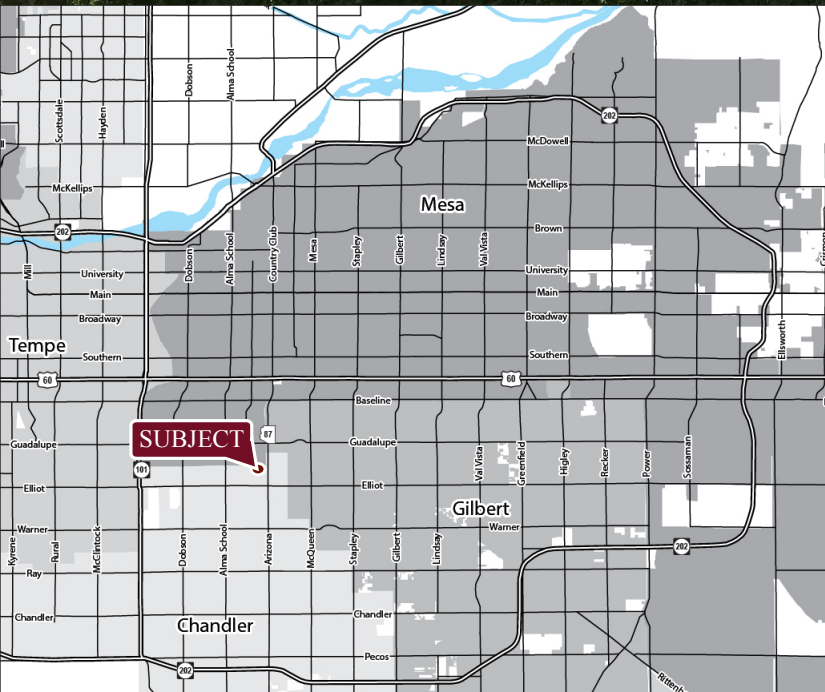


3170 N. ARIZONA AVE.

N/NEC ARIZONA AVE. & ELLIOT RD.

CHANDLER, AZ

Join



ENDCAP SPACE AVAILABLE

AVAILABILITY

- 4,835 SF

FEATURES

- Retail Office or Showroom
- Roll up Door in Rear
- C-2 Zoning
- 15' Ceiling Height
- 31,000cars per day on Arizona Ave.

TENANTS IN TRADE AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,177	134,157	406,842
Avg Household Income	\$65,571	\$68,047	\$66,154
Daytime Employment	9,187	60,049	180,226



