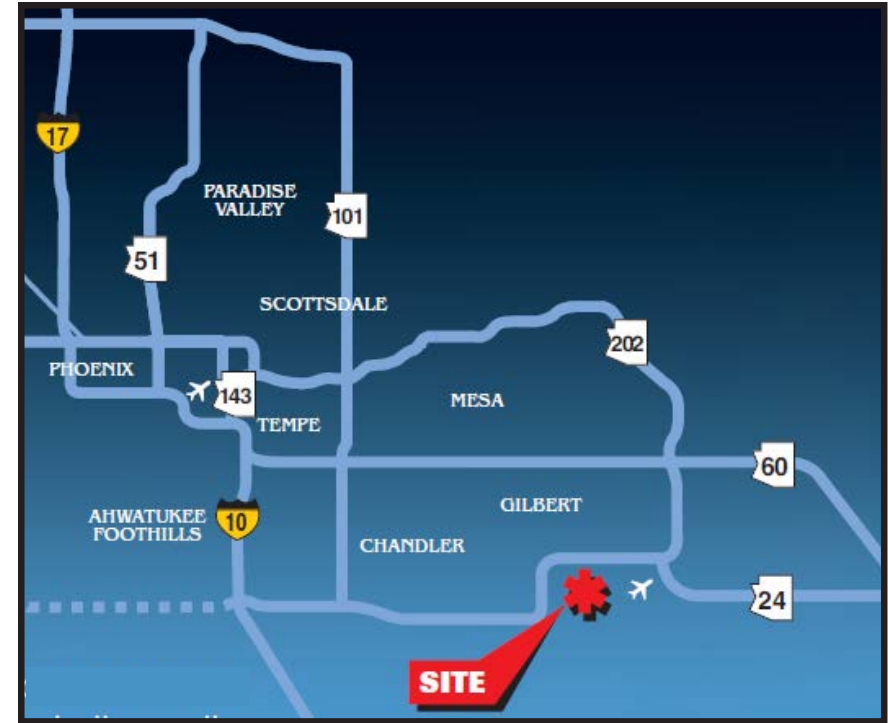602.792.5202
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Developed By

Evergreen
Development | Services | Investments

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

Availability:

- Hard Corner shops, Pads and Jr. Anchor space available

Highlights:

- AVG HH Income within (3) miles: $113,107

- Ideally situated just west of ASU Polytechnic Campus (9,000 students) and Phx-Mesa Gateway Airport (service to 47 Cities)

- Unique combination of existing residential density (11,061 residents in (1) mile radius) and future growth:

  - Fulton Homes Cooley Station Phase 1, 2, 3 - 1,399 +/- Units

  - Apartments - IDM, Wolff, Frankel - 818 +/- Units

  - Townhomes - Cal Atlantic - 100 +/- Units

- Close proximity to highly successful regional commercial centers; San Tan Village & Gilbert Gateway Town Center

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,061	82,509	199,034
Ave Household Income	$99,710	$113,107	$117,004
Daytime Employment	922	16,248	40,221

Traffic Counts	
Recker Road	+/- 13,700 cpd
Williams Field Road	+/- 17,100 cpd
Total	+/- 30,800 cpd

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WILLIAMS FIELD ROAD

PROJECT I.D.
FEATURE/SIGN

ENHANCED
LANDSCAPING

MONUMENT SIGN

MONUMENT
SIGN

MONUMENT SIGN

SHOPS A
7,325 S.F.

PATIO

PATIO

P2
4,000 S.F.

KIOSK
850 S.F.

P3
4,000 S.F.

PATIO

SHOPS B
8,520 S.F.

MONUMENT
SIGN

PATIO

STOP
SIGN

R E C K E R   R O A D

P1
4,600 S.F.

MONUMENT SIGN

MONUMENT SIGN

ENHANCED
PAVING, (TYP.)

3'-0" HIGH
SCREEN
WALL (TYP.)

SHOPS C
7,200 S.F.

MAJOR
10,000 S.F.

G.C.
6,350 S.F.

GROCERY
125,944 S.F.

