

POWER RD & CHANDLER HEIGHTS RD | SEC

Queen Creek, AZ 85142



NEARBY TENANTS INCLUDE



PROPERTY HIGHLIGHTS

- PADs For Sale, BTS and Ground Lease
- Frontage on Power Road and Chandler Heights Road
- Located across the street from Seville Country Club and Queen Creek Marketplace, a Basha's anchored plaza
- Near Mercy Gilbert Hospital, Chandler Municipal Airport & Phoenix-Mesa Gateway Airport

TRAFFIC COUNTS

S Power Road: 9,017 VPD

E Chandler Heights Road: 10,529 VPD

(Source: Kalibrate Technologies 2017)

DEMOGRAPHIC BRIEF 2017

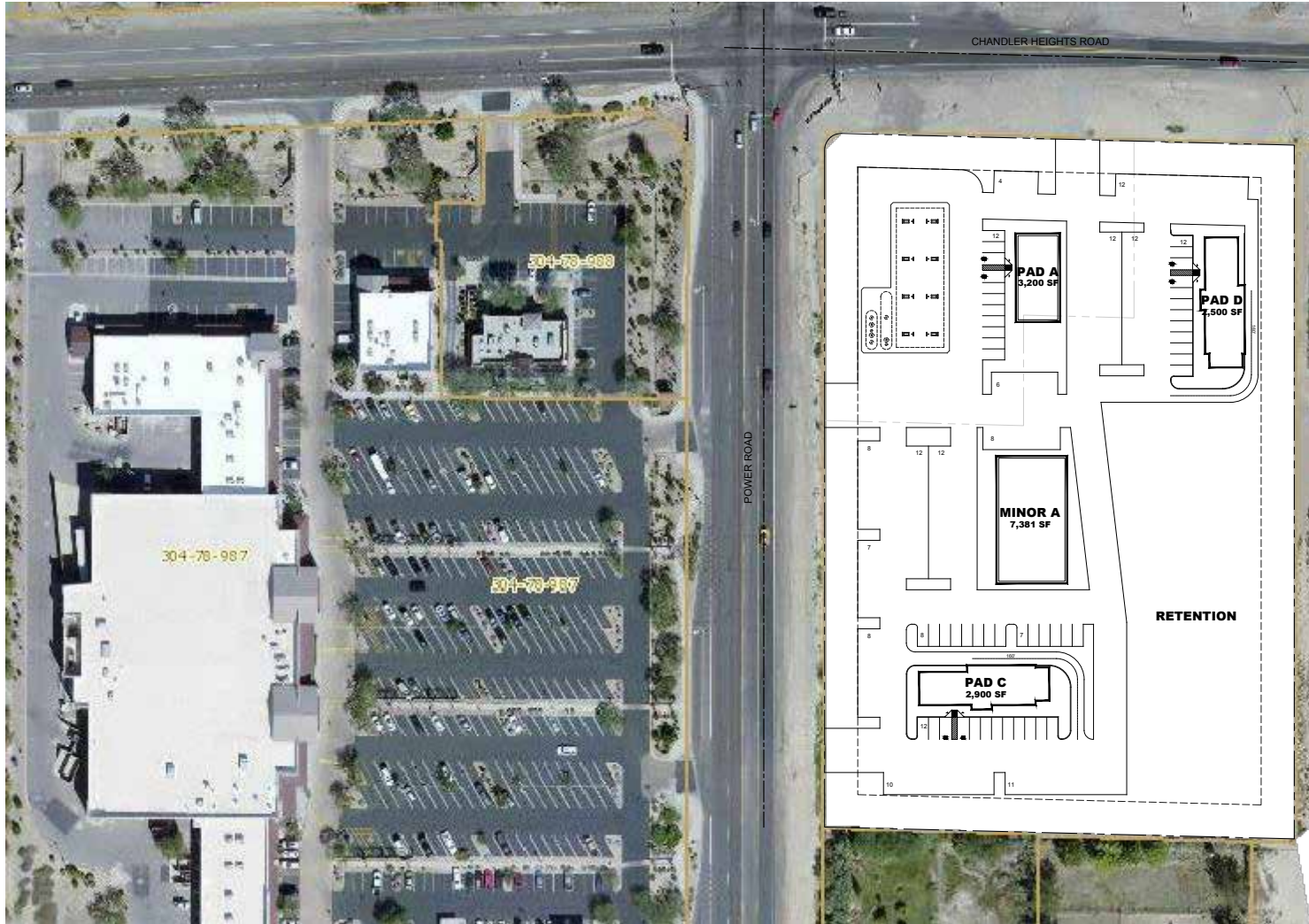
	3-Mile	5-Mile	10-Mile
Population:	59,513	127,919	518,143
Households:	18,295	38,623	165,181
Median Age:	34.5	32.2	33.1
Average HH Income:	\$105,408	\$103,218	\$96,582