STRATEGIC

DAVID JARAND
602.778.3834
davidj@srgaz.com

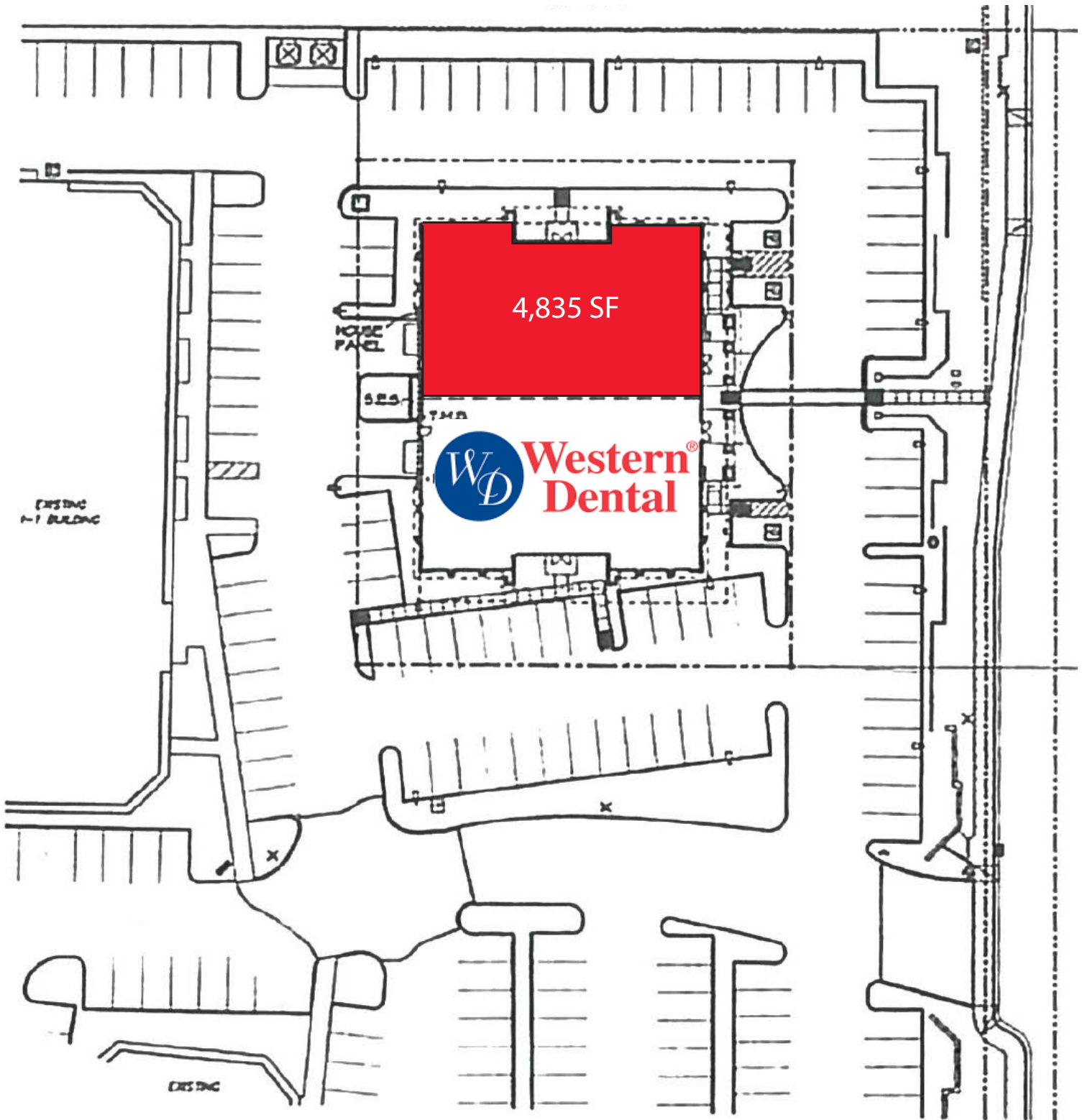
ERIN SCHRAUTH
602.792.5201
erins@srgaz.com

ENDCAP SPACE AVAILABLE

3170 N. ARIZONA AVE.

N/NEC ARIZONA AVE. & ELLIOT RD.

CHANDLER, AZ



STRATEGIC

DAVID JARAND
602.778.3834
davidj@srgaz.com

ERIN SCHRAUTH
602.792.5201
erins@srgaz.com

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3526/-111.8424

RF5

3170 N Arizona Ave

Chandler, AZ 85225

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2017)	12,177	134,157	406,842
Projected Population (2022)	13,281	146,256	445,512
Census Population (2010)	11,656	128,093	382,528
Census Population (2000)	11,404	131,978	386,146
Projected Annual Growth (2017 to 2022)	1,104 1.8%	12,099 1.8%	38,670 1.9%
Historical Annual Growth (2010 to 2017)	521 0.6%	6,064 0.7%	24,314 0.9%
Historical Annual Growth (2000 to 2010)	252 0.2%	-3,885 -0.3%	-3,618 -0.1%
Estimated Population Density (2017)	3,878 <i>psm</i>	4,747 <i>psm</i>	5,182 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2017)	4,989	51,082	151,147
Projected Households (2022)	5,258	53,889	160,030
Census Households (2010)	4,720	48,299	141,054
Census Households (2000)	4,292	46,774	135,626
Estimated Households with Children (2017)	1,511 30.3%	16,955 33.2%	51,884 34.3%
Estimated Average Household Size (2017)	2.43	2.61	2.67

Average Household Income

Estimated Average Household Income (2017)	\$79,180	\$85,855	\$84,044
Projected Average Household Income (2022)	\$91,377	\$99,315	\$97,390
Estimated Average Family Income (2017)	\$94,924	\$99,325	\$98,151

