



COBBLESTONE SQUARE

SOUTHEAST CORNER OF RAY ROAD & MCQUEEN ROAD, CHANDLER, AZ



AVAILABILITY

- SUITE 1-1,812 SF-FULLY BUILT-OUT TANNING SALON
- SUITE 2-1,293 SF
- SUITE 3-3,900 SF-FULLY BUILT-OUT GYM

FEATURES

- Strong residential demographics with dense population
- Monument signage available
- Close to 59,000 vehicles per day at intersection
- Strong Daytime Population-46,000+ employees within 3 miles

NOTABLE TENANTS IN TRADE AREA



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	26,168	158,024	360,180
Ave Household Income	\$74,891	\$74,863	\$78,177
Daytime Employment	2,753	46,535	128,563



EXCLUSIVELY REPRESENTED BY

JASON FESSINGER
602.778-3833
jasonf@srgaz.com

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

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STRATEGIC
RETAIL GROUP

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JASON FESSINGER
602.778-3833
jasonf@srgaz.com

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.320673/-111.824294

February 2010

RF5

N McQueen Rd & E Ray Rd Chandler, Arizona	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2009)	26,168		158,024		360,180	
Census Population (1990)	7,398		62,290		150,210	
Census Population (2000)	19,591		121,902		269,094	
Projected Population (2014)	28,684		177,829		413,887	
Forecasted Population (2019)	33,731		208,870		494,261	
Historical Annual Growth (1990 to 2000)	12,193	16.5%	59,612	9.6%	118,884	7.9%
Historical Annual Growth (2000 to 2009)	6,577	3.7%	36,122	3.3%	91,086	3.8%
Projected Annual Growth (2009 to 2014)	2,516	1.9%	19,805	2.5%	53,707	3.0%
Est. Population Density (2009)	8,430.36 <i>psm</i>		5,627.02 <i>psm</i>		4,604.24 <i>psm</i>	
Trade Area Size	3.10 <i>sq mi</i>		28.08 <i>sq mi</i>		78.23 <i>sq mi</i>	
Households						
Estimated Households (2009)	7,892		48,928		111,275	
Census Households (1990)	2,502		21,116		51,166	
Census Households (2000)	6,412		41,058		91,931	
Projected Households (2014)	8,101		51,645		119,508	
Forecasted Households (2019)	12,598		80,304		185,834	
Households with Children (2009)	3,711	47.0%	21,507	44.0%	49,136	44.2%
Average Household Size (2009)	3.31		3.22		3.23	
Average Household Income						
Est. Average Household Income (2009)	\$74,891		\$74,863		\$78,177	
Proj. Average Household Income (2014)	\$79,590		\$79,488		\$83,623	
Average Family Income (2009)	\$81,876		\$82,082		\$86,175	
Median Household Income						
Est. Median Household Income (2009)	\$75,387		\$73,145		\$76,140	
Proj. Median Household Income (2014)	\$81,468		\$79,158		\$83,047	
Median Family Income (2009)	\$81,301		\$79,697		\$84,204	
Per Capita Income						
Est. Per Capita Income (2009)	\$22,619		\$23,280		\$24,236	
Proj. Per Capita Income (2014)	\$22,508		\$23,173		\$24,218	
Per Capita Income Est. 5 year change	-\$111	-0.5%	-\$107	-0.5%	-\$18	-0.1%
Other Income						
Est. Median Disposable Income (2009)	\$60,122		\$58,790		\$60,971	
Est. Median Disposable Income (2014)	\$64,379		\$62,819		\$65,627	
Disposable Income Est. 5 year change	\$4,257	7.1%	\$4,030	6.9%	\$4,656	7.6%
