

# The Post at Cooley Station



**Fry's  
Marketplace**  
Anchored Development

Fry's Marketplace Now Open

## Highlights:

- Average household income within 3-miles: \$116,817
- Ideally situated just west of ASU Polytechnic Campus (9,000 students) and Phoenix-Mesa Gateway Airport (service to 45 cities)
- Unique combination of existing residential density (12,394 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 Towne Center

## Availability:

- Hard corner shops for lease – restaurant space w/ patio
- Inline shops for lease adjacent to Fry's
- Jr. Anchor PAD for sale

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Developed by







**ASU Polytechnic**  
Home to more than 9,000 students enrolled in 40 degree programs. The 600-acre, Williams Campus is shared with Chandler-Gilbert Community College, Mesa Community College, Embry-Riddle Aeronautical University, a United States Air Force research laboratory, a Veteran's Administration Clinic and the Silvestre Herrera Army Reserve Center



**Phoenix-Mesa Gateway Airport**  
The airport hosts more than 40 companies, serves more than 45 cities with non-stop service via Allegiant, Swoop, and WestJet, and contributes \$1.3 billion annually to the Arizona economy. Phoenix-Mesa Gateway Airport Authority is currently undertaking an update to its Airport Master Plan. This Plan will serve as a guide for the airport's growth in the next 10-20 years.



**San Tan Village**  
Located in Gilbert, one of the nation's fastest growing cities, San Tan Village is an open-air, regional "lifestyle" center, encompassing 3,000,000 square feet of multi-use space. A variety of upscale, specialty and department stores—including Macy's, Dick's Sporting Goods, Coach, Barnes & Noble and Apples store—are featured alongside top-tier restaurants and entertainment venues. Just northeast of Cooley Station lies Gilbert Gateway Towne Center, anchored by Target and Walmart Supercenter. Abundant shopping is also located just south on Power Road.