ADDITIONAL INFORMATION

Tim Westfall
 602.952.3822
 602.628.6298
 twestfall@ngkf.com

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SITE DATA	
ZONING	C-2
GROSS/NET SITE AREA	266.578 SF / 6.11 ACRES
BUILDING AREA	
MINOR A	7,381 SF
PAD A	3,200 SF
PAD C	2,900 SF
PAD D	2,500 SF
TOTAL	15,981 SF
BUILDING COVERAGE	5.9%

PARKING REQUIRED (Convenience Store: 6/1,000 SF) (Drive-Thru: 1/50 SF) (Retail: 1/300 SF)	
MINOR A	25 Spaces
PAD A	20 Spaces
PAD C	58 Spaces
PAD D	50 Spaces
TOTAL	153 Spaces
PARKING PROVIDED	
TOTAL	173 Spaces (10.8 Spaces/1,000 SF)

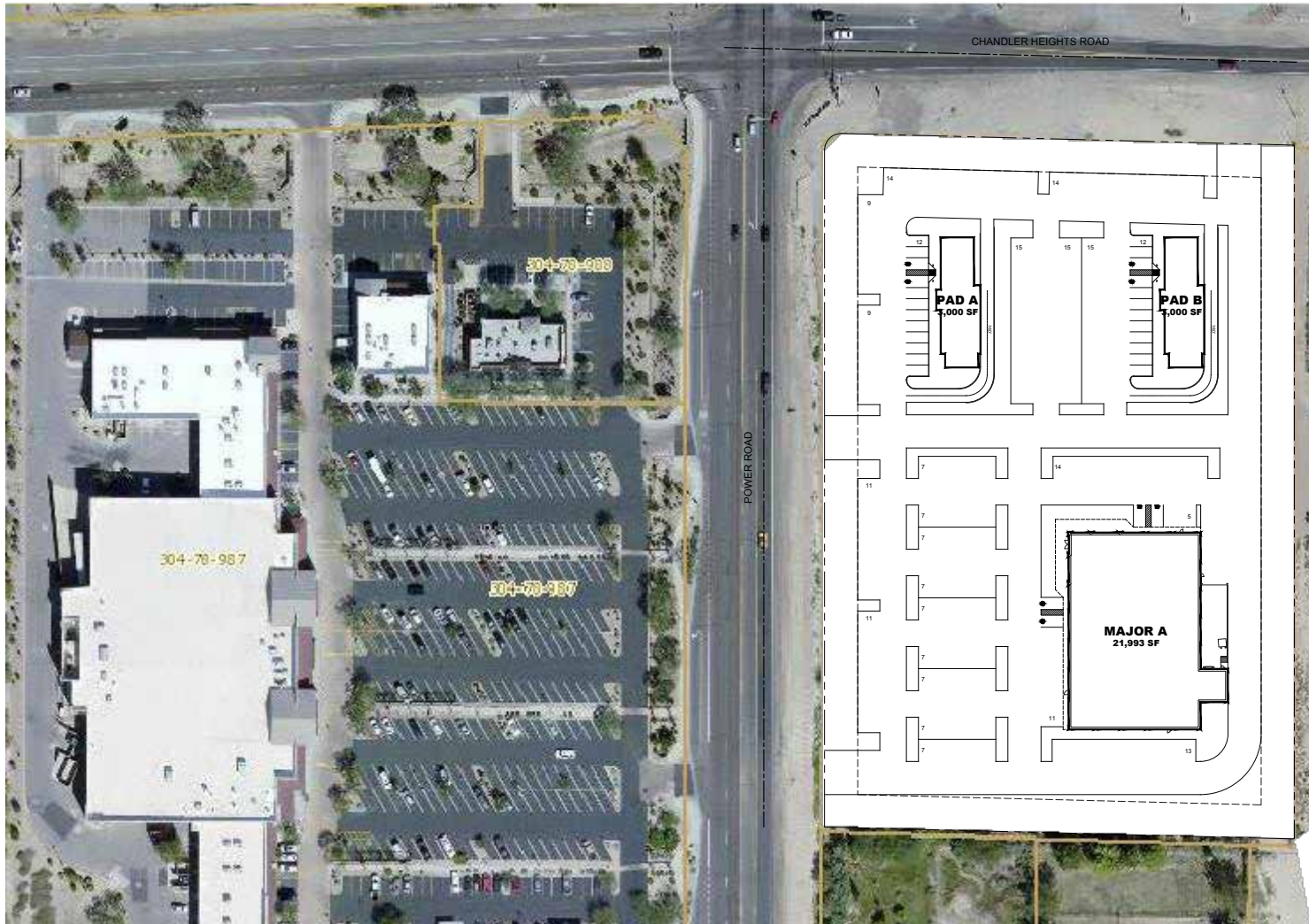
PROPOSED SITE PLAN — OPTION 1

ADDITIONAL INFORMATION

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SITE DATA	
ZONING	C-2
GROSS/NET SITE AREA	266.578 SF / 6.11 ACRES
BUILDING AREA	
MAJOR A	21,993 SF
PAD A	3,000 SF
PAD B	3,000 SF
TOTAL	27,993 SF
BUILDING COVERAGE	10.5%

PARKING REQUIRED (Drive-Thru: 1/50 SF) (Retail: 1/300 SF)	
MAJOR A	74 Spaces
PAD A	60 Spaces
PAD B	60 Spaces
TOTAL	194 Spaces
PARKING PROVIDED	
TOTAL	243 Spaces (8.68 Spaces/1,000 SF)

