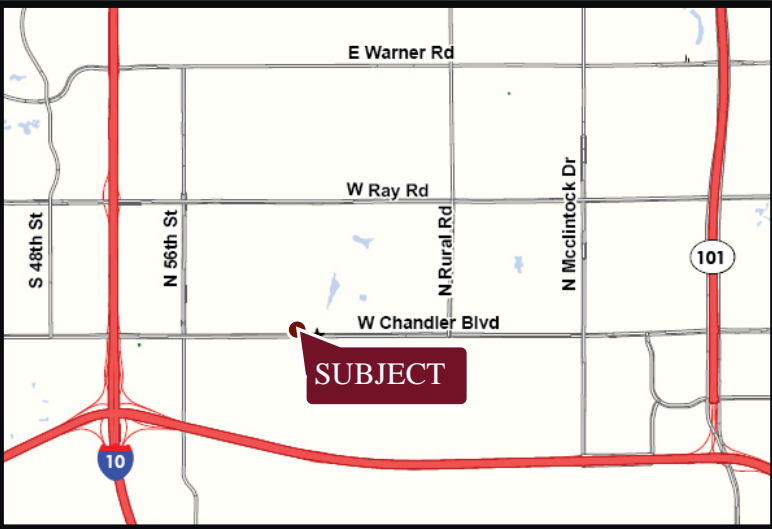




# CHANDLER BUSINESS CENTER

NORTHWEST CORNER OF KYRENE ROAD & CHANDLER BLVD., CHANDLER, AZ



### FEATURES

- 3,274 sf
  - 6,038 sf
  - 3,274 sf
- Contiguous

### FEATURES

- Chandler Road Frontage
- Strong daytime population in the trade area with over 69,000 employees within a 3 mile radius
- Two miles east of the I-10 Freeway
- Above average household incomes and dense residential population

### TRAFFIC COUNTS

Kyrene Road-19,400 cars per day

Chandler Blvd- 34,700 cars per day

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,286	83,991	221,783
Avg Household Income	\$85,561	\$90,069	\$88,155
Daytime Employment	15,823	64,030	117,539



EXCLUSIVELY REPRESENTED BY

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# CHANDLER BUSINESS CENTER

NORTHWEST CORNER OF KYRENE ROAD & CHANDLER BLVD., CHANDLER, AZ



**STRATEGIC**  
RETAIL GROUP

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# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.305348/-111.945797

February 2010

RF5

N Kyrene Rd & W Chandler Blvd Chandler, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2009)	13,286		83,991		221,783	
Census Population (1990)	4,398		31,706		114,380	
Census Population (2000)	10,599		70,003		191,730	
Projected Population (2014)	14,261		90,051		245,398	
Forecasted Population (2019)	16,293		101,286		275,409	
Historical Annual Growth (1990 to 2000)	6,201	14.1%	38,297	12.1%	77,350	6.8%
Historical Annual Growth (2000 to 2009)	2,687	2.8%	13,988	2.2%	30,053	1.7%
Projected Annual Growth (2009 to 2014)	975	1.5%	6,060	1.4%	23,614	2.1%
Est. Population Density (2009)	4,244.78 <i>psm</i>		2,994.01 <i>psm</i>		2,840.64 <i>psm</i>	
Trade Area Size	3.13 <i>sq mi</i>		28.05 <i>sq mi</i>		78.08 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2009)	4,634		29,140		76,344	
Census Households (1990)	1,673		11,614		41,209	
Census Households (2000)	4,002		26,223		71,647	
Projected Households (2014)	4,661		29,322		79,196	
Forecasted Households (2019)	7,248		45,538		123,021	
Households with Children (2009)	1,869	40.3%	11,400	39.1%	28,477	37.3%
Average Household Size (2009)	2.87		2.88		2.89	
<b>Average Household Income</b>						
Est. Average Household Income (2009)	\$85,561		\$90,069		\$88,155	
Proj. Average Household Income (2014)	\$90,596		\$95,328		\$93,230	
Average Family Income (2009)	\$97,555		\$104,465		\$102,052	
<b>Median Household Income</b>						
Est. Median Household Income (2009)	\$80,738		\$85,698		\$82,981	
Proj. Median Household Income (2014)	\$87,236		\$92,485		\$89,644	
Median Family Income (2009)	\$93,134		\$99,995		\$95,852	
<b>Per Capita Income</b>						
Est. Per Capita Income (2009)	\$29,878		\$31,278		\$30,511	
Proj. Per Capita Income (2014)	\$29,646		\$31,068		\$30,236	
Per Capita Income Est. 5 year change	-\$233	-0.8%	-\$210	-0.7%	-\$276	-0.9%
<b>Other Income</b>						
Est. Median Disposable Income (2009)	\$64,369		\$67,845		\$65,982	
Est. Median Disposable Income (2014)	\$68,840		\$72,637		\$70,720	
Disposable Income Est. 5 year change	\$4,471	6.9%	\$4,793	7.1%	\$4,739	7.2%
Est. Average Household Net Worth (2009)	\$654,300		\$694,459		\$673,867	
<b>Daytime Demos</b>						
Total Number of Businesses (2009)	381		3,255		7,072	
Total Number of Employees (2009)	15,823		64,030		117,539	
Company Headqtrs: Businesses (2009)	5	1.2%	29	0.9%	51	0.7%
Company Headqtrs: Employees (2009)	471	3.0%	2,196	3.4%	6,565	5.6%
Unemployment Rate (2009)	4.30%		4.30%		4.20%	
Employee Population per Business	41.6 to 1		19.7 to 1		16.6 to 1	
Residential Population per Business	34.9 to 1		25.8 to 1		31.4 to 1	