## 2020 Demographics



211,164 People within a 5-mile radius



41,687 Employees within a 5-mile radius

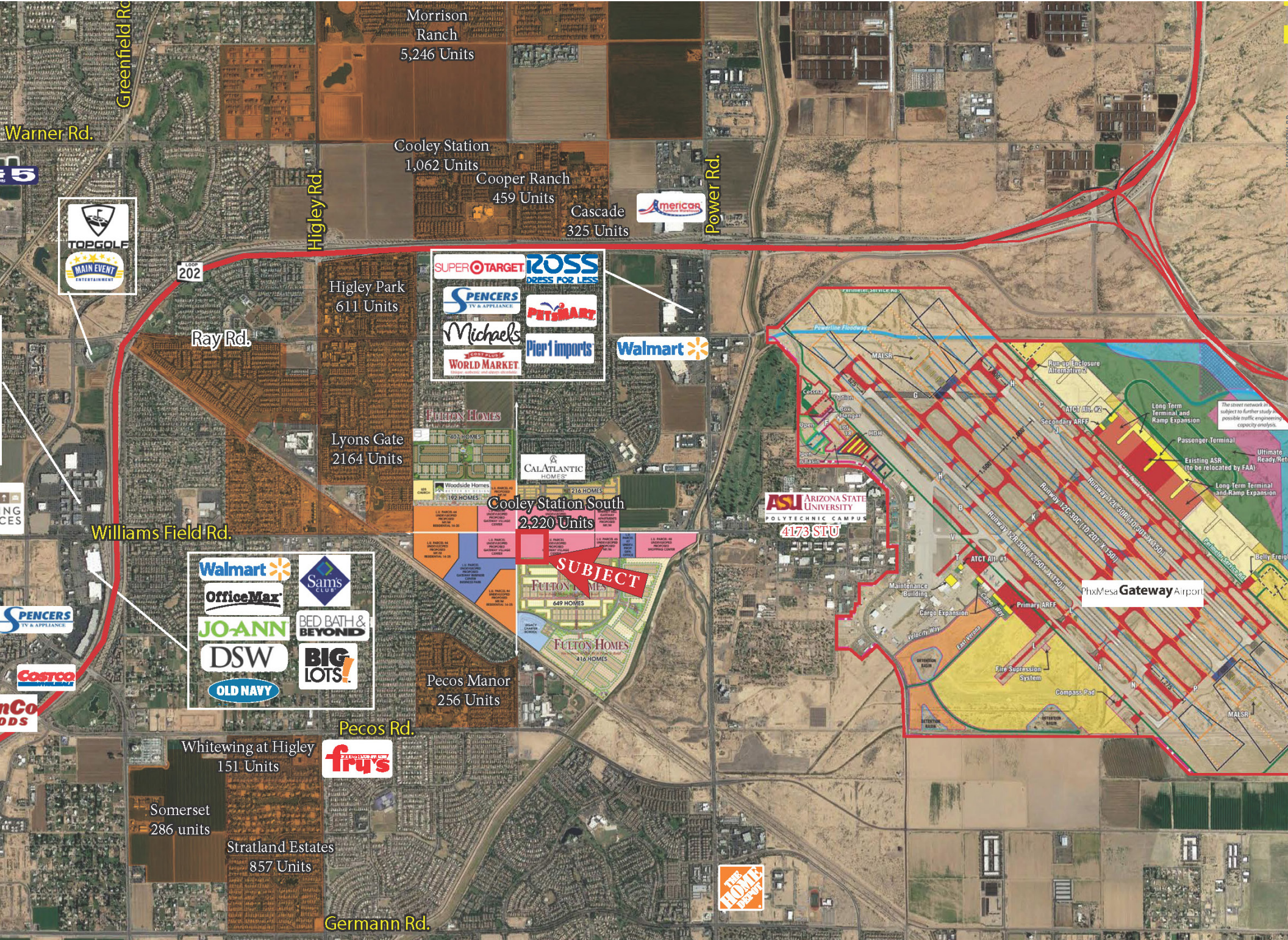


68,184 Households within a 5-mile radius



\$126,188 Avg HH Income within a 5-mile radius





Morrison Ranch  
5,246 Units

Cooley Station  
1,062 Units

Cooper Ranch  
459 Units

Cascade  
325 Units

Higley Park  
611 Units

Lyons Gate  
2164 Units

Cooley Station South  
2,220 Units

Pecos Manor  
256 Units

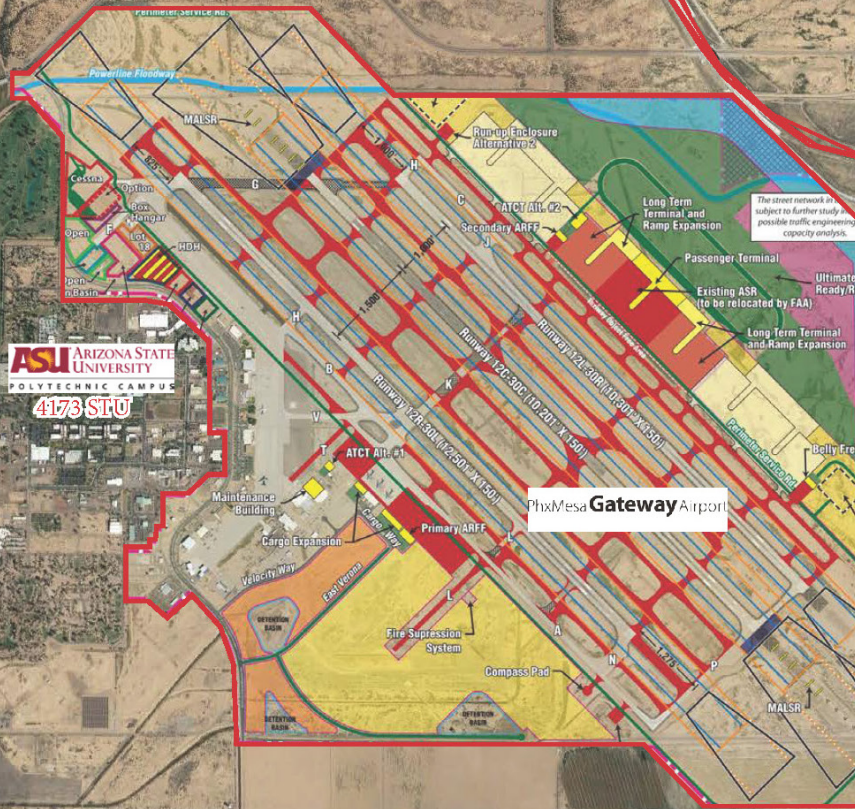
Whitewing at Higley  
151 Units

Somerset  
286 units

Stratland Estates  
857 Units



**SUBJECT**





EAST WILLIAMS FIELD ROAD

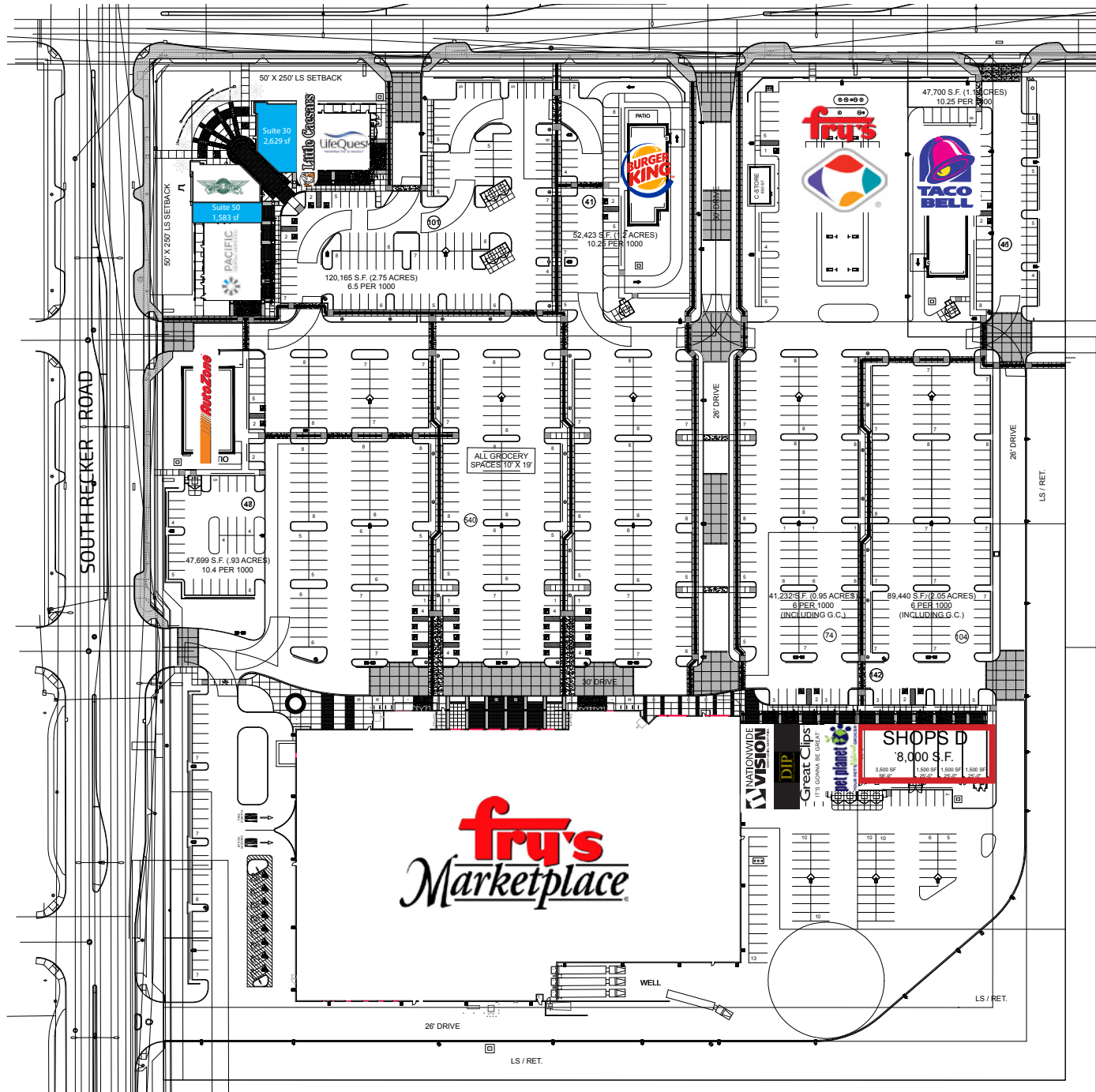
AVAILABLE



SOUTH RECKER ROAD

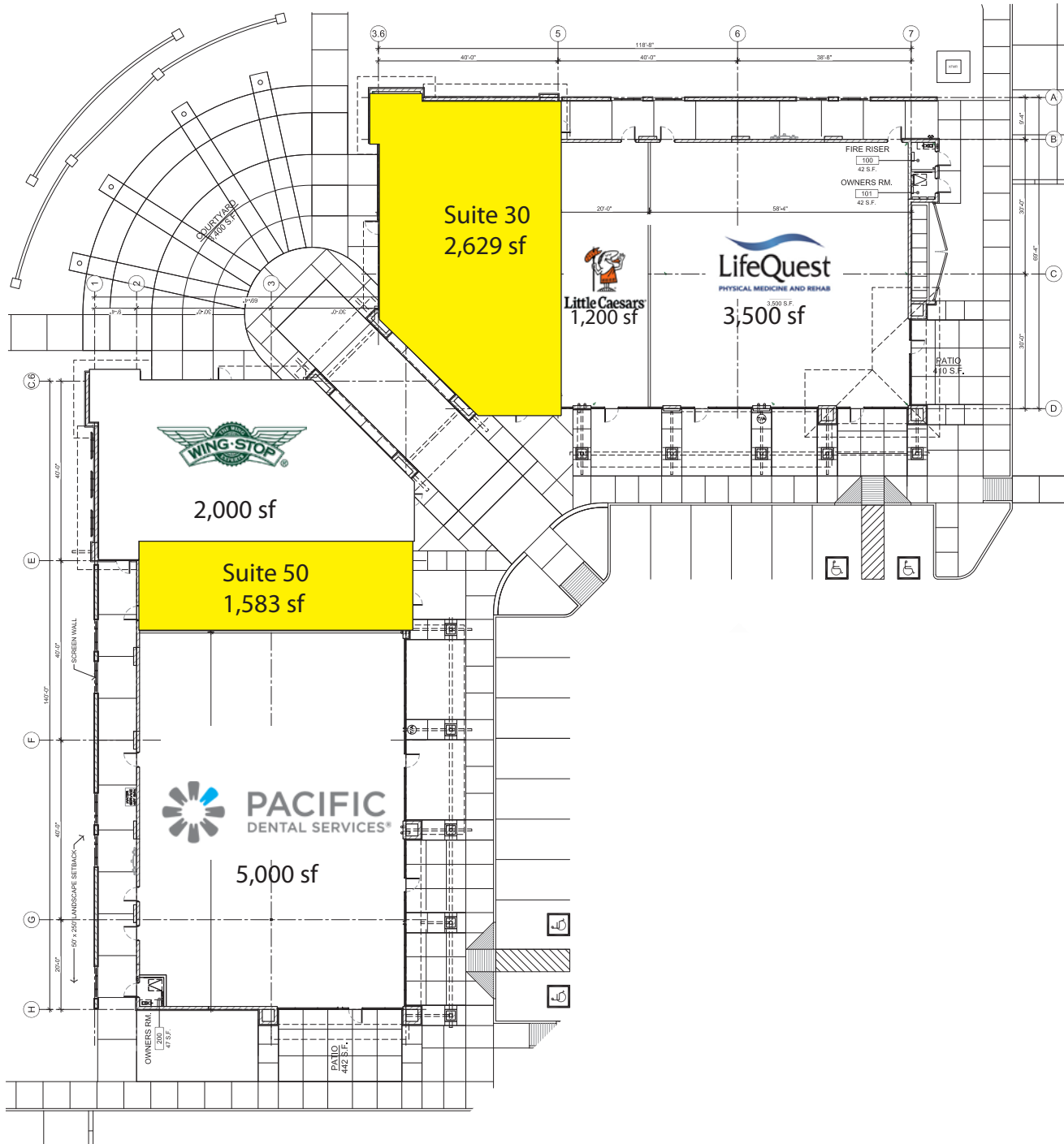