PROPOSED SITE PLAN — OPTION 2

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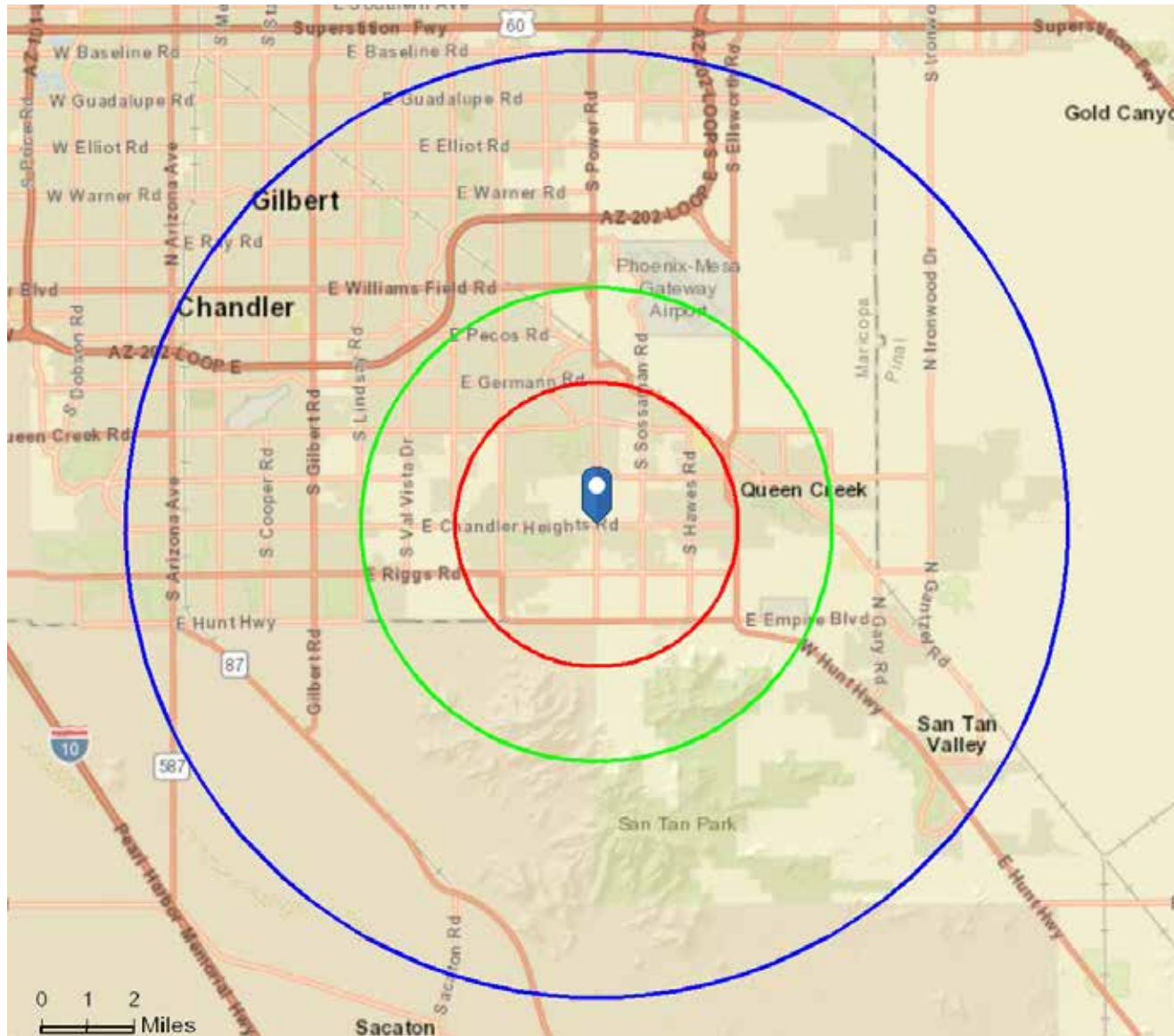
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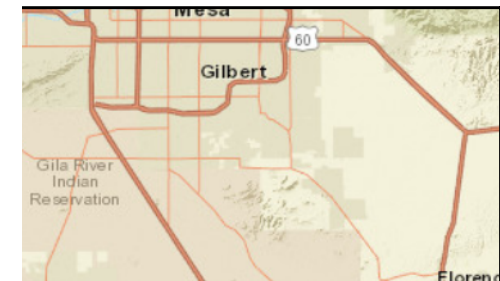
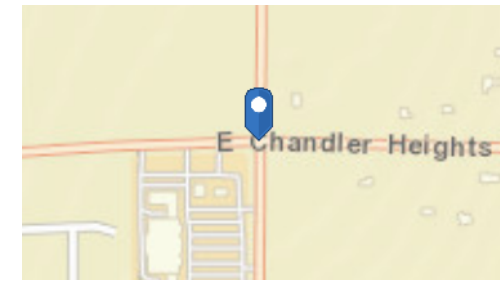
SITE PLAN 3,5,10 MILES



POWER RD & CHANDLER HEIGHTS RD | SEC

Queen Creek, AZ 85142
Ring: 3, 5, 10 Miles

Latitude: 33.23446
Longitude: -111.68586



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3 MILE

Summary	Census 2010	2017	2022
Population	45,549	59,513	68,078
Households	14,015	18,295	20,893
Families	11,850	15,260	17,354
Average Household Size	3.25	3.25	3.26
Owner Occupied Housing Units	11,865	15,209	17,421
Renter Occupied Housing Units	2,150	3,087	3,472
Median Age	32.9	34.5	34.5

