



AVAILABLE

- 1,775 sf - former Pilates with 2 restrooms

FEATURES

- SEC Arizona Avenue & Ocotillo Road
- Anchored by Home Depot
- Monument signage available
- Across from Hamilton High School (3,755 students)
- Within 1-mile of Snedigar Recreation Center

NOTABLE TENANTS



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,330	78,355	180,228
Avg Household Income	\$165,419	\$132,295	\$120,865
Daytime Population	3,509	18,904	56,441

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#	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	Jets Pizza	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



Lat/Lon: 33.2442/-111.8406

RF5

4245 S Arizona Ave Chandler, AZ 85248		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2020)		9,330		78,355		180,228	
Projected Population (2025)		10,077		84,542		195,745	
Census Population (2010)		5,883		67,816		153,454	
Census Population (2000)		1,914		31,380		86,531	
Projected Annual Growth (2020 to 2025)		747	1.6%	6,187	1.6%	15,517	1.7%
Historical Annual Growth (2010 to 2020)		3,447	5.9%	10,539	1.6%	26,774	1.7%
Historical Annual Growth (2000 to 2010)		3,969	20.7%	36,436	11.6%	66,923	7.7%
Estimated Population Density (2020)		2,971 psm		2,773 psm		2,295 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2020)		3,188		30,567		67,126	
Projected Households (2025)		3,310		31,846		69,973	
Census Households (2010)		1,936		25,996		56,902	
Census Households (2000)		670		13,014		31,960	
Estimated Households with Children (2020)		1,457	45.7%	9,836	32.2%	23,170	34.5%
Estimated Average Household Size (2020)		2.93		2.56		2.68	
Average Household Income							
Estimated Average Household Income (2020)		\$165,419		\$132,295		\$120,865	
Projected Average Household Income (2025)		\$191,379		\$151,633		\$142,175	
Estimated Average Family Income (2020)		\$186,573		\$154,334		\$140,762	
Median Household Income							
Estimated Median Household Income (2020)		\$139,743		\$103,813		\$94,167	
Projected Median Household Income (2025)		\$160,088		\$119,348		\$108,867	
Estimated Median Family Income (2020)		\$156,187		\$124,140		\$111,855	
Per Capita Income							
Estimated Per Capita Income (2020)		\$56,524		\$51,621		\$45,033	
Projected Per Capita Income (2025)		\$62,874		\$57,129		\$50,840	
Estimated Per Capita Income 5 Year Growth		\$6,351	11.2%	\$5,508	10.7%	\$5,806	12.9%
Estimated Average Household Net Worth (2020)		\$2,174,330		\$1,484,075		\$1,242,031	
Daytime Demos (2020)							
Total Businesses		330		1,921		5,021	
Total Employees		3,509		18,904		56,441	
Company Headquarter Businesses		2	0.6%	5	0.3%	18	0.4%
Company Headquarter Employees		218	6.2%	758	4.0%	5,294	9.4%
Employee Population per Business		10.6		9.8		11.2	
Residential Population per Business		28.3		40.8		35.9	

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RF5

4245 S Arizona Ave

Chandler, AZ 85248

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2020)	6,778	72.6%	60,155	76.8%	129,617	71.9%
Black or African American (2020)	441	4.7%	3,684	4.7%	10,155	5.6%
American Indian or Alaska Native (2020)	53	0.6%	628	0.8%	2,414	1.3%
Asian (2020)	1,347	14.4%	7,911	10.1%	16,097	8.9%
Hawaiian or Pacific Islander (2020)	14	0.1%	91	0.1%	271	0.2%
Other Race (2020)	260	2.8%	2,853	3.6%	14,009	7.8%
Two or More Races (2020)	438	4.7%	3,034	3.9%	7,666	4.3%
Not Hispanic or Latino Population (2020)	7,824	83.9%	66,079	84.3%	139,708	77.5%
Hispanic or Latino Population (2020)	1,506	16.1%	12,276	15.7%	40,520	22.5%
Not Hispanic or Latino Population (2025)	8,383	83.2%	70,678	83.6%	150,295	76.8%
Hispanic or Latino Population (2025)	1,694	16.8%	13,863	16.4%	45,450	23.2%
Not Hispanic or Latino Population (2010)	5,174	87.9%	60,080	88.6%	122,351	79.7%
Hispanic or Latino Population (2010)	709	12.1%	7,736	11.4%	31,102	20.3%
Not Hispanic or Latino Population (2000)	1,743	91.1%	28,607	91.2%	65,301	75.5%
Hispanic or Latino Population (2000)	171	8.9%	2,774	8.8%	21,230	24.5%
Projected Hispanic Annual Growth (2020 to 2025)	189	2.5%	1,587	2.6%	4,930	2.4%
Historic Hispanic Annual Growth (2000 to 2020)	1,335	39.0%	9,503	17.1%	19,291	4.5%