529 SPACES (4.2 / 1,000)
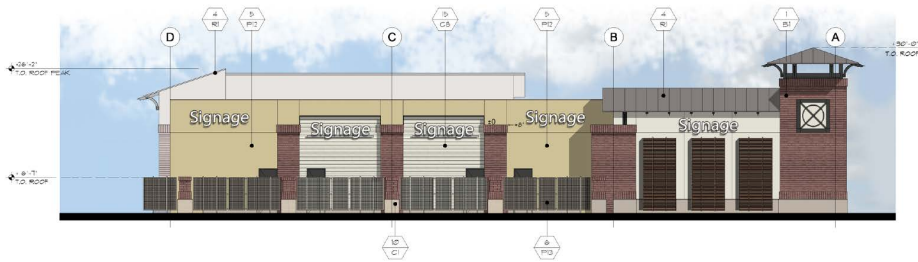
SITE AREA:
600,988 S.F. (13.80 AC)

12'-0" HIGH WALL

Shops A

Signage Signage Signage Signage Signage
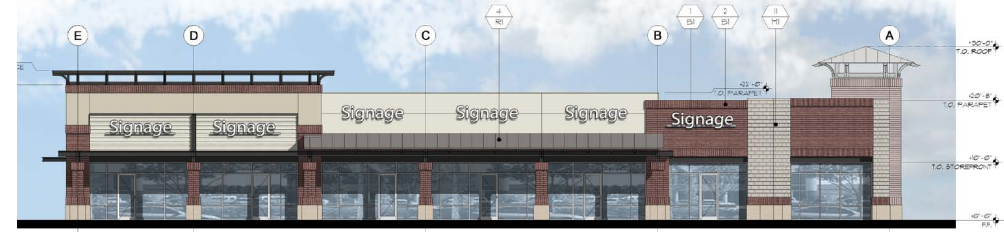
SOUTH ELEVATION

Signage Signage Signage Signage Signage

NORTH ELEVATION

Shops B

Signage Signage Signage Signage Signage Signage

EAST ELEVATION

Signage Signage Signage Signage Signage

WEST ELEVATION

Shops C

Signage Signage Signage Signage Signage Signage

North Elevation

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

STRATEGIC

Lat/Lon: 33.3071/-111.7038

RF5

E Williams Field Rd & S Recker Rd	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	11,061		82,509		199,034	
Projected Population (2023)	11,967		89,518		215,928	
Census Population (2010)	8,715		65,377		164,467	
Census Population (2000)	260		10,292		67,439	
Projected Annual Growth (2018 to 2023)	906	*1.6%*	7,009	*1.7%*	16,894	*1.7%*
Historical Annual Growth (2010 to 2018)	2,346	*3.4%*	17,132	*3.3%*	34,567	*2.6%*
Historical Annual Growth (2000 to 2010)	8,454	*324.6*	55,085	*53.5%*	97,029	*14.4%*
Estimated Population Density (2018)	3,522 *psm*		2,919 *psm*		2,535 *psm*	
Trade Area Size	3.14 *sq mi*		28.26 *sq mi*		78.51 *sq mi*	
Households						
Estimated Households (2018)	3,746		26,759		64,161	
Projected Households (2023)	3,930		28,142		67,481	
Census Households (2010)	2,897		21,054		52,684	
Census Households (2000)	88		3,229		21,029	
Estimated Households with Children (2018)	1,658	*44.3%*	12,585	*47.0%*	29,310	*45.7%*
Estimated Average Household Size (2018)	2.95		3.07		3.09	
Average Household Income						
Estimated Average Household Income (2018)	$99,710		$113,107		$117,004	
Projected Average Household Income (2023)	$114,424		$130,343		$135,547	
Estimated Average Family Income (2018)	$111,897		$126,123		$128,452	
Median Household Income						
Estimated Median Household Income (2018)	$92,656		$94,319		$95,809	
Projected Median Household Income (2023)	$106,295		$109,178		$110,922	
Estimated Median Family Income (2018)	$101,314		$105,135		$105,594	
Per Capita Income						
Estimated Per Capita Income (2018)	$33,772		$36,705		$37,735	
Projected Per Capita Income (2023)	$37,577		$40,997		$42,376	
Estimated Per Capita Income 5 Year Growth	$3,806	*11.3%*	$4,292	*11.7%*	$4,641	*12.3%*
Estimated Average Household Net Worth (2018)	$1,168,722		$1,262,044		$1,296,498	
Daytime Demos (2018)						
Total Businesses	100		1,773		4,744	
Total Employees	922		16,248		40,221	
Company Headquarter Businesses	-	*0.2%*	3	*0.2%*	6	*0.1%*
Company Headquarter Employees	4	*0.4%*	188	*1.2%*	477	*1.2%*
Employee Population per Business	9.2		9.2		8.5	
Residential Population per Business	110.1		46.5		42.0	