# Alternative Site Plan - Shops D Additional Shops

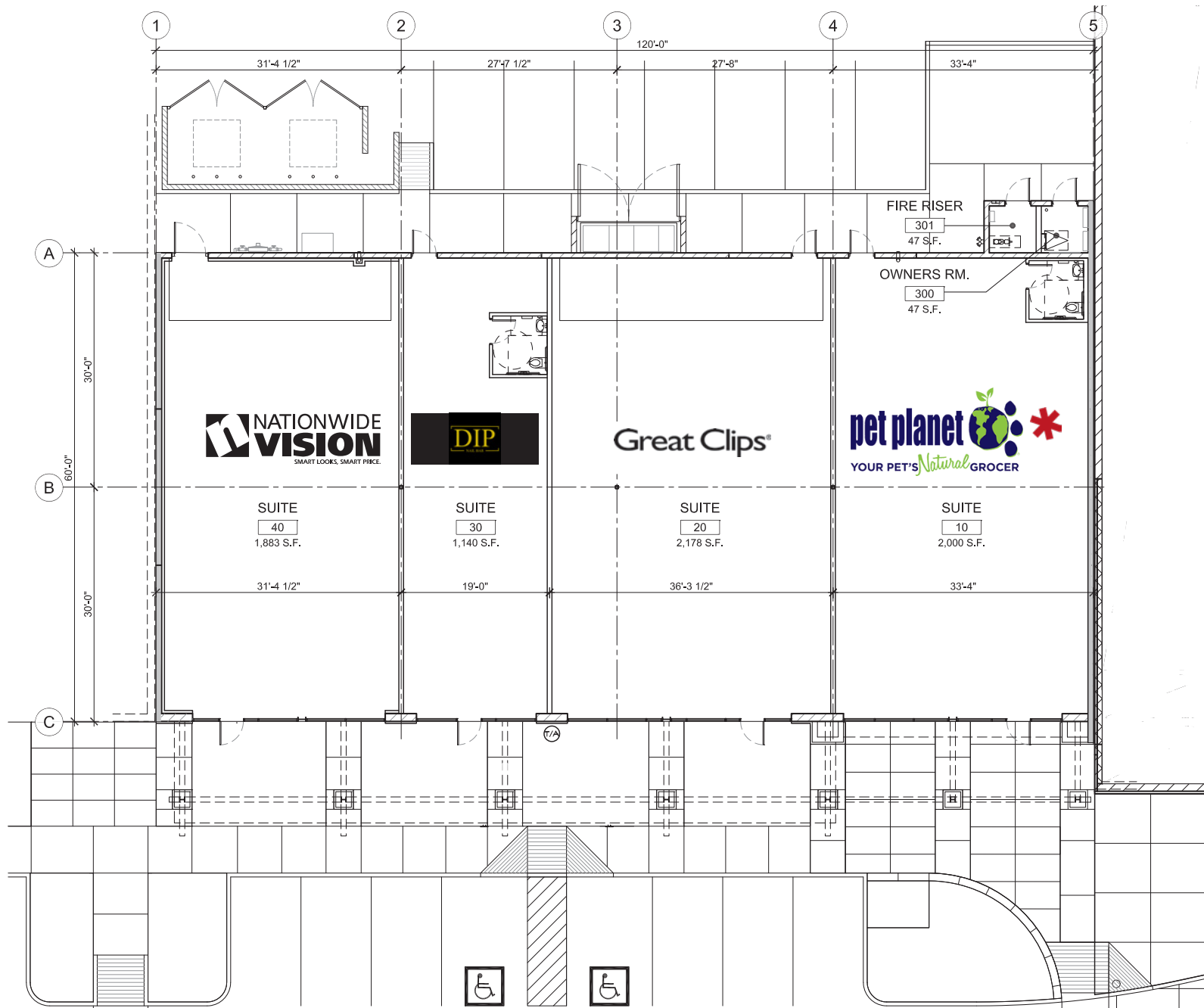


# SHOPS A

# SHOPS B

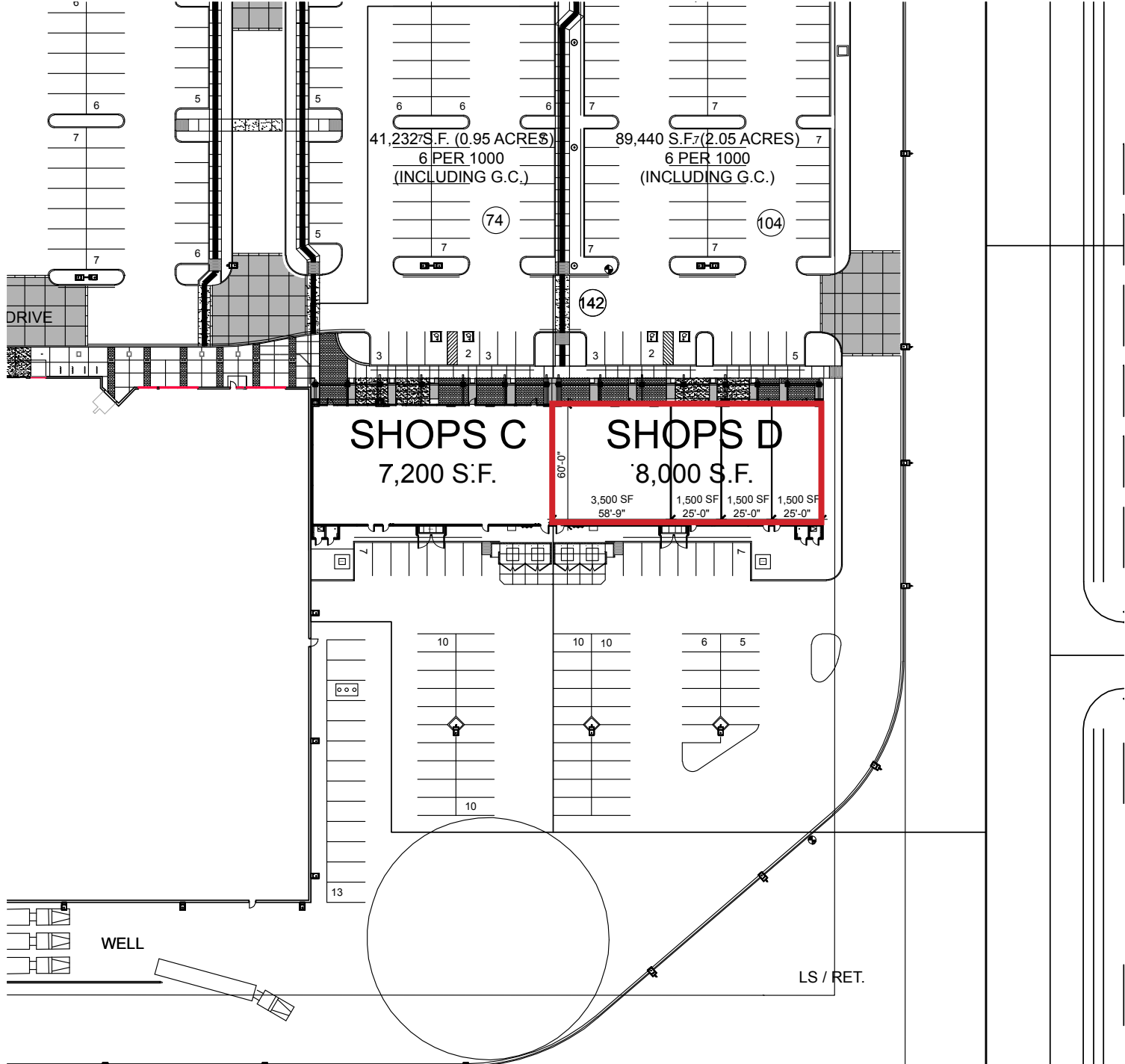


# SHOPS C



\* PENDING LEASES

# Alternative Site Plan - Shops D Additional Shops





### Shops A



### Shops B



### Shops C



Williams Field Rd & Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2020)	12,394		87,299		211,164	
Projected Population (2025)	13,411		94,695		228,848	
Census Population (2010)	8,382		64,980		164,540	
Census Population (2000)	239		10,013		67,370	
Projected Annual Growth (2020 to 2025)	1,017	1.6%	7,396	1.7%	17,684	1.7%
Historical Annual Growth (2010 to 2020)	4,012	4.8%	22,319	3.4%	46,623	2.8%
Historical Annual Growth (2000 to 2010)	8,143	340.9%	54,967	54.9%	97,170	14.4%
