

HIGLEY PAVILION

NORTHWEST CORNER QUEEN CREEK ROAD & HIGLEY ROAD, GILBERT, AZ



IMMEDIATE AVAILABILITY

SHOPS C

- 2,000 SF
- 990 SF

AVAILABILITY

- SHOPS, JUNIOR ANCHOR AND PADS

FEATURES

- 315,000 sf Lowe's, Fresh & Easy, & Dollar Tree anchored shopping center
- Excellent visibility and signage
- Underserved south Gilbert trade area serving from Power Ranch to San Tan Village area

TENANTS INCLUDE:



2010 Demographics	3 MILE	5 MILE
Estimated Population	56,168	140,796
Avg. Household Income	\$85,645	\$86,039
Daytime Employees	8,873	24,017

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.

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 33.26324/-111.7207

Queen Creek & Higley Road

Gilbert, AZ

3 Miles

5 Miles

Population (2010)

Estimated Population	56,168		140,796	
Census Population (1990)	2,382		9,751	
Census Population (2000)	4,370		23,921	
Projected Population (2015)	75,715		181,060	
Forecasted Population (2020)	115,349		268,353	
Historical Annual Growth (1990 to 2000)	1,988	8.35%	14,170	14.53%
Historical Annual Growth (2000 to 2010)	51,797	118.52%	116,875	48.86%
Projected Annual Growth (2010 to 2015)	19,547	6.96%	40,264	5.72%
Estimated Population Density	1,987	<i>psm</i>	1,794	<i>psm</i>
Trade Area Size	28.26	<i>sq mil</i>	78.49	<i>sq mil</i>

Households (2010)

Estimated Households	15,829		40,470	
Census Households (1990)	632		2,697	
Census Households (2000)	1,285		7,350	
Projected Households (2015)	21,114		51,634	
Forecasted Households (2020)	32,128		76,229	
Households with Children	7,828	49.45%	19,576	48.37%
Average Household Size	3.55		3.48	

Average Household Income (2010)

Est. Average Household Income	\$85,645		\$86,039	
Proj. Average Household Income (2015)	\$92,569		\$92,799	
Average Family Income	\$91,482		\$92,725	

Median Household Income (2010)

Est. Median Household Income	\$74,827		\$76,364	
Proj. Median Household Income (2015)	\$78,069		\$79,639	
Median Family Income	\$78,525		\$81,009	

Per Capita Income (2010)

Est. Per Capita Income	\$24,136		\$24,738	
Proj. Per Capita Income (2015)	\$25,814		\$26,470	
Per Capita Income Est. 5 year change	\$1,678	6.95%	\$1,733	7.00%

Other Income (2010)

Est. Median Disposable Income	\$60,461		\$61,524	
Proj. Median Disposable Income (2015)	\$62,674		\$63,769	
Disposable Income Est. 5 year change	\$2,213	3.66%	\$2,245	3.65%
Est. Average Household Net Worth	\$586,160		\$577,296	

Daytime Demos (2010)

Total Number of Businesses	800		2,314	
Total Number of Employees	8,873		24,017	
Company Headqtrs: Businesses	1	0.06%	1	0.06%
Company Headqtrs: Employees	31	0.35%	63	0.26%
Unemployment Rate	4.11%		3.99%	
Employee Population per Business	11.1 to 1		10.4 to 1	
Residential Population per Business	70.2 to 1		60.8 to 1	

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Race & Ethnicity (2010)