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

Demographic Source: Applied Geographic Solutions 04/2018, TIGER Geography

S STRATEGIC

Lat/Lon: 33.3071/-111.7038

RF5

E Williams Field Rd & S Recker Rd	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	8,384	75.8%	64,137	77.7%	157,504	79.1%
Black or African American (2018)	540	4.9%	4,182	5.1%	8,758	4.4%
American Indian or Alaska Native (2018)	118	1.1%	826	1.0%	1,631	0.8%
Asian (2018)	983	8.9%	5,216	6.3%	12,439	6.2%
Hawaiian or Pacific Islander (2018)	26	0.2%	144	0.2%	394	0.2%
Other Race (2018)	520	4.7%	4,312	5.2%	9,948	5.0%
Two or More Races (2018)	490	4.4%	3,692	4.5%	8,360	4.2%
Not Hispanic or Latino Population (2018)	9,042	81.7%	67,552	81.9%	164,166	82.5%
Hispanic or Latino Population (2018)	2,019	18.3%	14,956	18.1%	34,868	17.5%
Not Hispanic or Latino Population (2023)	9,586	80.1%	71,768	80.2%	174,354	80.7%
Hispanic or Latino Population (2023)	2,382	19.9%	17,749	19.8%	41,575	19.3%
Not Hispanic or Latino Population (2010)	7,262	83.3%	54,824	83.9%	140,547	85.5%
Hispanic or Latino Population (2010)	1,453	16.7%	10,554	16.1%	23,921	14.5%
Not Hispanic or Latino Population (2000)	217	83.3%	8,712	84.6%	59,973	88.9%
Hispanic or Latino Population (2000)	44	16.7%	1,580	15.4%	7,466	11.1%
Projected Hispanic Annual Growth (2018 to 2023)	363	3.6%	2,793	3.7%	6,706	3.8%
Historic Hispanic Annual Growth (2000 to 2018)	1,975	251.9	13,376	47.0%	27,403	20.4%
Age Distribution (2018)						
Age Under 5	1,090	9.9%	7,325	8.9%	15,534	7.8%
Age 5 to 9 Years	956	8.6%	7,282	8.8%	16,638	8.4%
Age 10 to 14 Years	836	7.6%	6,861	8.3%	16,890	8.5%
Age 15 to 19 Years	666	6.0%	5,602	6.8%	13,871	7.0%
Age 20 to 24 Years	618	5.6%	4,662	5.6%	10,179	5.1%
Age 25 to 29 Years	1,058	9.6%	6,754	8.2%	13,681	6.9%
Age 30 to 34 Years	1,120	10.1%	7,428	9.0%	15,494	7.8%
Age 35 to 39 Years	997	9.0%	7,273	8.8%	16,276	8.2%
Age 40 to 44 Years	782	7.1%	5,961	7.2%	14,478	7.3%
Age 45 to 49 Years	640	5.8%	5,187	6.3%	13,574	6.8%
Age 50 to 54 Years	550	5.0%	4,354	5.3%	11,521	5.8%
Age 55 to 59 Years	493	4.5%	3,823	4.6%	10,359	5.2%
Age 60 to 64 Years	416	3.8%	3,226	3.9%	9,245	4.6%
Age 65 to 74 Years	535	4.8%	4,299	5.2%	13,404	6.7%
Age 75 to 84 Years	227	2.1%	1,851	2.2%	5,949	3.0%
Age 85 Years or Over	76	0.7%	619	0.7%	1,942	1.0%
Median Age	30.4		31.1		33.8	
Gender Age Distribution (2018)						
Female Population	5,601	50.6%	41,723	50.6%	100,802	50.6%
Age 0 to 19 Years	1,708	30.5%	12,982	31.1%	30,399	30.2%
Age 20 to 64 Years	3,469	61.9%	25,056	60.1%	58,964	58.5%
Age 65 Years or Over	424	7.6%	3,684	8.8%	11,439	11.3%
Female Median Age	30.7		31.7		34.4	
Male Population	5,460	49.4%	40,786	49.4%	98,232	49.4%
Age 0 to 19 Years	1,841	33.7%	14,090	34.5%	32,534	33.1%
Age 20 to 64 Years	3,205	58.7%	23,612	57.9%	55,843	56.8%
Age 65 Years or Over	415	7.6%	3,085	7.6%	9,855	10.0%
Male Median Age	30.1		30.4		33.0	