Estimated Population Density (2020)	3,947	psm	3,089	psm	2,689	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
<b>Households</b>						
Estimated Households (2020)	4,258		28,452		68,184	
Projected Households (2025)	4,429		29,661		71,036	
Census Households (2010)	2,790		20,941		52,704	
Census Households (2000)	80		3,152		21,010	
Estimated Households with Children (2020)	1,817	42.7%	13,088	46.0%	30,485	44.7%
Estimated Average Household Size (2020)	2.91		3.06		3.09	
<b>Average Household Income</b>						
Estimated Average Household Income (2020)	\$102,295		\$116,817		\$126,188	
Projected Average Household Income (2025)	\$114,478		\$134,238		\$145,656	
Estimated Average Family Income (2020)	\$114,065		\$130,413		\$138,629	
<b>Median Household Income</b>						
Estimated Median Household Income (2020)	\$94,195		\$96,848		\$100,510	
Projected Median Household Income (2025)	\$109,242		\$112,444		\$116,710	
Estimated Median Family Income (2020)	\$104,411		\$106,711		\$109,674	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2020)	\$35,148		\$38,095		\$40,763	
Projected Per Capita Income (2025)	\$37,814		\$42,067		\$45,228	
Estimated Per Capita Income 5 Year Growth	\$2,666	7.6%	\$3,972	10.4%	\$4,466	11.0%
Estimated Average Household Net Worth (2020)	\$888,768		\$1,129,877		\$1,267,493	
<b>Daytime Demos (2020)</b>						
Total Businesses	97		1,782		4,819	
Total Employees	962		17,225		41,687	
Company Headquarter Businesses	-	-	3	0.2%	7	0.1%
Company Headquarter Employees	-	-	134	0.8%	470	1.1%
Employee Population per Business	10.0		9.7		8.7	
Residential Population per Business	128.4		49.0		43.8	