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.73%	1.41%	0.83%
Households	2.69%	1.35%	0.79%
Families	2.61%	1.27%	0.71%
Owner HHs	2.75%	1.32%	0.72%
Median Household Income	1.88%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	924	5.1%	1,025	4.9%
\$15,000 - \$24,999	744	4.1%	732	3.5%
\$25,000 - \$34,999	886	4.8%	831	4.0%
\$35,000 - \$49,999	1,765	9.6%	1,615	7.7%
\$50,000 - \$74,999	3,048	16.7%	3,187	15.3%
\$75,000 - \$99,999	3,094	16.9%	3,490	16.7%
\$100,000 - \$149,999	4,498	24.6%	5,521	26.4%
\$150,000 - \$199,999	1,694	9.3%	2,184	10.5%
\$200,000+	1,643	9.0%	2,307	11.0%

Median Household Income	\$87,466	\$96,000
Average Household Income	\$105,408	\$119,740
Per Capita Income	\$32,715	\$37,123

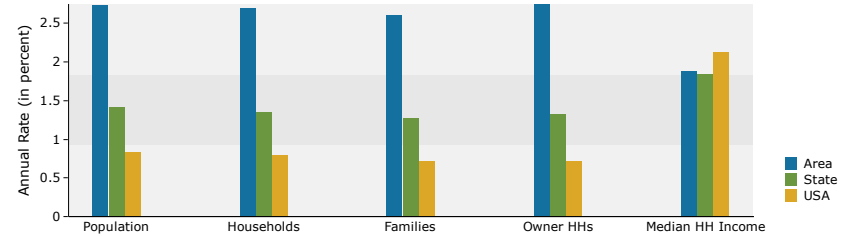
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,349	9.5%	5,179	8.7%	5,948	8.7%
5 - 9	5,156	11.3%	5,874	9.9%	6,345	9.3%
10 - 14	4,494	9.9%	5,741	9.6%	6,323	9.3%
15 - 19	3,178	7.0%	4,003	6.7%	4,819	7.1%
20 - 24	1,575	3.5%	2,559	4.3%	2,764	4.1%
25 - 34	5,423	11.9%	6,807	11.4%	8,335	12.2%
35 - 44	8,221	18.0%	9,715	16.3%	10,942	16.1%
45 - 54	5,256	11.5%	6,984	11.7%	7,499	11.0%
55 - 64	4,203	9.2%	5,817	9.8%	5,892	8.7%
65 - 74	2,685	5.9%	4,946	8.3%	6,127	9.0%
75 - 84	795	1.7%	1,496	2.5%	2,573	3.8%
85+	213	0.5%	394	0.7%	513	0.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	38,430	84.4%	48,789	82.0%	54,277	79.7%
Black Alone	1,447	3.2%	2,144	3.6%	2,765	4.1%
American Indian Alone	318	0.7%	451	0.8%	562	0.8%
Asian Alone	1,792	3.9%	2,834	4.8%	3,814	5.6%
Pacific Islander Alone	67	0.1%	94	0.2%	122	0.2%
Some Other Race Alone	2,128	4.7%	3,100	5.2%	3,835	5.6%
Two or More Races	1,367	3.0%	2,101	3.5%	2,704	4.0%
Hispanic Origin (Any Race)	6,915	15.2%	9,789	16.4%	12,142	17.8%

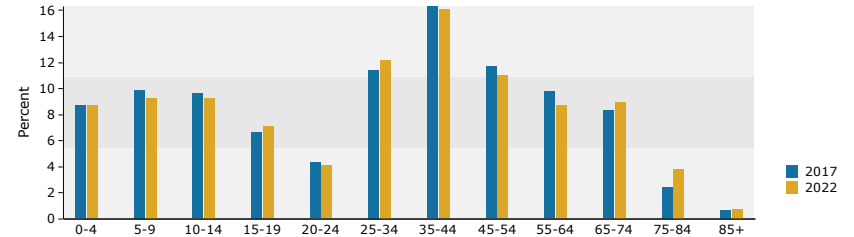
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