Age Distribution (2020)

Age Under 5	644	6.9%	4,424	5.6%	11,161	6.2%
Age 5 to 9 Years	765	8.2%	5,253	6.7%	12,455	6.9%
Age 10 to 14 Years	800	8.6%	5,169	6.6%	12,464	6.9%
Age 15 to 19 Years	661	7.1%	4,330	5.5%	10,902	6.0%
Age 20 to 24 Years	400	4.3%	3,041	3.9%	9,173	5.1%
Age 25 to 29 Years	481	5.2%	3,783	4.8%	11,119	6.2%
Age 30 to 34 Years	629	6.7%	4,856	6.2%	12,414	6.9%
Age 35 to 39 Years	826	8.9%	5,942	7.6%	13,605	7.5%
Age 40 to 44 Years	780	8.4%	5,459	7.0%	12,480	6.9%
Age 45 to 49 Years	787	8.4%	5,095	6.5%	11,748	6.5%
Age 50 to 54 Years	617	6.6%	4,428	5.7%	10,407	5.8%
Age 55 to 59 Years	559	6.0%	4,643	5.9%	10,479	5.8%
Age 60 to 64 Years	468	5.0%	4,996	6.4%	10,355	5.7%
Age 65 to 74 Years	567	6.1%	9,655	12.3%	18,066	10.0%
Age 75 to 84 Years	228	2.4%	5,536	7.1%	9,951	5.5%
Age 85 Years or Over	118	1.3%	1,744	2.2%	3,449	1.9%
Median Age	35.8		42.0		38.6	

Gender Age Distribution (2020)

Female Population	4,666	50.0%	40,472	51.7%	92,353	51.2%
Age 0 to 19 Years	1,361	29.2%	9,242	22.8%	22,629	24.5%
Age 20 to 64 Years	2,819	60.4%	21,984	54.3%	52,409	56.7%
Age 65 Years or Over	486	10.4%	9,246	22.8%	17,315	18.7%
Female Median Age	36.2		42.8		39.5	
Male Population	4,664	50.0%	37,883	48.3%	87,875	48.8%
Age 0 to 19 Years	1,509	32.4%	9,935	26.2%	24,353	27.7%
Age 20 to 64 Years	2,728	58.5%	20,259	53.5%	49,371	56.2%
Age 65 Years or Over	426	9.1%	7,689	20.3%	14,151	16.1%
Male Median Age	35.4		41.3		37.7	

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RF5

4245 S Arizona Ave		1 mi radius		3 mi radius		5 mi radius	
Chandler, AZ 85248							
Household Income Distribution (2020)							
HH Income \$200,000 or More		897	28.1%	5,028	16.4%	8,507	12.7%
HH Income \$150,000 to \$199,999		495	15.5%	3,847	12.6%	7,267	10.8%
HH Income \$100,000 to \$149,999		664	20.8%	5,881	19.2%	13,160	19.6%
HH Income \$75,000 to \$99,999		268	8.4%	4,133	13.5%	9,374	14.0%
HH Income \$50,000 to \$74,999		423	13.3%	4,744	15.5%	10,989	16.4%
HH Income \$35,000 to \$49,999		171	5.4%	2,722	8.9%	6,782	10.1%
HH Income \$25,000 to \$34,999		59	1.8%	1,449	4.7%	3,771	5.6%
HH Income \$15,000 to \$24,999		77	2.4%	1,447	4.7%	3,726	5.6%
HH Income Under \$15,000		133	4.2%	1,317	4.3%	3,551	5.3%
HH Income \$35,000 or More		2,918	91.5%	26,354	86.2%	56,079	83.5%
HH Income \$75,000 or More		2,324	72.9%	18,889	61.8%	38,308	57.1%
Housing (2020)							
Total Housing Units		3,307		32,690		70,843	
Housing Units Occupied		3,188	96.4%	30,567	93.5%	67,126	94.8%
Housing Units Owner-Occupied		2,332	73.1%	23,401	76.6%	47,106	70.2%
Housing Units, Renter-Occupied		856	26.9%	7,167	23.4%	20,020	29.8%
Housing Units, Vacant		119	3.7%	2,122	6.9%	3,717	5.5%
Marital Status (2020)							
Never Married		1,588	22.3%	13,544	21.3%	38,461	26.7%
Currently Married		4,708	66.1%	39,051	61.5%	78,805	54.7%
Separated		190	2.7%	1,854	2.9%	5,536	3.8%
Widowed		106	1.5%	3,352	5.3%	7,053	4.9%
Divorced		529	7.4%	5,707	9.0%	14,293	9.9%
Household Type (2020)							
Population Family		8,540	91.5%	67,801	86.5%	154,567	85.8%
Population Non-Family		787	8.4%	10,482	13.4%	25,370	14.1%
Population Group Quarters		2	-	72	-	292	0.2%
Family Households		2,558	80.2%	21,983	71.9%	47,264	70.4%
Non-Family Households		630	19.8%	8,584	28.1%	19,862	29.6%
Married Couple with Children		1,165	24.7%	7,701	19.7%	16,670	21.2%
Average Family Household Size		3.3		3.1		3.3	
Household Size (2020)							
1 Person Households		522	16.4%	7,090	23.2%	15,653	23.3%
2 Person Households		1,031	32.3%	11,787	38.6%	22,992	34.3%
3 Person Households		607	19.0%	4,282	14.0%	10,094	15.0%
4 Person Households		603	18.9%	4,387	14.4%	10,108	15.1%
5 Person Households		273	8.6%	1,932	6.3%	4,810	7.2%
6 or More Person Households		152	4.8%	1,089	3.6%	3,470	5.2%
Household Vehicles (2020)							
Households with 0 Vehicles Available		54	1.7%	731	2.4%	2,357	3.5%
Households with 1 Vehicles Available		848	26.6%	10,109	33.1%	22,140	33.0%
Households with 2 or More Vehicles Available		2,286	71.7%	19,728	64.5%	42,629	63.5%
Total Vehicles Available		6,411		57,528		126,343	
Average Vehicles Per Household		2.0		1.9		1.9	