STRATEGIC

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RF5

E Williams Field Rd & S Recker Rd	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income $200,000 or More	207	5.5%	2,625	9.8%	6,979	10.9%
HH Income $150,000 to $199,999	509	13.6%	3,202	12.0%	7,564	11.8%
HH Income $100,000 to $149,999	959	25.6%	6,366	23.8%	15,124	23.6%
HH Income $75,000 to $99,999	672	17.9%	4,397	16.4%	10,410	16.2%
HH Income $50,000 to $74,999	594	15.9%	4,334	16.2%	10,594	16.5%
HH Income $35,000 to $49,999	359	9.6%	2,539	9.5%	5,583	8.7%
HH Income $25,000 to $34,999	154	4.1%	1,262	4.7%	2,843	4.4%
HH Income $15,000 to $24,999	126	3.4%	917	3.4%	2,281	3.6%
HH Income Under $15,000	167	4.4%	1,116	4.2%	2,785	4.3%
HH Income $35,000 or More	3,300	88.1%	23,464	87.7%	56,253	87.7%
HH Income $75,000 or More	2,346	62.6%	16,591	62.0%	40,077	62.5%
Housing (2018)						
Total Housing Units	3,853		27,574		66,477	
Housing Units Occupied	3,746	97.2%	26,759	97.0%	64,161	96.5%
Housing Units Owner-Occupied	2,891	77.2%	19,284	72.1%	50,471	78.7%
Housing Units, Renter-Occupied	854	22.8%	7,475	27.9%	13,691	21.3%
Housing Units, Vacant	107	2.8%	815	3.0%	2,316	3.5%
Marital Status (2018)						
Never Married	2,500	30.6%	18,330	30.0%	40,562	27.0%
Currently Married	4,424	54.1%	32,373	53.0%	85,684	57.1%
Separated	248	3.0%	2,118	3.5%	4,661	3.1%
Widowed	254	3.1%	1,458	2.4%	4,526	3.0%
Divorced	752	9.2%	6,761	11.1%	14,540	9.7%
Household Type (2018)						
Population Family	9,838	88.9%	73,713	89.3%	180,603	90.7%
Population Non-Family	1,219	11.0%	8,453	10.2%	17,963	9.0%
Population Group Quarters	4	-	343	0.4%	468	0.2%
Family Households	2,864	76.4%	20,737	77.5%	51,006	79.5%
Non-Family Households	882	23.6%	6,022	22.5%	13,155	20.5%
Married Couple with Children	1,268	28.7%	9,243	28.6%	22,237	26.0%
Average Family Household Size	3.4		3.6		3.5	
Household Size (2018)						
1 Person Households	622	16.6%	4,201	15.7%	9,523	14.8%
2 Person Households	1,167	31.1%	7,498	28.0%	18,726	29.2%
3 Person Households	674	18.0%	5,072	19.0%	11,472	17.9%
4 Person Households	701	18.7%	5,312	19.9%	12,926	20.1%
5 Person Households	356	9.5%	2,746	10.3%	6,689	10.4%
6 or More Person Households	225	6.0%	1,931	7.2%	4,826	7.5%
Household Vehicles (2018)						
Households with 0 Vehicles Available	127	3.4%	554	2.1%	1,100	1.7%
Households with 1 Vehicles Available	797	21.3%	6,505	24.3%	14,737	23.0%
Households with 2 or More Vehicles Available	2,821	75.3%	19,700	73.6%	48,325	75.3%
Total Vehicles Available	7,598		54,274		133,152	
Average Vehicles Per Household	2.0		2.0		2.1	