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## N Kyrene Rd & W Chandler Blvd Chandler, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2009)	10,325	77.7%	65,858	78.4%	172,209	77.6%
Black or African American (2009)	611	4.6%	4,114	4.9%	10,937	4.9%
American Indian & Alaska Native (2009)	157	1.2%	1,090	1.3%	5,178	2.3%
Asian (2009)	1,152	8.7%	6,725	8.0%	14,671	6.6%
Hawaiian & Pacific Islander (2009)	9	0.1%	164	0.2%	466	0.2%
Other Race (2009)	653	4.9%	3,596	4.3%	11,686	5.3%
Two or More Races (2009)	379	2.9%	2,443	2.9%	6,636	3.0%
Not Hispanic or Latino Population (2009)	10,597	79.8%	67,353	80.2%	173,348	78.2%
Hispanic or Latino Population (2009)	2,689	20.2%	16,638	19.8%	48,435	21.8%
Not of Hispanic Origin Population (1990)	3,949	89.8%	28,998	91.5%	101,285	88.6%
Hispanic Origin Population (1990)	448	10.2%	2,708	8.5%	13,094	11.4%
Not Hispanic or Latino Population (2000)	9,409	88.8%	62,469	89.2%	166,471	86.8%
Hispanic or Latino Population (2000)	1,190	11.2%	7,534	10.8%	25,260	13.2%
Not Hispanic or Latino Population (2014)	11,015	77.2%	69,917	77.6%	185,778	75.7%
Hispanic or Latino Population (2014)	3,247	22.8%	20,133	22.4%	59,620	24.3%
Hist. Hispanic Ann Growth (1990 to 2009)	2,241	26.3%	13,930	27.1%	35,341	14.2%
Proj. Hispanic Ann Growth (2009 to 2014)	558	4.1%	3,495	4.2%	11,184	4.6%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2009)	1,130	8.5%	6,744	8.0%	16,862	7.6%
Age 5 to 9 yrs (2009)	1,122	8.4%	6,904	8.2%	17,552	7.9%
Age 10 to 14 yrs (2009)	1,079	8.1%	6,662	7.9%	17,114	7.7%
Age 15 to 19 yrs (2009)	816	6.1%	5,698	6.8%	15,232	6.9%
Age 20 to 24 yrs (2009)	698	5.3%	4,921	5.9%	13,965	6.3%
Age 25 to 29 yrs (2009)	1,010	7.6%	6,577	7.8%	16,770	7.6%
Age 30 to 34 yrs (2009)	1,221	9.2%	7,438	8.9%	18,317	8.3%
Age 35 to 39 yrs (2009)	1,430	10.8%	8,116	9.7%	19,565	8.8%
Age 40 to 44 yrs (2009)	1,284	9.7%	7,728	9.2%	19,228	8.7%
Age 45 to 49 yrs (2009)	1,014	7.6%	6,603	7.9%	17,737	8.0%
Age 50 to 54 yrs (2009)	747	5.6%	5,174	6.2%	14,448	6.5%
Age 55 to 59 yrs (2009)	569	4.3%	3,667	4.4%	10,681	4.8%
Age 60 to 64 yrs (2009)	400	3.0%	2,603	3.1%	7,720	3.5%
Age 65 to 74 yrs (2009)	460	3.5%	3,060	3.6%	9,081	4.1%
Age 75 to 84 yrs (2009)	221	1.7%	1,534	1.8%	5,139	2.3%
Age 85 yrs plus (2009)	86	0.6%	561	0.7%	2,373	1.1%
Median Age (2009)	32.3 yrs		32.6 yrs		33.3 yrs	
<b>Gender Age Distribution</b>						
Female Population (2009)	6,644	50.0%	41,917	49.9%	110,717	49.9%
Age 0 to 19 yrs (2009)	2,069	31.1%	12,851	30.7%	32,824	29.6%
Age 20 to 64 yrs (2009)	4,159	62.6%	26,247	62.6%	68,514	61.9%
Age 65 yrs plus (2009)	417	6.3%	2,820	6.7%	9,378	8.5%
Female Median Age (2009)	32.5 yrs		33.0 yrs		34.0 yrs	
Male Population (2009)	6,642	50.0%	42,074	50.1%	111,066	50.1%
Age 0 to 19 yrs (2009)	2,078	31.3%	13,159	31.3%	33,936	30.6%