Williams Field Rd & Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2020)	9,288	74.9%	66,489	76.2%	164,836	78.1%
Black or African American (2020)	699	5.6%	4,874	5.6%	10,035	4.8%
American Indian or Alaska Native (2020)	140	1.1%	931	1.1%	1,833	0.9%
Asian (2020)	1,030	8.3%	5,873	6.7%	13,782	6.5%
Hawaiian or Pacific Islander (2020)	33	0.3%	163	0.2%	437	0.2%
Other Race (2020)	607	4.9%	4,838	5.5%	11,011	5.2%
Two or More Races (2020)	596	4.8%	4,132	4.7%	9,229	4.4%
Not Hispanic or Latino Population (2020)	9,885	79.8%	69,710	79.9%	171,597	81.3%
Hispanic or Latino Population (2020)	2,509	20.2%	17,589	20.1%	39,567	18.7%
Not Hispanic or Latino Population (2025)	10,585	78.9%	74,791	79.0%	183,820	80.3%
Hispanic or Latino Population (2025)	2,826	21.1%	19,904	21.0%	45,028	19.7%
Not Hispanic or Latino Population (2010)	6,988	83.4%	54,446	83.8%	140,607	85.5%
Hispanic or Latino Population (2010)	1,394	16.6%	10,534	16.2%	23,933	14.5%
Not Hispanic or Latino Population (2000)	199	83.2%	8,478	84.7%	59,908	88.9%
Hispanic or Latino Population (2000)	40	16.8%	1,535	15.3%	7,462	11.1%
Projected Hispanic Annual Growth (2020 to 2025)	316	2.5%	2,315	2.6%	5,461	2.8%
Historic Hispanic Annual Growth (2000 to 2020)	2,469	307.7%	16,054	52.3%	32,105	21.5%
<b>Age Distribution (2020)</b>						
Age Under 5	1,065	8.6%	7,065	8.1%	14,920	7.1%
Age 5 to 9 Years	962	7.8%	7,266	8.3%	16,720	7.9%
Age 10 to 14 Years	886	7.1%	6,936	7.9%	17,139	8.1%
Age 15 to 19 Years	775	6.2%	5,909	6.8%	14,649	6.9%
Age 20 to 24 Years	823	6.6%	5,206	6.0%	11,096	5.3%
Age 25 to 29 Years	1,225	9.9%	7,189	8.2%	14,312	6.8%
Age 30 to 34 Years	1,201	9.7%	7,794	8.9%	16,168	7.7%
Age 35 to 39 Years	1,032	8.3%	7,488	8.6%	16,966	8.0%
Age 40 to 44 Years	837	6.8%	6,166	7.1%	15,159	7.2%
Age 45 to 49 Years	687	5.5%	5,214	6.0%	13,875	6.6%
Age 50 to 54 Years	629	5.1%	4,516	5.2%	12,151	5.8%
Age 55 to 59 Years	587	4.7%	4,234	4.8%	11,523	5.5%
Age 60 to 64 Years	525	4.2%	3,696	4.2%	10,513	5.0%
Age 65 to 74 Years	718	5.8%	5,308	6.1%	15,953	7.6%
Age 75 to 84 Years	339	2.7%	2,520	2.9%	7,636	3.6%
Age 85 Years or Over	103	0.8%	794	0.9%	2,386	1.1%
Median Age	31.0		31.8		34.7	
<b>Gender Age Distribution (2020)</b>						
Female Population	6,309	50.9%	44,214	50.6%	107,054	50.7%
Age 0 to 19 Years	1,752	27.8%	13,055	29.5%	30,647	28.6%
Age 20 to 64 Years	3,958	62.7%	26,488	59.9%	62,494	58.4%
Age 65 Years or Over	599	9.5%	4,670	10.6%	13,913	13.0%
Female Median Age	31.4		32.3		35.3	
Male Population	6,085	49.1%	43,086	49.4%	104,110	49.3%
Age 0 to 19 Years	1,936	31.8%	14,120	32.8%	32,780	31.5%
Age 20 to 64 Years	3,588	59.0%	25,013	58.1%	59,268	56.9%
Age 65 Years or Over	562	9.2%	3,952	9.2%	12,062	11.6%
Male Median Age	30.5		31.2		34.0	