RF5

E Williams Field Rd & S Recker Rd	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	8,019		59,815		146,909	
Estimated Civilian Employed	5,852	*73.0%*	42,801	*71.6%*	100,145	*68.2%*
Estimated Civilian Unemployed	236	*2.9%*	1,385	*2.3%*	3,220	*2.2%*
Estimated in Armed Forces	1	*-*	97	*0.2%*	196	*0.1%*
Estimated Not in Labor Force	1,929	*24.1%*	15,532	*26.0%*	43,348	*29.5%*
Unemployment Rate	2.9%		2.3%		2.2%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	5,689		41,306		100,847	
Management, Business, Financial Operations	1,128	*19.8%*	8,271	*20.0%*	19,972	*19.8%*
Professional, Related	1,470	*25.8%*	11,448	*27.7%*	27,329	*27.1%*
Service	773	*13.6%*	5,563	*13.5%*	14,380	*14.3%*
Sales, Office	1,476	*26.0%*	10,827	*26.2%*	25,763	*25.5%*
Farming, Fishing, Forestry	2	*-*	25	*0.1%*	93	*0.1%*
Construct, Extraction, Maintenance	357	*6.3%*	2,129	*5.2%*	5,915	*5.9%*
Production, Transport Material Moving	482	*8.5%*	3,043	*7.4%*	7,394	*7.3%*
White Collar Workers	4,075	*71.6%*	30,545	*73.9%*	73,064	*72.5%*
Blue Collar Workers	1,614	*28.4%*	10,760	*26.1%*	27,783	*27.5%*
Consumer Expenditure (2018)						
Total Household Expenditure	$265 M		$2.05 B		$5.06 B	
Total Non-Retail Expenditure	$138 M	*52.2%*	$1.08 B	*52.4%*	$2.66 B	*52.5%*
Total Retail Expenditure	$127 M	*47.8%*	$977 M	*47.6%*	$2.41 B	*47.5%*
Apparel	$9.35 M	*3.5%*	$72.7 M	*3.5%*	$179 M	*3.5%*
Contributions	$12.4 M	*4.7%*	$98.8 M	*4.8%*	$245 M	*4.8%*
Education	$10.7 M	*4.1%*	$85.2 M	*4.1%*	$210 M	*4.2%*
Entertainment	$15.1 M	*5.7%*	$117 M	*5.7%*	$288 M	*5.7%*
Food and Beverages	$38.1 M	*14.4%*	$294 M	*14.3%*	$723 M	*14.3%*
Furnishings and Equipment	$9.49 M	*3.6%*	$73.6 M	*3.6%*	$182 M	*3.6%*
Gifts	$6.97 M	*2.6%*	$54.9 M	*2.7%*	$136 M	*2.7%*
Health Care	$20.0 M	*7.6%*	$153 M	*7.5%*	$378 M	*7.5%*
Household Operations	$8.10 M	*3.1%*	$63.8 M	*3.1%*	$158 M	*3.1%*
Miscellaneous Expenses	$3.79 M	*1.4%*	$29.2 M	*1.4%*	$71.8 M	*1.4%*
Personal Care	$3.44 M	*1.3%*	$26.5 M	*1.3%*	$65.3 M	*1.3%*
Personal Insurance	$2.10 M	*0.8%*	$16.6 M	*0.8%*	$41.1 M	*0.8%*
Reading	$590 K	*0.2%*	$4.56 M	*0.2%*	$11.2 M	*0.2%*
Shelter	$54.7 M	*20.6%*	$424 M	*20.6%*	$1.05 B	*20.7%*
Tobacco	$1.43 M	*0.5%*	$10.8 M	*0.5%*	$26.6 M	*0.5%*
Transportation	$49.9 M	*18.8%*	$383 M	*18.7%*	$943 M	*18.6%*
Utilities	$19.0 M	*7.2%*	$146 M	*7.1%*	$358 M	*7.1%*
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	6,894		50,776		125,922	
Elementary (Grade Level 0 to 8)	164	*2.4%*	938	*1.8%*	2,281	*1.8%*
Some High School (Grade Level 9 to 11)	163	*2.4%*	1,136	*2.2%*	3,547	*2.8%*
High School Graduate	1,032	*15.0%*	7,766	*15.3%*	20,537	*16.3%*
Some College	1,907	*27.7%*	13,069	*25.7%*	32,436	*25.8%*
Associate Degree Only	687	*10.0%*	5,452	*10.7%*	12,764	*10.1%*
Bachelor Degree Only	2,065	*29.9%*	15,258	*30.1%*	36,223	*28.8%*
Graduate Degree	877	*12.7%*	7,156	*14.1%*	18,134	*14.4%*