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RF5

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Chandler, AZ 85248

1 mi radius 3 mi radius 5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	6,644		60,733		139,576	
Estimated Civilian Employed	4,589	69.1%	36,436	60.0%	89,827	64.4%
Estimated Civilian Unemployed	106	1.6%	1,077	1.8%	2,818	2.0%
Estimated in Armed Forces	-	-	45	-	60	-
Estimated Not in Labor Force	1,948	29.3%	23,175	38.2%	46,871	33.6%
Unemployment Rate	1.6%		1.8%		2.0%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	4,589		36,436		89,827	
Management, Business, Financial Operations	1,080	23.5%	8,483	23.3%	18,690	20.8%
Professional, Related	1,562	34.0%	10,355	28.4%	23,139	25.8%
Service	583	12.7%	4,761	13.1%	12,955	14.4%
Sales, Office	997	21.7%	8,819	24.2%	23,561	26.2%
Farming, Fishing, Forestry	-	-	73	0.2%	208	0.2%
Construct, Extraction, Maintenance	178	3.9%	1,796	4.9%	5,172	5.8%
Production, Transport Material Moving	189	4.1%	2,149	5.9%	6,103	6.8%
White Collar Workers	3,640	79.3%	27,658	75.9%	65,389	72.8%
Blue Collar Workers	949	20.7%	8,779	24.1%	24,438	27.2%

Consumer Expenditure (2019)

Total Household Expenditure	\$283.93 M		\$2.47 B		\$5.15 B	
Total Non-Retail Expenditure	\$150.65 M	53.1%	\$1.3 B	52.9%	\$2.72 B	52.8%
Total Retail Expenditure	\$133.28 M	46.9%	\$1.16 B	47.1%	\$2.43 B	47.2%
Apparel	\$10.36 M	3.6%	\$88.38 M	3.6%	\$184.04 M	3.6%
Contributions	\$10.04 M	3.5%	\$85 M	3.4%	\$173.32 M	3.4%
Education	\$10.13 M	3.6%	\$81.13 M	3.3%	\$164.26 M	3.2%
Entertainment	\$16.69 M	5.9%	\$143.14 M	5.8%	\$296.48 M	5.8%
Food and Beverages	\$40.96 M	14.4%	\$358.3 M	14.5%	\$752.14 M	14.6%
Furnishings and Equipment	\$10.3 M	3.6%	\$88.65 M	3.6%	\$183.81 M	3.6%
Gifts	\$7.73 M	2.7%	\$64.01 M	2.6%	\$130.45 M	2.5%
Health Care	\$22.66 M	8.0%	\$203.75 M	8.3%	\$426.87 M	8.3%
Household Operations	\$11.47 M	4.0%	\$98.86 M	4.0%	\$204.5 M	4.0%
Miscellaneous Expenses	\$5.41 M	1.9%	\$47.02 M	1.9%	\$97.69 M	1.9%
Personal Care	\$3.8 M	1.3%	\$33.12 M	1.3%	\$69.13 M	1.3%
Personal Insurance	\$2.19 M	0.8%	\$18.51 M	0.8%	\$37.81 M	0.7%
Reading	\$621.94 K	0.2%	\$5.45 M	0.2%	\$11.27 M	0.2%
Shelter	\$59.53 M	21.0%	\$515.91 M	20.9%	\$1.08 B	21.0%
Tobacco	\$1.39 M	0.5%	\$13.08 M	0.5%	\$28.44 M	0.6%
Transportation	\$51.37 M	18.1%	\$448.17 M	18.2%	\$938.91 M	18.2%
Utilities	\$19.28 M	6.8%	\$173.63 M	7.0%	\$367.44 M	7.1%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	5,585		53,846		121,192	
Elementary (Grade Level 0 to 8)	73	1.3%	932	1.7%	3,831	3.2%
Some High School (Grade Level 9 to 11)	119	2.1%	1,185	2.2%	4,624	3.8%
High School Graduate	693	12.4%	8,523	15.8%	21,663	17.9%
Some College	1,027	18.4%	11,133	20.7%	25,975	21.4%
Associate Degree Only	417	7.5%	4,716	8.8%	10,849	9.0%
Bachelor Degree Only	1,689	30.2%	15,901	29.5%	32,502	26.8%
Graduate Degree	1,568	28.1%	11,456	21.3%	21,748	17.9%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,714	140.2%	24,599	94.6%	50,880	89.4%
1 Attached Unit	118	6.1%	1,168	4.5%	2,393	4.2%
2 to 4 Units	73	3.8%	689	2.7%	2,179	3.8%
5 to 9 Units	52	2.7%	897	3.4%	3,034	5.3%
10 to 19 Units	55	2.8%	683	2.6%	2,428	4.3%
20 to 49 Units	56	2.9%	403	1.6%	950	1.7%
50 or More Units	92	4.8%	1,268	4.9%	2,859	5.0%
Mobile Home or Trailer	26	1.3%	834	3.2%	2,332	4.1%
Other Structure	2	-	26	-	71	0.1%