Median Household Income

Estimated Median Household Income (2017)	\$65,571	\$68,047	\$66,154
Projected Median Household Income (2022)	\$76,575	\$79,838	\$77,583
Estimated Median Family Income (2017)	\$80,464	\$80,098	\$79,199

Per Capita Income

Estimated Per Capita Income (2017)	\$32,510	\$32,773	\$31,304
Projected Per Capita Income (2022)	\$36,242	\$36,669	\$35,056
Estimated Per Capita Income 5 Year Growth	\$3,733 11.5%	\$3,896 11.9%	\$3,752 12.0%
Estimated Average Household Net Worth (2017)	\$694,679	\$780,598	\$783,097

Daytime Demos (2017)

Total Businesses	876	6,587	17,623
Total Employees	9,187	60,049	180,226
Company Headquarter Businesses	5 0.5%	31 0.5%	61 0.3%
Company Headquarter Employees	72 0.8%	1,898 3.2%	8,576 4.8%
Employee Population per Business	10.5	9.1	10.2
Residential Population per Business	13.9	20.4	23.1

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3526/-111.8424

RF5

3170 N Arizona Ave

Chandler, AZ 85225

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	8,609	70.7%	95,200	71.0%	280,109	68.8%
Black or African American (2017)	826	6.8%	7,459	5.6%	22,839	5.6%
American Indian or Alaska Native (2017)	289	2.4%	2,438	1.8%	8,472	2.1%
Asian (2017)	617	5.1%	7,220	5.4%	20,874	5.1%
Hawaiian or Pacific Islander (2017)	43	0.3%	496	0.4%	1,464	0.4%
Other Race (2017)	1,207	9.9%	15,593	11.6%	55,681	13.7%
Two or More Races (2017)	585	4.8%	5,751	4.3%	17,403	4.3%
Not Hispanic or Latino Population (2017)	9,311	76.5%	96,417	71.9%	279,346	68.7%
Hispanic or Latino Population (2017)	2,866	23.5%	37,740	28.1%	127,495	31.3%
Not Hispanic or Latino Population (2022)	9,941	74.8%	102,785	70.3%	298,811	67.1%
Hispanic or Latino Population (2022)	3,340	25.2%	43,471	29.7%	146,700	32.9%
Not Hispanic or Latino Population (2010)	9,119	78.2%	94,187	73.5%	267,481	69.9%
Hispanic or Latino Population (2010)	2,537	21.8%	33,906	26.5%	115,047	30.1%
Not Hispanic or Latino Population (2000)	9,595	84.1%	105,414	79.9%	295,534	76.5%
Hispanic or Latino Population (2000)	1,809	15.9%	26,564	20.1%	90,611	23.5%
Projected Hispanic Annual Growth (2017 to 2022)	475	3.3%	5,730	3.0%	19,205	3.0%
Historic Hispanic Annual Growth (2000 to 2017)	1,056	3.4%	11,176	2.5%	36,884	2.4%

Age Distribution (2017)

Age Under 5	754	6.2%	8,705	6.5%	27,867	6.8%
Age 5 to 9 Years	738	6.1%	8,596	6.4%	27,385	6.7%
Age 10 to 14 Years	772	6.3%	9,125	6.8%	28,206	6.9%
Age 15 to 19 Years	793	6.5%	9,211	6.9%	28,370	7.0%
Age 20 to 24 Years	895	7.4%	9,484	7.1%	30,875	7.6%
Age 25 to 29 Years	1,088	8.9%	11,366	8.5%	34,815	8.6%
Age 30 to 34 Years	973	8.0%	10,160	7.6%	30,388	7.5%
Age 35 to 39 Years	870	7.1%	9,146	6.8%	27,825	6.8%
Age 40 to 44 Years	772	6.3%	8,742	6.5%	26,089	6.4%
Age 45 to 49 Years	829	6.8%	9,577	7.1%	27,970	6.9%
Age 50 to 54 Years	833	6.8%	9,281	6.9%	26,704	6.6%
Age 55 to 59 Years	865	7.1%	8,860	6.6%	25,022	6.2%
Age 60 to 64 Years	698	5.7%	7,171	5.3%	20,387	5.0%
Age 65 to 74 Years	827	6.8%	9,114	6.8%	26,953	6.6%
Age 75 to 84 Years	319	2.6%	3,974	3.0%	12,411	3.1%
Age 85 Years or Over	148	1.2%	1,644	1.2%	5,574	1.4%
Median Age	35.4		34.8		34.1	