White	52,226	92.98%	129,666	92.10%
Black or African American	1,344	2.39%	3,671	2.61%
American Indian & Alaska Native	690	1.23%	1,953	1.39%
Asian	876	1.56%	2,927	2.08%
Hawaiian & Pacific Islander	169	0.30%	351	0.25%
Other Race	663	1.18%	1,682	1.19%
Two or More Races	200	0.36%	545	0.39%
Not Hispanic or Latino Population	40,600	72.28%	101,179	71.86%
Hispanic or Latino Population	15,568	27.72%	39,617	28.14%
Not of Hispanic Origin Population (1990)	1,658	69.62%	7,398	75.86%
Hispanic Origin Population (1990)	724	30.38%	2,354	24.14%
Not Hispanic or Latino Population (2000)	3,597	82.30%	19,612	81.99%
Hispanic or Latino Population (2000)	774	17.70%	4,309	18.01%
Not Hispanic or Latino Population (2015)	52,489	69.32%	125,022	69.05%
Hispanic or Latino Population (2015)	23,226	30.68%	56,038	30.95%
Hist. Hispanic Ann Growth (1990 to 2010)	14,844	102.55%	37,263	79.16%
Proj. Hispanic Ann Growth (2015 to 2010)	7,658	9.84%	16,421	8.29%

Age Distribution (2010)

0 to 4 yrs	5,406	9.62%	13,970	9.92%
5 to 9 yrs	5,256	9.36%	13,108	9.31%
10 to 14 yrs	4,814	8.57%	11,868	8.43%
15 to 19 yrs	4,244	7.56%	10,053	7.14%
20 to 24 yrs	2,817	5.02%	7,707	5.47%
25 to 29 yrs	3,648	6.50%	10,384	7.38%
30 to 34 yrs	4,569	8.14%	11,963	8.50%
35 to 39 yrs	4,622	8.23%	11,692	8.30%
40 to 44 yrs	4,151	7.39%	10,198	7.24%
45 to 49 yrs	4,009	7.14%	9,365	6.65%
50 to 54 yrs	3,402	6.06%	8,331	5.92%
55 to 59 yrs	2,832	5.04%	7,060	5.01%
60 to 64 yrs	2,140	3.81%	5,178	3.68%
65 to 74 yrs	2,589	4.61%	5,956	4.23%
75 to 84 yrs	1,207	2.15%	2,747	1.95%
85 yrs plus	460	0.82%	1,217	0.86%
Median Age	31.42 yrs		30.86 yrs	

Gender Age Distribution (2010)

Female Population	27,387	48.76%	68,328	48.53%
0 to 19 yrs	9,561	34.91%	23,732	34.73%
20 to 64 yrs	15,596	56.95%	39,402	57.67%
65 yrs plus	2,230	8.14%	5,194	7.60%
Female Median Age	32 yrs		31 yrs	
Male Population	28,780	51.24%	72,468	51.47%
0 to 19 yrs	10,158	35.29%	25,266	34.87%
20 to 64 yrs	16,595	57.66%	42,476	58.61%
65 yrs plus	2,027	7.04%	4,726	6.52%
Male Median Age	31.33 yrs		30.83 yrs	

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Household Income Distribution (2010)

\$200,000 or More	259	1.64%	920	2.27%
\$150,000 to \$199,999	1,038	6.56%	2,405	5.94%
\$100,000 to \$149,999	3,172	20.04%	8,787	21.71%
\$75,000 to \$99,999	3,414	21.56%	8,625	21.31%
\$50,000 to \$74,999	4,335	27.39%	9,870	24.39%
\$35,000 to \$49,999	1,525	9.64%	4,319	10.67%
\$25,000 to \$34,999	1,024	6.47%	2,431	6.01%
\$15,000 to \$24,999	444	2.80%	1,518	3.75%
\$0 to \$14,999	618	3.91%	1,594	3.94%
\$35,000+	13,743	86.82%	34,927	86.30%
\$75,000+	7,883	49.80%	20,738	51.24%

Housing (2010)

Total Housing Units	19,444		48,804	
Housing Units, Occupied	15,829	81.41%	40,470	82.92%
<i>Housing Units, Owner-Occupied</i>	13,382	84.54%	33,341	82.39%
<i>Housing Units, Renter-Occupied</i>	2,447	15.46%	7,129	17.61%
Housing Units, Vacant	3,615	18.59%	8,335	17.08%
Median Years in Residence	2 yrs		2 yrs	