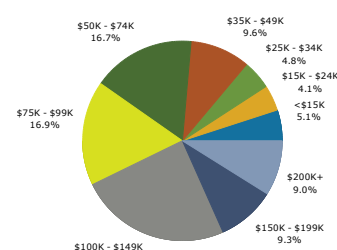
Trends 2017-2022



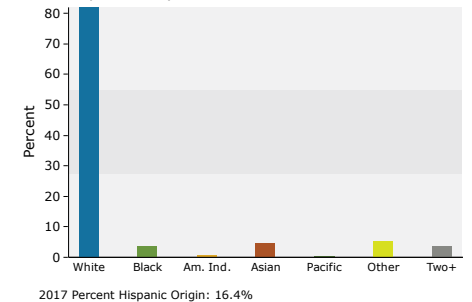
Population by Age



2017 Household Income



2017 Population by Race



ADDITIONAL INFORMATION

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5 MILE

Summary	Census 2010	2017	2022
Population	89,942	127,919	150,591
Households	27,538	38,623	45,146
Families	22,921	31,866	37,132
Average Household Size	3.26	3.30	3.33
Owner Occupied Housing Units	21,876	30,004	35,204
Renter Occupied Housing Units	5,662	8,620	9,942
Median Age	30.9	32.2	32.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	3.32%	1.41%	0.83%
Households	3.17%	1.35%	0.79%
Families	3.11%	1.27%	0.71%
Owner HHs	3.25%	1.32%	0.72%
Median Household Income	1.87%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,888	4.9%	2,192	4.9%
\$15,000 - \$24,999	1,527	4.0%	1,592	3.5%
\$25,000 - \$34,999	1,816	4.7%	1,778	3.9%
\$35,000 - \$49,999	3,504	9.1%	3,268	7.2%
\$50,000 - \$74,999	6,736	17.4%	7,175	15.9%
\$75,000 - \$99,999	6,423	16.6%	7,341	16.3%
\$100,000 - \$149,999	10,202	26.4%	12,682	28.1%
\$150,000 - \$199,999	3,487	9.0%	4,674	10.4%
\$200,000+	3,040	7.9%	4,444	9.8%
Median Household Income	\$88,065		\$96,605	
Average Household Income	\$103,218		\$117,014	
Per Capita Income	\$31,291		\$35,212	

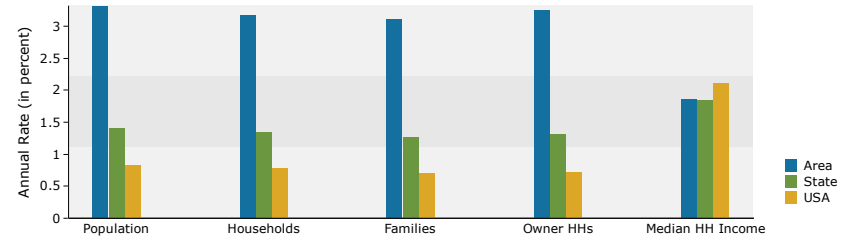
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,204	10.2%	11,976	9.4%	14,269	9.5%
5 - 9	10,064	11.2%	12,898	10.1%	14,844	9.9%
10 - 14	8,750	9.7%	12,302	9.6%	14,165	9.4%
15 - 19	6,509	7.2%	9,048	7.1%	10,972	7.3%
20 - 24	3,724	4.1%	6,261	4.9%	6,748	4.5%
25 - 34	12,879	14.3%	16,652	13.0%	21,222	14.1%
35 - 44	16,506	18.4%	21,922	17.1%	25,616	17.0%
45 - 54	9,808	10.9%	15,245	11.9%	16,953	11.3%
55 - 64	6,987	7.8%	10,839	8.5%	11,555	7.7%
65 - 74	3,993	4.4%	7,790	6.1%	9,719	6.5%
75 - 84	1,190	1.3%	2,360	1.8%	3,743	2.5%
85+	328	0.4%	628	0.5%	787	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,336	82.6%	102,556	80.2%	117,264	77.9%
Black Alone	3,228	3.6%	5,156	4.0%	6,862	4.6%
American Indian Alone	700	0.8%	1,081	0.8%	1,383	0.9%
Asian Alone	4,073	4.5%	6,902	5.4%	9,398	6.2%
Pacific Islander Alone	130	0.1%	200	0.2%	269	0.2%
Some Other Race Alone	4,396	4.9%	6,971	5.4%	8,812	5.9%
Two or More Races	3,080	3.4%	5,053	4.0%	6,604	4.4%
Hispanic Origin (Any Race)	14,367	16.0%	22,368	17.5%	28,421	18.9%