Gender Age Distribution (2017)

Female Population	6,319	51.9%	67,926	50.6%	204,598	50.3%
Age 0 to 19 Years	1,562	24.7%	17,420	25.6%	54,688	26.7%
Age 20 to 64 Years	4,010	63.5%	42,261	62.2%	124,759	61.0%
Age 65 Years or Over	747	11.8%	8,245	12.1%	25,152	12.3%
Female Median Age	36.1		35.9		35.2	
Male Population	5,858	48.1%	66,231	49.4%	202,244	49.7%
Age 0 to 19 Years	1,495	25.5%	18,217	27.5%	57,141	28.3%
Age 20 to 64 Years	3,816	65.1%	41,527	62.7%	125,316	62.0%
Age 65 Years or Over	548	9.3%	6,487	9.8%	19,787	9.8%
Male Median Age	34.7		33.7		33.0	

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3526/-111.8424

RF5

3170 N Arizona Ave

Chandler, AZ 85225

Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	134	2.7%	2,446	4.8%	7,755	5.1%
HH Income \$150,000 to \$199,999	317	6.4%	3,224	6.3%	9,596	6.3%
HH Income \$100,000 to \$149,999	790	15.8%	8,043	15.7%	22,714	15.0%
HH Income \$75,000 to \$99,999	768	15.4%	8,009	15.7%	21,111	14.0%
HH Income \$50,000 to \$74,999	987	19.8%	10,556	20.7%	29,312	19.4%
HH Income \$35,000 to \$49,999	773	15.5%	6,929	13.6%	20,745	13.7%
HH Income \$25,000 to \$34,999	427	8.6%	4,310	8.4%	13,631	9.0%
HH Income \$15,000 to \$24,999	302	6.0%	3,617	7.1%	12,738	8.4%
HH Income Under \$15,000	491	9.8%	3,947	7.7%	13,546	9.0%
HH Income \$35,000 or More	3,769	75.5%	39,208	76.8%	111,233	73.6%
HH Income \$75,000 or More	2,009	40.3%	21,723	42.5%	61,176	40.5%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	5,148		52,819		156,594	
Housing Units Occupied	4,989	96.9%	51,082	96.7%	151,147	96.5%
Housing Units Owner-Occupied	2,864	57.4%	31,532	61.7%	85,428	56.5%
Housing Units, Renter-Occupied	2,125	42.6%	19,550	38.3%	65,719	43.5%
Housing Units, Vacant	159	3.1%	1,738	3.3%	5,447	3.5%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,999	40.3%	40,623	37.7%	126,230	39.0%
Currently Married	3,692	37.2%	44,367	41.2%	130,396	40.3%
Separated	348	3.5%	3,977	3.7%	13,162	4.1%
Widowed	337	3.4%	4,184	3.9%	12,833	4.0%
Divorced	1,538	15.5%	14,580	13.5%	40,763	12.6%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,465	77.7%	108,921	81.2%	330,047	81.1%
Population Non-Family	2,637	21.7%	24,314	18.1%	73,706	18.1%
Population Group Quarters	76	0.6%	923	0.7%	3,088	0.8%
Family Households	3,034	60.8%	33,138	64.9%	97,356	64.4%
Non-Family Households	1,955	39.2%	17,943	35.1%	53,792	35.6%
Married Couple with Children	832	22.5%	10,187	23.0%	31,220	23.9%
Average Family Household Size	3.1		3.3		3.4	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,398	28.0%	13,080	25.6%	39,172	25.9%
2 Person Households	1,717	34.4%	16,525	32.4%	46,443	30.7%
3 Person Households	867	17.4%	8,705	17.0%	25,065	16.6%
4 Person Households	598	12.0%	6,852	13.4%	20,547	13.6%
5 Person Households	246	4.9%	3,440	6.7%	10,930	7.2%
6 or More Person Households	164	3.3%	2,480	4.9%	8,990	5.9%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	185	3.7%	2,069	4.1%	8,477	5.6%
Households with 1 Vehicles Available	2,078	41.7%	17,550	34.4%	53,428	35.3%
Households with 2 or More Vehicles Available	2,726	54.6%	31,463	61.6%	89,242	59.0%
Total Vehicles Available	8,998		95,559		274,852	
Average Vehicles Per Household	1.8		1.9		1.8	