Age 20 to 64 yrs (2009)	4,215	63.5%	26,581	63.2%	69,916	62.9%
Age 65 yrs plus (2009)	349	5.3%	2,334	5.5%	7,214	6.5%
Male Median Age (2009)	32.1 yrs		32.2 yrs		32.8 yrs	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2009)	260	5.6%	2,025	6.9%	5,217	6.8%
HH Income \$150,000 to \$199,999 (2009)	341	7.4%	2,638	9.1%	6,313	8.3%
HH Income \$100,000 to \$149,999 (2009)	948	20.5%	6,306	21.6%	15,970	20.9%
HH Income \$75,000 to \$99,999 (2009)	918	19.8%	5,509	18.9%	13,752	18.0%
HH Income \$50,000 to \$74,999 (2009)	1,027	22.2%	5,901	20.2%	15,045	19.7%
HH Income \$35,000 to \$49,999 (2009)	569	12.3%	3,243	11.1%	8,890	11.6%
HH Income \$25,000 to \$34,999 (2009)	280	6.0%	1,535	5.3%	4,414	5.8%
HH Income \$15,000 to \$24,999 (2009)	151	3.2%	979	3.4%	3,436	4.5%
HH Income \$0 to \$14,999 (2009)	139	3.0%	1,005	3.4%	3,305	4.3%
HH Income \$35,000+ (2009)	4,064	87.7%	25,622	87.9%	65,188	85.4%
HH Income \$75,000+ (2009)	2,468	53.3%	16,479	56.5%	41,253	54.0%
<b>Housing</b>						
Total Housing Units (2009)	4,956		31,797		83,654	
Housing Units, Occupied (2009)	4,634	93.5%	29,140	91.6%	76,344	91.3%
<i>Housing Units, Owner-Occupied (2009)</i>	3,428	74.0%	19,459	66.8%	50,780	66.5%
<i>Housing Units, Renter-Occupied (2009)</i>	1,206	26.0%	9,681	33.2%	25,564	33.5%
Housing Units, Vacant (2009)	322	6.5%	2,657	8.4%	7,310	8.7%
Median Years in Residence (2009)	2.9	yrs	2.8	yrs	3.0	yrs
<b>Marital Status</b>						
Never Married (2009)	2,456	24.8%	17,460	27.5%	47,751	28.1%
Now Married (2009)	5,935	59.9%	36,591	57.6%	95,549	56.2%
Separated (2009)	267	2.7%	1,660	2.6%	4,966	2.9%
Widowed (2009)	187	1.9%	1,514	2.4%	5,321	3.1%
Divorced (2009)	1,071	10.8%	6,330	10.0%	16,566	9.7%
<b>Household Type</b>						
Population Family (2009)	11,179	84.1%	69,872	83.2%	182,750	82.4%
Population Non-Family (2009)	2,102	15.8%	14,076	16.8%	38,057	17.2%
Population Group Qtrs (2009)	5	0.0%	43	0.1%	976	0.4%
Family Households (2009)	3,026	65.3%	18,883	64.8%	49,303	64.6%
Married Couple With Children (2009)	1,346	22.7%	8,236	22.5%	20,183	21.1%
Average Family Household Size (2009)	3.69		3.70		3.71	
Non-Family Households (2009)	1,608	34.7%	10,257	35.2%	27,041	35.4%
<b>Household Size</b>						
1 Person Household (2009)	1,236	26.7%	7,603	26.1%	20,037	26.2%
2 Person Households (2009)	1,003	21.6%	6,454	22.1%	17,191	22.5%
3 Person Households (2009)	556	12.0%	3,411	11.7%	8,863	11.6%
4 Person Households (2009)	1,146	24.7%	7,202	24.7%	17,838	23.4%
5 Person Households (2009)	460	9.9%	2,915	10.0%	7,783	10.2%
6+ Person Households (2009)	234	5.1%	1,555	5.3%	4,632	6.1%
<b>Household Vehicles</b>						
Total Vehicles Available (2009)	8,642		55,067		144,429	
Household: 0 Vehicles Available (2009)	127	2.7%	896	3.1%	2,917	3.8%
Household: 1 Vehicles Available (2009)	1,497	32.3%	9,399	32.3%	24,815	32.5%