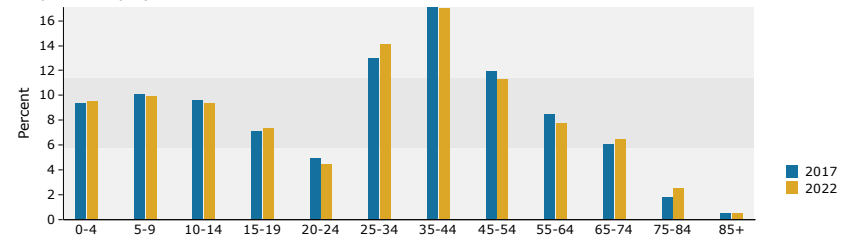
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

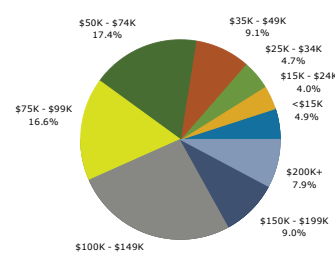
Trends 2017-2022



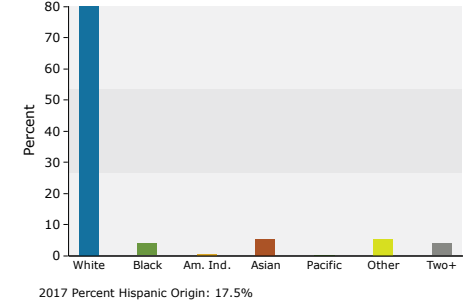
Population by Age



2017 Household Income



2017 Population by Race



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10 MILE

Summary	Census 2010	2017	2022
Population	413,145	518,143	583,945
Households	133,966	165,181	184,826
Families	106,635	130,764	146,040
Average Household Size	3.08	3.13	3.15
Owner Occupied Housing Units	105,917	125,932	141,192
Renter Occupied Housing Units	28,049	39,250	43,633
Median Age	32.0	33.1	33.2

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.42%	1.41%	0.83%
Households	2.27%	1.35%	0.79%
Families	2.23%	1.27%	0.71%
Owner HHS	2.31%	1.32%	0.72%
Median Household Income	1.62%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	7,897	4.8%	8,615	4.7%
\$15,000 - \$24,999	7,938	4.8%	7,934	4.3%
\$25,000 - \$34,999	10,179	6.2%	9,632	5.2%
\$35,000 - \$49,999	16,774	10.2%	15,293	8.3%
\$50,000 - \$74,999	33,372	20.2%	34,747	18.8%
\$75,000 - \$99,999	27,429	16.6%	30,877	16.7%
\$100,000 - \$149,999	36,683	22.2%	44,444	24.0%
\$150,000 - \$199,999	13,507	8.2%	17,327	9.4%
\$200,000+	11,401	6.9%	15,956	8.6%

Median Household Income	\$79,523	\$86,171
Average Household Income	\$96,582	\$109,616
Per Capita Income	\$30,853	\$34,755