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3526/-111.8424

RF5

3170 N Arizona Ave

Chandler, AZ 85225

Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	9,747		105,935		318,088	
Estimated Civilian Employed	7,136	73.2%	74,182	70.0%	218,874	68.8%
Estimated Civilian Unemployed	263	2.7%	2,668	2.5%	8,245	2.6%
Estimated in Armed Forces	-	-	31	-	151	-
Estimated Not in Labor Force	2,348	24.1%	29,054	27.4%	90,818	28.6%
Unemployment Rate	2.7%		2.5%		2.6%	

Occupation (2015)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	7,133		74,204		218,661	
Management, Business, Financial Operations	938	13.2%	10,690	14.4%	31,141	14.2%
Professional, Related	1,667	23.4%	16,726	22.5%	47,133	21.6%
Service	1,164	16.3%	13,128	17.7%	42,247	19.3%
Sales, Office	2,266	31.8%	21,230	28.6%	59,703	27.3%
Farming, Fishing, Forestry	22	0.3%	264	0.4%	710	0.3%
Construct, Extraction, Maintenance	437	6.1%	5,230	7.0%	17,052	7.8%
Production, Transport Material Moving	638	8.9%	6,935	9.3%	20,675	9.5%
White Collar Workers	4,872	68.3%	48,646	65.6%	137,977	63.1%
Blue Collar Workers	2,261	31.7%	25,557	34.4%	80,684	36.9%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$298 M		\$3.23 B		\$9.36 B	
Total Non-Retail Expenditure	\$154 M	51.7%	\$1.67 B	51.8%	\$4.86 B	51.9%
Total Retail Expenditure	\$144 M	48.3%	\$1.56 B	48.2%	\$4.50 B	48.1%
Apparel	\$10.4 M	3.5%	\$113 M	3.5%	\$328 M	3.5%
Contributions	\$12.6 M	4.2%	\$140 M	4.3%	\$411 M	4.4%
Education	\$10.9 M	3.7%	\$120 M	3.7%	\$352 M	3.8%
Entertainment	\$16.7 M	5.6%	\$182 M	5.6%	\$526 M	5.6%
Food and Beverages	\$43.8 M	14.7%	\$473 M	14.7%	\$1.37 B	14.6%
Furnishings and Equipment	\$10.3 M	3.5%	\$112 M	3.5%	\$324 M	3.5%
Gifts	\$7.30 M	2.5%	\$80.2 M	2.5%	\$234 M	2.5%
Health Care	\$23.8 M	8.0%	\$255 M	7.9%	\$739 M	7.9%
Household Operations	\$8.45 M	2.8%	\$93.0 M	2.9%	\$271 M	2.9%
Miscellaneous Expenses	\$4.41 M	1.5%	\$47.4 M	1.5%	\$137 M	1.5%
Personal Care	\$3.89 M	1.3%	\$42.0 M	1.3%	\$122 M	1.3%
Personal Insurance	\$2.18 M	0.7%	\$24.1 M	0.7%	\$70.3 M	0.8%
Reading	\$664 K	0.2%	\$7.17 M	0.2%	\$20.8 M	0.2%
Shelter	\$61.0 M	20.5%	\$662 M	20.5%	\$1.92 B	20.5%
Tobacco	\$1.83 M	0.6%	\$19.4 M	0.6%	\$56.1 M	0.6%
Transportation	\$57.0 M	19.1%	\$616 M	19.1%	\$1.78 B	19.0%
Utilities	\$22.5 M	7.6%	\$241 M	7.5%	\$699 M	7.5%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	8,225		89,036		264,138	
Elementary (Grade Level 0 to 8)	373	4.5%	4,255	4.8%	15,933	6.0%
Some High School (Grade Level 9 to 11)	475	5.8%	5,286	5.9%	17,087	6.5%
High School Graduate	1,914	23.3%	18,363	20.6%	54,763	20.7%
Some College	2,403	29.2%	24,179	27.2%	67,373	25.5%
Associate Degree Only	562	6.8%	8,081	9.1%	23,682	9.0%
Bachelor Degree Only	1,642	20.0%	18,721	21.0%	54,364	20.6%
Graduate Degree	856	10.4%	10,150	11.4%	30,937	11.7%