Est. Average Household Net Worth (2009)	\$562,701		\$547,615		\$582,685	
Daytime Demos						
Total Number of Businesses (2009)	312		3,902		10,085	
Total Number of Employees (2009)	2,753		46,535		128,563	
Company Headqtrs: Businesses (2009)	0	0	11	0.3%	44	0.4%
Company Headqtrs: Employees (2009)	0	0	376	0.8%	3,305	2.6%
Unemployment Rate (2009)	4.90%		4.40%		4.40%	
Employee Population per Business	8.8 to 1		11.9 to 1		12.7 to 1	
Residential Population per Business	83.8 to 1		40.5 to 1		35.7 to 1	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2009)	18,689	71.4%	118,325	74.9%	280,040	77.7%
Black or African American (2009)	1,367	5.2%	7,482	4.7%	15,341	4.3%
American Indian & Alaska Native (2009)	387	1.5%	2,517	1.6%	5,112	1.4%
Asian (2009)	1,294	4.9%	7,387	4.7%	17,118	4.8%
Hawaiian & Pacific Islander (2009)	50	0.2%	322	0.2%	800	0.2%
Other Race (2009)	3,630	13.9%	17,101	10.8%	30,405	8.4%
Two or More Races (2009)	751	2.9%	4,890	3.1%	11,365	3.2%
Not Hispanic or Latino Population (2009)	16,878	64.5%	108,264	68.5%	262,314	72.8%
Hispanic or Latino Population (2009)	9,290	35.5%	49,760	31.5%	97,867	27.2%
Not of Hispanic Origin Population (1990)	5,144	69.5%	49,185	79.0%	128,011	85.2%
Hispanic Origin Population (1990)	2,254	30.5%	13,105	21.0%	22,198	14.8%
Not Hispanic or Latino Population (2000)	13,748	70.2%	91,061	74.7%	216,904	80.6%
Hispanic or Latino Population (2000)	5,844	29.8%	30,841	25.3%	52,190	19.4%
Not Hispanic or Latino Population (2014)	18,092	63.1%	118,916	66.9%	293,261	70.9%
Hispanic or Latino Population (2014)	10,592	36.9%	58,913	33.1%	120,626	29.1%
Hist. Hispanic Ann Growth (1990 to 2009)	7,036	16.4%	36,655	14.7%	75,669	17.9%
Proj. Hispanic Ann Growth (2009 to 2014)	1,301	2.8%	9,153	3.7%	22,759	4.7%
Age Distribution						
Age 0 to 4 yrs (2009)	2,670	10.2%	14,831	9.4%	33,075	9.2%
Age 5 to 9 yrs (2009)	2,437	9.3%	13,832	8.8%	31,535	8.8%
Age 10 to 14 yrs (2009)	2,116	8.1%	12,480	7.9%	28,932	8.0%
Age 15 to 19 yrs (2009)	1,693	6.5%	10,857	6.9%	25,563	7.1%
Age 20 to 24 yrs (2009)	1,463	5.6%	9,509	6.0%	21,645	6.0%
Age 25 to 29 yrs (2009)	2,069	7.9%	13,151	8.3%	28,648	8.0%
Age 30 to 34 yrs (2009)	2,523	9.6%	14,543	9.2%	31,955	8.9%
Age 35 to 39 yrs (2009)	2,402	9.2%	13,740	8.7%	31,225	8.7%
Age 40 to 44 yrs (2009)	2,018	7.7%	12,193	7.7%	28,333	7.9%
Age 45 to 49 yrs (2009)	1,691	6.5%	10,638	6.7%	25,413	7.1%
Age 50 to 54 yrs (2009)	1,416	5.4%	9,194	5.8%	21,843	6.1%
Age 55 to 59 yrs (2009)	1,121	4.3%	6,873	4.3%	16,319	4.5%
Age 60 to 64 yrs (2009)	860	3.3%	5,299	3.4%	11,927	3.3%
Age 65 to 74 yrs (2009)	984	3.8%	6,056	3.8%	13,246	3.7%
Age 75 to 84 yrs (2009)	499	1.9%	3,364	2.1%	7,247	2.0%
Age 85 yrs plus (2009)	207	0.8%	1,462	0.9%	3,273	0.9%
Median Age (2009)	30.1	yrs	30.7	yrs	31.0	yrs
Gender Age Distribution						
Female Population (2009)	13,159	50.3%	78,518	49.7%	178,761	49.6%
Age 0 to 19 yrs (2009)	4,457	33.9%	25,378	32.3%	58,354	32.6%
Age 20 to 64 yrs (2009)	7,753	58.9%	47,034	59.9%	107,159	59.9%
Age 65 yrs plus (2009)	950	7.2%	6,107	7.8%	13,248	7.4%
Female Median Age (2009)	30.4	yrs	31.2	yrs	31.4	yrs