Homes Built By Year (2020)

Homes Built 2010 or later	913	47.1%	3,900	15.0%	7,989	14.0%
Homes Built 2000 to 2009	1,214	62.7%	11,878	45.7%	23,697	41.6%
Homes Built 1990 to 1999	644	33.2%	8,912	34.3%	17,629	31.0%
Homes Built 1980 to 1989	171	8.8%	3,245	12.5%	8,348	14.7%
Homes Built 1970 to 1979	147	7.6%	1,586	6.1%	5,280	9.3%
Homes Built 1960 to 1969	64	3.3%	610	2.3%	2,203	3.9%
Homes Built 1950 to 1959	23	1.2%	263	1.0%	1,117	2.0%
Homes Built Before 1949	14	0.7%	176	0.7%	862	1.5%

Home Values (2020)

Home Values \$1,000,000 or More	21	1.5%	214	1.0%	321	0.8%
Home Values \$500,000 to \$999,999	793	56.4%	4,043	19.4%	6,739	16.2%
Home Values \$400,000 to \$499,999	709	50.5%	4,828	23.2%	7,711	18.6%
Home Values \$300,000 to \$399,999	476	33.9%	6,799	32.6%	13,008	31.3%
Home Values \$200,000 to \$299,999	238	17.0%	5,372	25.8%	12,704	30.6%
Home Values \$150,000 to \$199,999	59	4.2%	1,082	5.2%	3,451	8.3%
Home Values \$100,000 to \$149,999	6	0.4%	360	1.7%	1,331	3.2%
Home Values \$70,000 to \$99,999	4	0.3%	112	0.5%	377	0.9%
Home Values \$50,000 to \$69,999	3	0.2%	34	0.2%	94	0.2%
Home Values \$25,000 to \$49,999	4	0.3%	133	0.6%	265	0.6%
Home Values Under \$25,000	14	1.0%	353	1.7%	951	2.3%
Owner-Occupied Median Home Value	\$437,781		\$363,693		\$331,414	
Renter-Occupied Median Rent	\$1,193		\$1,242		\$1,126	

Transportation To Work (2020)

Drive to Work Alone	3,494	75.6%	29,460	76.0%	68,296	76.8%
Drive to Work in Carpool	464	10.0%	3,649	9.4%	8,708	9.8%
Travel to Work by Public Transportation	32	0.7%	401	1.0%	1,071	1.2%
Drive to Work on Motorcycle	-	-	158	0.4%	378	0.4%
Walk or Bicycle to Work	37	0.8%	431	1.1%	1,275	1.4%
Other Means	60	1.3%	391	1.0%	1,041	1.2%
Work at Home	535	11.6%	4,275	11.0%	8,182	9.2%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	790	17.1%	7,592	19.6%	19,204	21.6%
Travel to Work in 15 to 29 Minutes	1,773	38.4%	12,791	33.0%	32,482	36.5%
Travel to Work in 30 to 59 Minutes	1,439	31.1%	11,017	28.4%	25,771	29.0%
Travel to Work in 60 Minutes or More	293	6.3%	2,459	6.3%	5,821	6.5%
Average Minutes Travel to Work	24.3		23.8		23.3	

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