Marital Status (2010)

Never Married	7,505	18.47%	19,657	19.36%
Now Married	28,656	70.52%	69,223	68.17%
Separated	935	2.30%	2,637	2.60%
Widowed	755	1.86%	2,329	2.29%
Divorced	2,783	6.85%	7,695	7.58%

Household Type (2010)

Population Family	52,530	93.52%	130,776	92.88%
Population Non-Family	3,630	6.46%	9,951	7.07%
Population Group Qtrs	8	0.01%	70	0.05%
Family Households	12,885	81.40%	32,319	79.86%
<i>Married Couple With Children</i>	6,372	22.24%	15,829	22.87%
<i>Average Family Household Size</i>	4.1		4.0	
Non-Family Households	2,944	18.60%	8,151	20.14%

Household Size (2010)

1 Person Household	2,333	14.74%	6,316	15.61%
2 Person Households	3,441	21.74%	8,744	21.61%
3 Person Households	1,938	12.25%	5,160	12.75%
4 Person Households	3,850	24.32%	9,952	24.59%
5 Person Households	2,110	13.33%	5,353	13.23%
6+ Person Households	2,156	13.62%	4,945	12.22%

Household Vehicles (2010)

Total Vehicles Available	36,513		89,812	
Household: 0 Vehicles Available	170	1.07%	734	1.81%
Household: 1 Vehicles Available	3,917	24.75%	9,990	24.69%
Household: 2+ Vehicles Available	11,743	74.18%	29,746	73.50%
Average Vehicles Per Household	2.3		2.2	

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Labor Force (2010)

Est. Labor: Population Age 16+	39,529		99,158	
Est. Civilian Employed	24,844	62.85%	65,257	65.81%
Est. Civilian Unemployed	1,625	4.11%	3,961	3.99%
Est. in Armed Forces	20	0.05%	70	0.07%
Est. not in Labor Force	13,039	32.99%	29,870	30.12%

Occupation (2000)

Occupation: Population Age 16+	1,925		11,677	
Mgmt, Business, & Financial Operations	343	17.81%	2,032	17.40%
Professional and Related	351	18.23%	2,474	21.19%
Service	230	11.95%	1,390	11.90%
Sales and Office	539	28.00%	3,242	27.77%
Farming, Fishing, and Forestry	39	2.05%	184	1.58%
Construct, Extraction, & Maintenance	272	14.13%	1,274	10.91%
Production, Transp. & Material Moving	151	7.83%	1,081	9.26%
<i>Percent White Collar Workers</i>		64.04%		66.35%
<i>Percent Blue Collar Workers</i>		35.96%		33.65%

Consumer Expenditure (2010)

Total Household Expenditure	\$1.01 B		\$2.58 B	
<i>Total Non-Retail Expenditures</i>	\$585 M	58.04%	\$1.50 B	58.01%
<i>Total Retail Expenditures</i>	\$423 M	41.96%	\$1.09 B	41.99%
Apparel	\$48.7 M	4.83%	\$125 M	4.82%
Contributions	\$37.1 M	3.68%	\$95.1 M	3.68%
Education	\$24.6 M	2.44%	\$63.9 M	2.47%
Entertainment	\$56.9 M	5.64%	\$146 M	5.64%
Food And Beverages	\$153 M	15.20%	\$392 M	15.18%
Furnishings And Equipment	\$45.7 M	4.54%	\$117 M	4.54%
Gifts	\$26.4 M	2.62%	\$68.2 M	2.64%
Health Care	\$58.7 M	5.83%	\$151 M	5.83%
Household Operations	\$37.3 M	3.70%	\$95.6 M	3.70%
Miscellaneous Expenses	\$16.4 M	1.62%	\$42.2 M	1.63%
Personal Care	\$14.6 M	1.45%	\$37.3 M	1.45%
Personal Insurance	\$10.5 M	1.04%	\$26.9 M	1.04%
Reading	\$3.26 M	0.32%	\$8.36 M	0.32%
Shelter	\$194 M	19.30%	\$499 M	19.31%
Tobacco	\$6.10 M	0.61%	\$15.6 M	0.60%
Transportation	\$206 M	20.40%	\$526 M	20.36%
Utilities	\$68.5 M	6.79%	\$176 M	6.79%