Male Population (2009)	13,009	49.7%	79,506	50.3%	181,419	50.4%
Age 0 to 19 yrs (2009)	4,460	34.3%	26,623	33.5%	60,751	33.5%
Age 20 to 64 yrs (2009)	7,809	60.0%	48,108	60.5%	110,150	60.7%
Age 65 yrs plus (2009)	740	5.7%	4,775	6.0%	10,518	5.8%
Male Median Age (2009)	29.8	yrs	30.1	yrs	30.6	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2009)	253	3.2%	1,664	3.4%	4,518	4.1%
HH Income \$150,000 to \$199,999 (2009)	448	5.7%	2,392	4.9%	6,459	5.8%
HH Income \$100,000 to \$149,999 (2009)	1,661	21.0%	9,810	20.0%	23,648	21.3%
HH Income \$75,000 to \$99,999 (2009)	1,586	20.1%	9,596	19.6%	21,347	19.2%
HH Income \$50,000 to \$74,999 (2009)	1,654	21.0%	11,142	22.8%	24,454	22.0%
HH Income \$35,000 to \$49,999 (2009)	857	10.9%	5,838	11.9%	12,909	11.6%
HH Income \$25,000 to \$34,999 (2009)	543	6.9%	3,319	6.8%	7,298	6.6%
HH Income \$15,000 to \$24,999 (2009)	440	5.6%	2,657	5.4%	5,844	5.3%
HH Income \$0 to \$14,999 (2009)	450	5.7%	2,511	5.1%	4,799	4.3%
HH Income \$35,000+ (2009)	6,459	81.8%	40,442	82.7%	93,334	83.9%
HH Income \$75,000+ (2009)	3,948	50.0%	23,462	48.0%	55,972	50.3%
Housing						
Total Housing Units (2009)	8,702		53,258		122,517	
Housing Units, Occupied (2009)	7,892	90.7%	48,928	91.9%	111,275	90.8%
<i>Housing Units, Owner-Occupied (2009)</i>	6,182	78.3%	35,720	73.0%	81,154	72.9%
<i>Housing Units, Renter-Occupied (2009)</i>	1,710	21.7%	13,208	27.0%	30,121	27.1%
Housing Units, Vacant (2009)	811	9.3%	4,330	8.1%	11,241	9.2%
Median Years in Residence (2009)	2.3	<i>yrs</i>	2.6	<i>yrs</i>	2.6	<i>yrs</i>
Marital Status						
Never Married (2009)	4,498	23.8%	28,802	24.7%	66,061	24.8%
Now Married (2009)	10,950	58.0%	68,269	58.5%	158,721	59.6%
Separated (2009)	801	4.2%	4,524	3.9%	8,241	3.1%
Widowed (2009)	678	3.6%	3,896	3.3%	7,799	2.9%
Divorced (2009)	1,937	10.3%	11,111	9.5%	25,349	9.5%
Household Type						
Population Family (2009)	23,128	88.4%	137,057	86.7%	314,690	87.4%
Population Non-Family (2009)	3,024	11.6%	20,601	13.0%	44,598	12.4%
Population Group Qtrs (2009)	16	0.1%	366	0.2%	892	0.2%
Family Households (2009)	5,804	73.5%	34,924	71.4%	80,005	71.9%
Married Couple With Children (2009)	2,558	23.4%	15,031	22.0%	35,474	22.4%
Average Family Household Size (2009)	3.99		3.92		3.93	
Non-Family Households (2009)	2,088	26.5%	14,005	28.6%	31,270	28.1%
Household Size						
1 Person Household (2009)	1,555	19.7%	10,411	21.3%	23,205	20.9%
2 Person Households (2009)	1,589	20.1%	10,100	20.6%	22,863	20.5%
3 Person Households (2009)	961	12.2%	5,919	12.1%	13,431	12.1%
4 Person Households (2009)	2,015	25.5%	12,133	24.8%	28,149	25.3%
5 Person Households (2009)	997	12.6%	5,913	12.1%	13,638	12.3%
6+ Person Households (2009)	775	9.8%	4,453	9.1%	9,989	9.0%
Household Vehicles						
Total Vehicles Available (2009)	14,494		91,455		216,426	
Household: 0 Vehicles Available (2009)	438	5.5%	2,336	4.8%	4,322	3.9%
Household: 1 Vehicles Available (2009)	2,397	30.4%	15,181	31.0%	32,981	29.6%
Household: 2+ Vehicles Available (2009)	5,057	64.1%	31,411	64.2%	73,973	66.5%
Average Vehicles Per Household (2009)	1.8		1.9		1.9	