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EXPANDED PROFILE

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

STRATEGIC

Lat/Lon: 33.3071/-111.7038

E Williams Field Rd & S Recker Rd	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	3,269	112.9	21,965	104.3	57,226	108.6
1 Attached Unit	40	1.4%	981	4.7%	1,984	3.8%
2 to 4 Units	18	0.6%	262	1.2%	552	1.0%
5 to 9 Units	43	1.5%	386	1.8%	875	1.7%
10 to 19 Units	116	4.0%	777	3.7%	1,393	2.6%
20 to 49 Units	32	1.1%	399	1.9%	572	1.1%
50 or More Units	79	2.7%	719	3.4%	1,147	2.2%
Mobile Home or Trailer	34	1.2%	330	1.6%	870	1.7%
Other Structure	1	-	6	-	8	-
Homes Built By Year (2015)						
Homes Built 2010 or later	50	1.7%	643	3.1%	3,004	5.7%
Homes Built 2000 to 2009	2,360	81.5%	15,325	72.8%	30,159	57.2%
Homes Built 1990 to 1999	254	8.8%	3,671	17.4%	16,455	31.2%
Homes Built 1980 to 1989	146	5.0%	1,223	5.8%	4,414	8.4%
Homes Built 1970 to 1979	152	5.3%	1,201	5.7%	3,304	6.3%
Homes Built 1960 to 1969	52	1.8%	440	2.1%	1,095	2.1%
Homes Built 1950 to 1959	24	0.8%	319	1.5%	632	1.2%
Homes Built Before 1949	31	1.1%	206	1.0%	411	0.8%
Home Values (2015)						
Home Values $1,000,000 or More	12	0.6%	108	0.7%	293	0.7%
Home Values $500,000 to $999,999	107	5.0%	1,338	9.0%	4,022	9.8%
Home Values $400,000 to $499,999	137	6.4%	1,460	9.8%	4,824	11.8%
Home Values $300,000 to $399,999	520	24.4%	3,456	23.1%	11,312	27.7%
Home Values $200,000 to $299,999	1,103	51.7%	7,307	48.9%	18,280	44.7%
Home Values $150,000 to $199,999	640	30.0%	3,370	22.5%	7,957	19.5%
Home Values $100,000 to $149,999	161	7.6%	990	6.6%	2,518	6.2%
Home Values $70,000 to $99,999	27	1.3%	118	0.8%	352	0.9%
Home Values $50,000 to $69,999	8	0.4%	48	0.3%	169	0.4%
Home Values $25,000 to $49,999	5	0.2%	70	0.5%	177	0.4%
Home Values Under $25,000	65	3.1%	322	2.2%	819	2.0%
Owner-Occupied Median Home Value	$243,356		$262,190		$276,156	
Renter-Occupied Median Rent	$1,160		$1,064		$1,134	
Transportation To Work (2015)						
Drive to Work Alone	4,084	79.6%	29,681	78.1%	74,237	77.4%
Drive to Work in Carpool	520	10.1%	3,675	9.7%	9,669	10.1%
Travel to Work by Public Transportation	67	1.3%	356	0.9%	1,048	1.1%
Drive to Work on Motorcycle	40	0.8%	145	0.4%	340	0.4%
Walk or Bicycle to Work	57	1.1%	697	1.8%	1,427	1.5%
Other Means	84	1.6%	411	1.1%	936	1.0%
Work at Home	276	5.4%	3,028	8.0%	8,210	8.6%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	970	20.0%	6,603	18.9%	16,308	18.6%
Travel to Work in 15 to 29 Minutes	2,055	42.4%	14,030	40.1%	33,970	38.8%
Travel to Work in 30 to 59 Minutes	1,829	37.7%	13,836	39.6%	34,160	39.0%
Travel to Work in 60 Minutes or More	519	10.7%	3,491	10.0%	7,686	8.8%
Average Minutes Travel to Work	25.3		26.4		26.1	