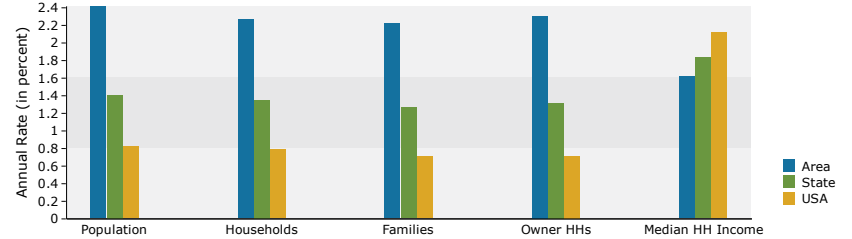
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	38,583	9.3%	45,675	8.8%	52,096	8.9%
5 - 9	41,097	9.9%	47,654	9.2%	52,819	9.0%
10 - 14	37,532	9.1%	45,794	8.8%	50,874	8.7%
15 - 19	29,461	7.1%	35,628	6.9%	40,558	6.9%
20 - 24	19,598	4.7%	27,260	5.3%	27,559	4.7%
25 - 34	60,579	14.7%	71,748	13.8%	85,611	14.7%
35 - 44	70,480	17.1%	84,365	16.3%	96,219	16.5%
45 - 54	50,012	12.1%	64,163	12.4%	67,040	11.5%
55 - 64	34,141	8.3%	46,582	9.0%	50,393	8.6%
65 - 74	20,013	4.8%	32,289	6.2%	38,509	6.6%
75 - 84	9,116	2.2%	12,937	2.5%	17,470	3.0%
85+	2,535	0.6%	4,046	0.8%	4,796	0.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	329,882	79.8%	398,824	77.0%	435,415	74.6%
Black Alone	15,766	3.8%	22,407	4.3%	27,900	4.8%
American Indian Alone	5,405	1.3%	7,121	1.4%	8,488	1.5%
Asian Alone	21,921	5.3%	33,319	6.4%	43,317	7.4%
Pacific Islander Alone	800	0.2%	1,064	0.2%	1,291	0.2%
Some Other Race Alone	24,613	6.0%	33,768	6.5%	40,552	6.9%
Two or More Races	14,758	3.6%	21,641	4.2%	26,983	4.6%
Hispanic Origin (Any Race)	72,493	17.5%	99,070	19.1%	120,119	20.6%

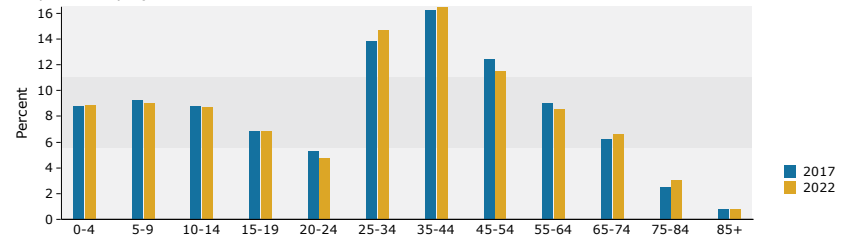
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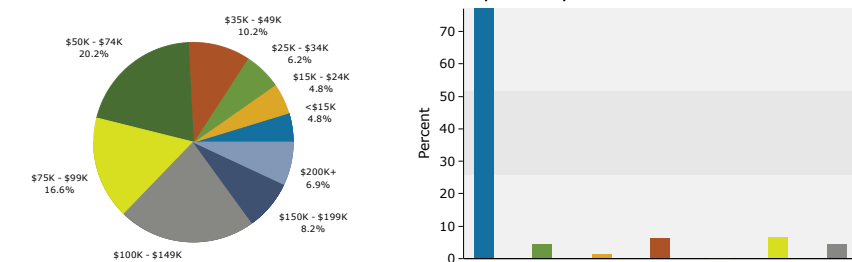
Trends 2017-2022



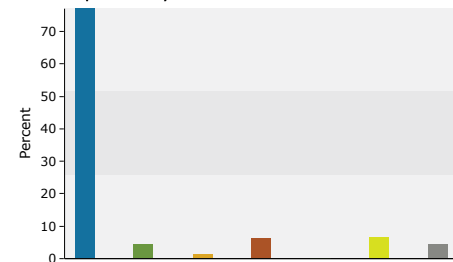
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 19.1%

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