Educational Attainment (2010)

Adult Population (25 Years or Older)	33,631		84,091	
Elementary (0 to 8)	1,877	5.58%	5,259	6.25%
Some High School (9 to 11)	2,846	8.46%	5,639	6.71%
High School Graduate (12)	7,017	20.86%	17,783	21.15%
Some College (13 to 16)	8,553	25.43%	22,626	26.91%
Associate Degree Only	3,079	9.15%	8,466	10.07%
Bachelor Degree Only	7,345	21.84%	16,774	19.95%
Graduate Degree	2,914	8.66%	7,545	8.97%

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Units In Structure (2000)

1 Detached Unit	1,318	87.74%	7,443	88.35%
1 Attached Unit	32	2.15%	146	1.73%
2 to 4 Units	3	0.22%	60	0.71%
5 to 9 Units	5	0.34%	6	0.07%
10 to 19 Units	-	0.02%	28	0.33%
20 to 49 Units	-	0.03%	12	0.14%
50 or more Units	-	0.02%	55	0.65%
Mobile Home or Trailer	142	9.49%	667	7.92%
Other Structure	-	-	8	0.10%

Homes Built By Year

1999 to 2000	425	28.29%	2,766	32.84%
1995 to 1998	371	24.70%	2,808	33.33%
1990 to 1994	110	7.32%	334	3.96%
1980 to 1989	259	17.23%	884	10.50%
1970 to 1979	233	15.48%	786	9.33%
1960 to 1969	52	3.48%	425	5.04%
1950 to 1959	29	1.94%	318	3.78%
Built Before 1949	23	1.56%	104	1.23%

Home Values (2000)

\$1,000,000 or More	-	-	-	-
\$500,000 to \$999,999	8	0.79%	23	0.40%
\$400,000 to \$499,999	44	4.27%	110	1.88%
\$300,000 to \$399,999	97	9.56%	327	5.61%
\$200,000 to \$299,999	424	41.60%	1,632	27.94%
\$150,000 to \$199,999	291	28.58%	1,700	29.10%
\$100,000 to \$149,999	124	12.19%	1,849	31.65%
\$70,000 to \$99,999	22	2.20%	128	2.20%
\$50,000 to \$69,999	8	0.81%	47	0.80%
\$25,000 to \$49,999	-	-	9	0.15%
\$0 to \$24,999	-	-	16	0.27%
Owner Occupied Median Home Value	\$209,720		\$180,903	
Renter Occupied Median Rent	\$568		\$605	
Average Property Value (2010)	\$95,283		\$114,749	

Transportation To Work (2000)

Drive to Work Alone	1,531	79.52%	9,460	80.86%
Drive to Work in Carpool	237	12.32%	1,398	11.95%
Travel to Work - Public Transportation	-	-	22	0.19%
Drive to Work on Motorcycle	-	-	45	0.39%
Walk or Bicycle to Work	37	1.91%	222	1.89%
Other Means	24	1.24%	62	0.53%
Work at Home	96	5.01%	490	4.19%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	276	15.12%	1,574	14.04%
Travel to Work in 14 to 29 Minutes	695	38.03%	3,864	34.47%
Travel to Work in 30 to 59 Minutes	696	38.06%	4,727	42.17%
Travel to Work in 60 Minutes or More	161	8.79%	1,044	9.31%
Average Travel Time to Work	27.7 mins		29.1 mins	

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