Williams Field Rd & Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	170	4.0%	2,617	9.2%	8,011	11.7%
HH Income \$150,000 to \$199,999	533	12.5%	3,458	12.2%	8,428	12.4%
HH Income \$100,000 to \$149,999	1,178	27.7%	7,038	24.7%	16,986	24.9%
HH Income \$75,000 to \$99,999	882	20.7%	4,920	17.3%	10,924	16.0%
HH Income \$50,000 to \$74,999	713	16.8%	4,986	17.5%	10,980	16.1%
HH Income \$35,000 to \$49,999	342	8.0%	2,358	8.3%	5,562	8.2%
HH Income \$25,000 to \$34,999	216	5.1%	1,302	4.6%	2,848	4.2%
HH Income \$15,000 to \$24,999	83	2.0%	888	3.1%	2,180	3.2%
HH Income Under \$15,000	141	3.3%	885	3.1%	2,267	3.3%
HH Income \$35,000 or More	3,818	89.7%	25,377	89.2%	60,890	89.3%
HH Income \$75,000 or More	2,763	64.9%	18,033	63.4%	44,349	65.0%
<b>Housing (2020)</b>						
Total Housing Units	4,354		29,205		70,386	
Housing Units Occupied	4,258	97.8%	28,452	97.4%	68,184	96.9%
Housing Units Owner-Occupied	3,462	81.3%	20,477	72.0%	53,281	78.1%
Housing Units, Renter-Occupied	796	18.7%	7,975	28.0%	14,903	21.9%
Housing Units, Vacant	96	2.2%	753	2.6%	2,202	3.2%
<b>Marital Status (2020)</b>						
Never Married	2,996	31.6%	20,910	31.7%	46,202	28.5%
Currently Married	5,140	54.2%	34,528	52.3%	90,480	55.7%
Separated	246	2.6%	2,171	3.3%	5,234	3.2%
Widowed	197	2.1%	1,581	2.4%	5,310	3.3%
Divorced	903	9.5%	6,842	10.4%	15,160	9.3%
<b>Household Type (2020)</b>						
Population Family	10,961	88.4%	77,844	89.2%	191,610	90.7%
Population Non-Family	1,429	11.5%	9,108	10.4%	19,087	9.0%
Population Group Quarters	4	-	347	0.4%	467	0.2%
Family Households	3,235	76.0%	21,960	77.2%	54,104	79.4%
Non-Family Households	1,023	24.0%	6,492	22.8%	14,079	20.6%
Married Couple with Children	1,369	26.6%	9,503	27.5%	23,041	25.5%
Average Family Household Size	3.4		3.5		3.5	
<b>Household Size (2020)</b>						
1 Person Households	700	16.4%	4,519	15.9%	10,222	15.0%
2 Person Households	1,320	31.0%	7,974	28.0%	19,888	29.2%
3 Person Households	821	19.3%	5,463	19.2%	12,160	17.8%
4 Person Households	784	18.4%	5,598	19.7%	13,657	20.0%
5 Person Households	383	9.0%	2,843	10.0%	7,084	10.4%
6 or More Person Households	249	5.9%	2,054	7.2%	5,172	7.6%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	129	3.0%	710	2.5%	1,364	2.0%
Households with 1 Vehicles Available	872	20.5%	7,185	25.3%	16,183	23.7%
Households with 2 or More Vehicles Available	3,257	76.5%	20,557	72.3%	50,637	74.3%
Total Vehicles Available	8,807		57,758		142,597	
Average Vehicles Per Household	2.1		2.0		2.1	

Williams Field Rd & Recker Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	9,316		64,793		159,221	
Estimated Civilian Employed	6,973	74.9%	45,968	70.9%	108,501	68.1%
Estimated Civilian Unemployed	246	2.6%	1,504	2.3%	3,326	2.1%
Estimated in Armed Forces	-	-	82	0.1%	121	-
Estimated Not in Labor Force	2,096	22.5%	17,239	26.6%	47,272	29.7%
Unemployment Rate	2.6%		2.3%		2.1%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	6,973		45,968		108,501	
Management, Business, Financial Operations	1,421	20.4%	9,103	19.8%	21,436	19.8%
Professional, Related	1,835	26.3%	12,476	27.1%	29,619	27.3%
Service	1,117	16.0%	6,915	15.0%	16,097	14.8%
Sales, Office	1,669	23.9%	11,525	25.1%	26,766	24.7%
Farming, Fishing, Forestry	4	-	54	0.1%	145	0.1%
Construct, Extraction, Maintenance	364	5.2%	2,269	4.9%	5,600	5.2%
Production, Transport Material Moving	564	8.1%	3,626	7.9%	8,837	8.1%
White Collar Workers	4,925	70.6%	33,104	72.0%	77,821	71.7%
Blue Collar Workers	2,049	29.4%	12,864	28.0%	30,680	28.3%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$307.64 M		\$2.23 B		\$5.65 B	
Total Non-Retail Expenditure	\$161.11 M	52.4%	\$1.17 B	52.6%	\$2.97 B	52.6%
Total Retail Expenditure	\$146.53 M	47.6%	\$1.06 B	47.4%	\$2.67 B	47.4%
Apparel	\$10.98 M	3.6%	\$80.36 M	3.6%	\$203.14 M	3.6%
Contributions	\$9.85 M	3.2%	\$73.4 M	3.3%	\$188.9 M	3.3%
Education	\$9.17 M	3.0%	\$70.23 M	3.1%	\$181.03 M	3.2%
Entertainment	\$17.69 M	5.8%	\$128.93 M	5.8%	\$327.04 M	5.8%
Food and Beverages	\$45.49 M	14.8%	\$328.5 M	14.7%	\$826.92 M	14.6%
Furnishings and Equipment	\$11.01 M	3.6%	\$79.95 M	3.6%	\$202.62 M	3.6%
Gifts	\$7.29 M	2.4%	\$55.13 M	2.5%	\$142.08 M	2.5%
Health Care	\$25.78 M	8.4%	\$184.3 M	8.2%	\$465.26 M	8.2%
Household Operations	\$12.02 M	3.9%	\$88.05 M	3.9%	\$223.87 M	4.0%
Miscellaneous Expenses	\$5.8 M	1.9%	\$42.18 M	1.9%	\$106.84 M	1.9%
Personal Care	\$4.15 M	1.3%	\$30.05 M	1.3%	\$75.89 M	1.3%
Personal Insurance	\$2.22 M	0.7%	\$16.31 M	0.7%	\$41.83 M	0.7%
Reading	\$661.35 K	0.2%	\$4.82 M	0.2%	\$12.25 M	0.2%
Shelter	\$64.24 M	20.9%	\$467.65 M	20.9%	\$1.18 B	20.9%
Tobacco	\$1.76 M	0.6%	\$12.35 M	0.6%	\$30.5 M	0.5%
Transportation	\$57.21 M	18.6%	\$412.19 M	18.4%	\$1.04 B	18.4%
Utilities	\$22.34 M	7.3%	\$159.7 M	7.1%	\$400.72 M	7.1%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	7,884		54,918		136,641	
Elementary (Grade Level 0 to 8)	73	0.9%	665	1.2%	1,915	1.4%
Some High School (Grade Level 9 to 11)	181	2.3%	1,167	2.1%	3,538	2.6%
High School Graduate	1,090	13.8%	8,550	15.6%	22,763	16.7%
Some College	1,994	25.3%	14,216	25.9%	33,805	24.7%
Associate Degree Only	877	11.1%	6,240	11.4%	14,345	10.5%
Bachelor Degree Only	2,550	32.3%	16,223	29.5%	39,503	28.9%
Graduate Degree	1,118	14.2%	7,858	14.3%	20,772	15.2%