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

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3526/-111.8424

RF5

3170 N Arizona Ave

Chandler, AZ 85225

Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,808	59.5%	34,925	72.3%	96,186	68.2%
1 Attached Unit	340	7.2%	2,496	5.2%	7,836	5.6%
2 to 4 Units	348	7.4%	2,231	4.6%	9,108	6.5%
5 to 9 Units	350	7.4%	3,379	7.0%	10,248	7.3%
10 to 19 Units	645	13.7%	3,716	7.7%	12,804	9.1%
20 to 49 Units	99	2.1%	1,184	2.5%	4,381	3.1%
50 or More Units	329	7.0%	1,817	3.8%	6,429	4.6%
Mobile Home or Trailer	66	1.4%	1,283	2.7%	3,840	2.7%
Other Structure	2	0.1%	59	0.1%	160	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	24	0.5%	254	0.5%	806	0.6%
Homes Built 2000 to 2009	520	11.0%	5,164	10.7%	16,899	12.0%
Homes Built 1990 to 1999	811	17.2%	13,013	26.9%	37,435	26.5%
Homes Built 1980 to 1989	2,330	49.4%	15,150	31.4%	38,974	27.6%
Homes Built 1970 to 1979	860	18.2%	11,993	24.8%	35,166	24.9%
Homes Built 1960 to 1969	167	3.5%	2,488	5.2%	10,436	7.4%
Homes Built 1950 to 1959	168	3.6%	1,637	3.4%	6,235	4.4%
Homes Built Before 1949	38	0.8%	508	1.1%	2,238	1.6%

Home Values (2015)

Home Values \$1,000,000 or More	18	0.7%	198	0.6%	556	0.7%
Home Values \$500,000 to \$999,999	118	4.2%	1,377	4.4%	4,658	5.6%
Home Values \$400,000 to \$499,999	109	3.9%	1,326	4.3%	4,495	5.4%
Home Values \$300,000 to \$399,999	284	10.1%	3,756	12.1%	11,843	14.3%
Home Values \$200,000 to \$299,999	814	29.0%	9,549	30.9%	25,808	31.2%
Home Values \$150,000 to \$199,999	638	22.7%	7,418	24.0%	17,468	21.1%
Home Values \$100,000 to \$149,999	491	17.5%	4,872	15.7%	11,587	14.0%
Home Values \$70,000 to \$99,999	154	5.5%	1,271	4.1%	3,740	4.5%
Home Values \$50,000 to \$69,999	90	3.2%	433	1.4%	1,395	1.7%
Home Values \$25,000 to \$49,999	68	2.4%	295	1.0%	957	1.2%
Home Values Under \$25,000	71	2.5%	950	3.1%	2,482	3.0%
Owner-Occupied Median Home Value	\$193,937		\$207,345		\$219,185	
Renter-Occupied Median Rent	\$832		\$862		\$832	

Transportation To Work (2015)

Drive to Work Alone	4,578	78.1%	50,236	78.1%	149,456	76.3%
Drive to Work in Carpool	641	10.9%	7,138	11.1%	22,295	11.4%
Travel to Work by Public Transportation	142	2.4%	1,184	1.8%	5,304	2.7%
Drive to Work on Motorcycle	55	0.9%	508	0.8%	1,373	0.7%
Walk or Bicycle to Work	233	4.0%	1,905	3.0%	6,357	3.2%
Other Means	15	0.3%	481	0.7%	1,635	0.8%
Work at Home	200	3.4%	2,877	4.5%	9,417	4.8%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	1,790	31.6%	16,870	27.5%	49,167	26.4%
Travel to Work in 15 to 29 Minutes	2,958	52.2%	33,279	54.2%	93,412	50.1%
Travel to Work in 30 to 59 Minutes	1,820	32.1%	17,890	29.1%	55,872	30.0%
Travel to Work in 60 Minutes or More	318	5.6%	2,788	4.5%	9,494	5.1%
Average Minutes Travel to Work	19.9		21.0		21.5	

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