Household: 2+ Vehicles Available (2009)	3,010	65.0%	18,845	64.7%	48,612	63.7%
Average Vehicles Per Household (2009)	1.9		1.9		1.9	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2009)	9,744		62,301		166,880	
Est. Civilian Employed (2009)	7,159	73.5%	45,190	72.5%	117,310	70.3%
Est. Civilian Unemployed (2009)	423	4.3%	2,693	4.3%	7,050	4.2%
Est. in Armed Forces (2009)	12	0.1%	83	0.1%	198	0.1%
Est. not in Labor Force (2009)	2,150 22.1%		14,336 23.0%		42,323 25.4%	
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	6,116		40,352		107,787	
Mgmt, Business, & Financial Operations (200)	1,206	19.7%	8,444	20.9%	20,881	19.4%
Professional and Related (2000)	1,704	27.9%	11,603	28.8%	29,563	27.4%
Service (2000)	607	9.9%	4,057	10.1%	11,023	10.2%
Sales and Office (2000)	1,739	28.4%	11,309	28.0%	31,526	29.2%
Farming, Fishing, and Forestry (2000)	7	0.1%	39	0.1%	160	0.1%
Construct, Extraction, & Maintenance (2000)	347	5.7%	1,962	4.9%	6,226	5.8%
Production, Transp. & Material Moving (2000)	507	8.3%	2,937	7.3%	8,408	7.8%
Percent White Collar Workers (2000)	76.0%		77.7%		76.0%	
Percent Blue Collar Workers (2000)	24.0%		22.3%		24.0%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2009)	\$294		\$1,909		\$4,913	
Total Non-Retail Expenditures (2009)	\$170	58.0%	\$1,107	58.0%	\$2,848	58.0%
Total Retail Expenditures (2009)	\$124	42.0%	\$802	42.0%	\$2,065	42.0%
Apparel (2009)	\$14	4.8%	\$92	4.8%	\$238	4.8%
Contributions (2009)	\$12	3.9%	\$78	4.1%	\$199	4.0%
Education (2009)	\$8	2.6%	\$52	2.7%	\$132	2.7%
Entertainment (2009)	\$17	5.7%	\$108	5.7%	\$278	5.7%
Food And Beverages (2009)	\$44	15.0%	\$284	14.9%	\$731	14.9%
Furnishings And Equipment (2009)	\$13	4.6%	\$88	4.6%	\$225	4.6%
Gifts (2009)	\$8	2.8%	\$54	2.8%	\$138	2.8%
Health Care (2009)	\$17	5.8%	\$108	5.7%	\$280	5.7%
Household Operations (2009)	\$11	3.8%	\$74	3.9%	\$190	3.9%
Miscellaneous Expenses (2009)	\$5	1.6%	\$31	1.6%	\$79	1.6%
Personal Care (2009)	\$4	1.4%	\$27	1.4%	\$71	1.4%
Personal Insurance (2009)	\$3	1.1%	\$21	1.1%	\$54	1.1%
Reading (2009)	\$1	0.3%	\$6	0.3%	\$16	0.3%
Shelter (2009)	\$57	19.4%	\$371	19.4%	\$955	19.4%
Tobacco (2009)	\$2	0.6%	\$11	0.6%	\$28	0.6%
Transportation (2009)	\$59	20.0%	\$378	19.8%	\$972	19.8%
Utilities (2009)	\$20	6.7%	\$126	6.6%	\$326	6.6%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2009)	8,442		53,061		141,057	
Elementary (0 to 8) (2009)	138	1.6%	1,085	2.0%	4,652	3.3%
Some High School (9 to 11) (2009)	268	3.2%	1,672	3.2%	5,513	3.9%
High School Graduate (12) (2009)	1,464	17.3%	8,921	16.8%	25,790	18.3%
Some College (13 to 16) (2009)	1,955	23.2%	11,706	22.1%	30,685	21.8%
Associate Degree Only (2009)	797	9.4%	4,824	9.1%	12,876	9.1%
Bachelor Degree Only (2009)	2,358	27.9%	15,494	29.2%	38,165	27.1%
Graduate Degree (2009)	1,463	17.3%	9,358	17.6%	23,378	16.6%