**Williams Field Rd & Recker Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2020)</b>						
1 Detached Unit	3,927	140.8%	24,043	114.8%	59,999	113.8%
1 Attached Unit	35	1.3%	915	4.4%	1,824	3.5%
2 to 4 Units	19	0.7%	295	1.4%	636	1.2%
5 to 9 Units	27	1.0%	369	1.8%	938	1.8%
10 to 19 Units	96	3.4%	799	3.8%	1,324	2.5%
20 to 49 Units	18	0.7%	516	2.5%	796	1.5%
50 or More Units	90	3.2%	1,169	5.6%	1,708	3.2%
Mobile Home or Trailer	44	1.6%	332	1.6%	924	1.8%
Other Structure	2	-	14	-	36	-
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	924	33.1%	4,463	21.3%	11,292	21.4%
Homes Built 2000 to 2009	2,600	93.2%	15,837	75.6%	29,505	56.0%
Homes Built 1990 to 1999	304	10.9%	4,154	19.8%	16,872	32.0%
Homes Built 1980 to 1989	173	6.2%	1,522	7.3%	4,820	9.1%
Homes Built 1970 to 1979	129	4.6%	1,251	6.0%	3,101	5.9%
Homes Built 1960 to 1969	80	2.9%	713	3.4%	1,505	2.9%
Homes Built 1950 to 1959	31	1.1%	323	1.5%	691	1.3%
Homes Built Before 1949	18	0.6%	189	0.9%	398	0.8%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	6	0.2%	64	0.3%	190	0.4%
Home Values \$500,000 to \$999,999	117	3.4%	1,727	8.4%	5,418	10.2%
Home Values \$400,000 to \$499,999	206	5.9%	2,256	11.0%	7,520	14.1%
Home Values \$300,000 to \$399,999	1,046	30.2%	5,775	28.2%	16,514	31.0%
Home Values \$200,000 to \$299,999	1,647	47.6%	8,531	41.7%	18,806	35.3%
Home Values \$150,000 to \$199,999	341	9.9%	1,449	7.1%	3,139	5.9%
Home Values \$100,000 to \$149,999	32	0.9%	305	1.5%	728	1.4%
Home Values \$70,000 to \$99,999	16	0.5%	78	0.4%	156	0.3%
Home Values \$50,000 to \$69,999	5	0.1%	25	0.1%	67	0.1%
Home Values \$25,000 to \$49,999	4	0.1%	74	0.4%	152	0.3%
Home Values Under \$25,000	31	0.9%	138	0.7%	462	0.9%
Owner-Occupied Median Home Value	\$286,543		\$309,363		\$322,056	
Renter-Occupied Median Rent	\$1,269		\$1,171		\$1,216	
<b>Transportation To Work (2020)</b>						
Drive to Work Alone	4,858	79.6%	33,612	78.1%	80,825	77.6%
Drive to Work in Carpool	553	9.1%	3,921	9.1%	9,567	9.2%
Travel to Work by Public Transportation	95	1.6%	540	1.3%	1,289	1.2%
Drive to Work on Motorcycle	25	0.4%	165	0.4%	305	0.3%
Walk or Bicycle to Work	100	1.6%	775	1.8%	1,535	1.5%
Other Means	100	1.6%	652	1.5%	1,230	1.2%
Work at Home	370	6.1%	3,366	7.8%	9,427	9.0%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	1,123	18.4%	7,163	16.6%	16,831	16.2%
Travel to Work in 15 to 29 Minutes	2,680	43.9%	16,689	38.8%	37,261	35.8%
Travel to Work in 30 to 59 Minutes	2,157	35.4%	14,659	34.1%	36,213	34.8%
Travel to Work in 60 Minutes or More	572	9.4%	3,800	8.8%	8,248	7.9%
Average Minutes Travel to Work	25.4		26.1		26.5	

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page 5 of 5

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