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Labor Force						
Est. Labor: Population Age 16+ (2009)	18,484		114,226		260,592	
Est. Civilian Employed (2009)	12,253	66.3%	77,639	68.0%	179,834	69.0%
Est. Civilian Unemployed (2009)	899	4.9%	5,067	4.4%	11,339	4.4%
Est. in Armed Forces (2009)	19	0.1%	89	0.1%	231	0.1%
Est. not in Labor Force (2009)	5,314 28.7%		31,432 27.5%		69,187 26.6%	
Occupation						
Occupation: Population Age 16+ (2000)	9,385		62,216		142,132	
Mgmt, Business, & Financial Operations (2000)	1,499	16.0%	10,080	16.2%	24,054	16.9%
Professional and Related (2000)	2,100	22.4%	13,431	21.6%	32,334	22.7%
Service (2000)	1,057	11.3%	7,604	12.2%	16,707	11.8%
Sales and Office (2000)	2,650	28.2%	18,149	29.2%	42,407	29.8%
Farming, Fishing, and Forestry (2000)	6	0.1%	356	0.6%	564	0.4%
Construct, Extraction, & Maintenance (2000)	882	9.4%	5,645	9.1%	11,876	8.4%
Production, Transp. & Material Moving (2000)	1,192	12.7%	6,951	11.2%	14,190	10.0%
Percent White Collar Workers (2000)	66.6%		67.0%		69.5%	
Percent Blue Collar Workers (2000)	33.4%		33.0%		30.5%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2009)	\$454		\$2,817		\$6,609	
Total Non-Retail Expenditures (2009)	\$263	57.9%	\$1,632	57.9%	\$3,830	58.0%
Total Retail Expenditures (2009)	\$191	42.1%	\$1,185	42.1%	\$2,779	42.0%
Apparel (2009)	\$22	4.8%	\$136	4.8%	\$319	4.8%
Contributions (2009)	\$17	3.7%	\$104	3.7%	\$249	3.8%
Education (2009)	\$11	2.5%	\$70	2.5%	\$168	2.5%
Entertainment (2009)	\$26	5.6%	\$159	5.6%	\$373	5.6%
Food And Beverages (2009)	\$69	15.1%	\$427	15.2%	\$998	15.1%
Furnishings And Equipment (2009)	\$21	4.5%	\$128	4.5%	\$300	4.5%
Gifts (2009)	\$12	2.7%	\$75	2.7%	\$178	2.7%
Health Care (2009)	\$26	5.8%	\$165	5.9%	\$384	5.8%
Household Operations (2009)	\$17	3.7%	\$104	3.7%	\$247	3.7%
Miscellaneous Expenses (2009)	\$7	1.6%	\$46	1.6%	\$108	1.6%
Personal Care (2009)	\$7	1.4%	\$41	1.4%	\$96	1.4%
Personal Insurance (2009)	\$5	1.1%	\$29	1.0%	\$70	1.1%
Reading (2009)	\$1	0.3%	\$9	0.3%	\$21	0.3%
Shelter (2009)	\$88	19.4%	\$544	19.3%	\$1,279	19.4%
Tobacco (2009)	\$3	0.6%	\$17	0.6%	\$39	0.6%
Transportation (2009)	\$92	20.2%	\$570	20.2%	\$1,332	20.2%
Utilities (2009)	\$31	6.8%	\$192	6.8%	\$447	6.8%
Educational Attainment						
Adult Population (25 Years or Older) (2009)	15,789		96,513		219,431	
Elementary (0 to 8) (2009)	1,629	10.3%	7,612	7.9%	12,923	5.9%
Some High School (9 to 11) (2009)	1,104	7.0%	6,483	6.7%	11,961	5.5%
High School Graduate (12) (2009)	3,434	21.7%	21,801	22.6%	48,422	22.1%
Some College (13 to 16) (2009)	3,621	22.9%	22,432	23.2%	53,538	24.4%
Associate Degree Only (2009)	1,456	9.2%	9,115	9.4%	21,488	9.8%
Bachelor Degree Only (2009)	3,145	19.9%	19,309	20.0%	46,308	21.1%
Graduate Degree (2009)	1,400	8.9%	9,762	10.1%	24,791	11.3%