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<b>Units In Structure</b>							
1 Detached Unit (2000)	3,037	73.9%	19,502	71.1%	51,366	68.1%	
1 Attached Unit (2000)	317	7.7%	891	3.2%	4,118	5.5%	
2 to 4 Units (2000)	112	2.7%	689	2.5%	2,454	3.3%	
5 to 9 Units (2000)	177	4.3%	1,801	6.6%	5,277	7.0%	
10 to 19 Units (2000)	211	5.1%	2,003	7.3%	4,747	6.3%	
20 to 49 Units (2000)	39	1.0%	586	2.1%	1,331	1.8%	
50 or more Units (2000)	216	5.3%	1,944	7.1%	5,868	7.8%	
Mobile Home or Trailer (2000)	0		14	0.1%	274	0.4%	
Other Structure (2000)	0		8	0.0%	9	0.0%	
<b>Homes Built By Year</b>							
Homes Built 1999 to 2000	0		1,310	4.8%	2,911	3.9%	
Homes Built 1995 to 1998	1,227	29.9%	7,045	25.7%	15,868	21.0%	
Homes Built 1990 to 1994	1,207	29.4%	7,854	28.6%	16,773	22.2%	
Homes Built 1980 to 1989	1,569	38.2%	9,967	36.3%	28,165	37.3%	
Homes Built 1970 to 1979	49	1.2%	975	3.6%	10,300	13.7%	
Homes Built 1960 to 1969	33	0.8%	137	0.5%	741	1.0%	
Homes Built 1950 to 1959	23	0.6%	59	0.2%	340	0.5%	
Homes Built Before 1949	1	0.0%	94	0.3%	347	0.5%	
<b>Home Values</b>							
Home Values \$1,000,000 or More (2000)	0		23	0.1%	76	0.2%	
Home Values \$500,000 to \$999,999 (2000)	6	0.2%	202	1.1%	732	1.5%	
Home Values \$400,000 to \$499,999 (2000)	9	0.3%	313	1.8%	747	1.6%	
Home Values \$300,000 to \$399,999 (2000)	91	3.1%	872	5.0%	2,151	4.5%	
Home Values \$200,000 to \$299,999 (2000)	448	15.3%	3,531	20.1%	8,612	18.2%	
Home Values \$150,000 to \$199,999 (2000)	737	25.1%	4,966	28.2%	12,138	25.6%	
Home Values \$100,000 to \$149,999 (2000)	1,269	43.2%	6,549	37.2%	18,573	39.1%	
Home Values \$70,000 to \$99,999 (2000)	338	11.5%	965	5.5%	3,555	7.5%	
Home Values \$50,000 to \$69,999 (2000)	17	0.6%	107	0.6%	528	1.1%	
Home Values \$25,000 to \$49,999 (2000)	6	0.2%	35	0.2%	170	0.4%	
Home Values \$0 to \$24,999 (2000)	17	0.6%	33	0.2%	161	0.3%	
Owner Occupied Median Home Value (2000)	\$149,091		\$175,876		\$170,287		
Renter Occupied Median Rent (2000)	\$790		\$825		\$803		
<b>Transportation To Work</b>							
Drive to Work Alone (2000)	5,038	82.2%	33,269	82.2%	87,466	81.0%	
Drive to Work in Carpool (2000)	535	8.7%	4,038	10.0%	11,826	10.9%	
Travel to Work - Public Transportation (2000)	27	0.4%	228	0.6%	933	0.9%	
Drive to Work on Motorcycle (2000)	38	0.6%	312	0.8%	581	0.5%	
Walk or Bicycle to Work (2000)	135	2.2%	767	1.9%	2,163	2.0%	
Other Means (2000)	58	0.9%	238	0.6%	671	0.6%	
Work at Home (2000)	296	4.8%	1,598	3.9%	4,372	4.0%	
<b>Travel Time</b>							
Travel to Work in 14 Minutes or Less (2000)	1,414	24.2%	9,570	24.6%	25,337	24.4%	
Travel to Work in 14 to 29 Minutes (2000)	2,411	41.3%	15,894	40.9%	43,367	41.8%	
Travel to Work in 30 to 59 Minutes (2000)	1,791	30.7%	11,882	30.6%	31,256	30.2%	
Travel to Work in 60 Minutes or More (2000)	216	3.7%	1,505	3.9%	3,680	3.6%	
Average Travel Time to Work (2000)	22.4	mins	22.8	mins	22.5	mins	

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