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Units In Structure						
1 Detached Unit (2000)	4,947	72.6%	31,189	72.6%	69,457	71.7%
1 Attached Unit (2000)	470	6.9%	2,519	5.9%	5,044	5.2%
2 to 4 Units (2000)	214	3.1%	1,802	4.2%	3,130	3.2%
5 to 9 Units (2000)	98	1.4%	1,980	4.6%	5,003	5.2%
10 to 19 Units (2000)	127	1.9%	1,386	3.2%	4,495	4.6%
20 to 49 Units (2000)	267	3.9%	722	1.7%	1,647	1.7%
50 or more Units (2000)	198	2.9%	1,666	3.9%	5,409	5.6%
Mobile Home or Trailer (2000)	437	6.4%	1,594	3.7%	2,527	2.6%
Other Structure (2000)	57	0.8%	86	0.2%	106	0.1%

Homes Built By Year						
Homes Built 1999 to 2000	294	4.3%	2,592	6.0%	6,665	6.9%
Homes Built 1995 to 1998	2,424	35.6%	11,403	26.6%	23,789	24.6%
Homes Built 1990 to 1994	1,652	24.2%	7,735	18.0%	14,722	15.2%
Homes Built 1980 to 1989	1,254	18.4%	12,279	28.6%	30,679	31.7%
Homes Built 1970 to 1979	603	8.8%	5,152	12.0%	15,863	16.4%
Homes Built 1960 to 1969	252	3.7%	1,816	4.2%	2,763	2.9%
Homes Built 1950 to 1959	177	2.6%	1,127	2.6%	1,352	1.4%
Homes Built Before 1949	160	2.3%	842	2.0%	985	1.0%

Home Values						
Home Values \$1,000,000 or More (2000)	0		17	0.1%	37	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		54	0.2%	230	0.4%
Home Values \$400,000 to \$499,999 (2000)	0		92	0.3%	331	0.5%
Home Values \$300,000 to \$399,999 (2000)	43	0.9%	353	1.2%	1,365	2.1%
Home Values \$200,000 to \$299,999 (2000)	656	13.8%	3,409	12.0%	9,061	14.3%
Home Values \$150,000 to \$199,999 (2000)	854	17.9%	6,056	21.4%	14,132	22.2%
Home Values \$100,000 to \$149,999 (2000)	2,414	50.6%	14,082	49.7%	29,831	47.0%
Home Values \$70,000 to \$99,999 (2000)	687	14.4%	3,411	12.0%	7,161	11.3%
Home Values \$50,000 to \$69,999 (2000)	80	1.7%	641	2.3%	952	1.5%
Home Values \$25,000 to \$49,999 (2000)	21	0.4%	219	0.8%	318	0.5%
Home Values \$0 to \$24,999 (2000)	16	0.3%	30	0.1%	119	0.2%
Owner Occupied Median Home Value (2000)	\$138,816		\$139,859		\$146,203	
Renter Occupied Median Rent (2000)	\$631		\$648		\$689	

Transportation To Work						
Drive to Work Alone (2000)	7,431	79.1%	49,086	78.8%	114,536	80.5%
Drive to Work in Carpool (2000)	1,322	14.1%	8,728	14.0%	18,003	12.6%
Travel to Work - Public Transportation (2000)	99	1.1%	520	0.8%	930	0.7%
Drive to Work on Motorcycle (2000)	66	0.7%	288	0.5%	710	0.5%
Walk or Bicycle to Work (2000)	137	1.5%	1,368	2.2%	2,598	1.8%
Other Means (2000)	74	0.8%	344	0.6%	709	0.5%
Work at Home (2000)	268	2.9%	1,925	3.1%	4,843	3.4%

Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,668	18.3%	11,717	19.4%	28,702	20.9%
Travel to Work in 14 to 29 Minutes (2000)	3,490	38.2%	23,292	38.6%	54,523	39.7%
Travel to Work in 30 to 59 Minutes (2000)	3,404	37.3%	21,828	36.2%	47,209	34.3%
Travel to Work in 60 Minutes or More (2000)	565	6.2%	3,497	5.8%	7,051	5.1%
Average Travel Time to Work (2000)	26.6	mins	25.6	mins	24.6	mins

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