



# PASEO DEL ORO

NORTHEAST CORNER OF ALMA SCHOOL ROAD & ELLIOT ROAD, CHANDLER, AZ



## AVAILABILITY

### UPSTAIRS

- 1,720 SF
- 1,839 SF
- 2,065 SF (coming available)
- 2,880 SF (coming available)
- 3,221 SF (coming available)
- 3,787 SF (coming available)

### DOWNSTAIRS

- 720 SF
- 960 SF (coming available)
- 1,000 SF
- 1,575 SF
- 5,038 SF
- 12,800 SF

## FEATURES

- Densely populated infill site
- Fitness anchored shopping center

## TRAFFIC COUNTS:

- Alma School Road-30,300 cars per day
- Elliot Road-27,900 cars per day

## TENANTS AT INTERSECTION:



2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	19,052	145,149	423,068
Ave Household Income	\$75,271	\$75,324	\$71,552
Daytime Employment	5,648	72,686	190,706

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.



EXCLUSIVELY REPRESENTED BY

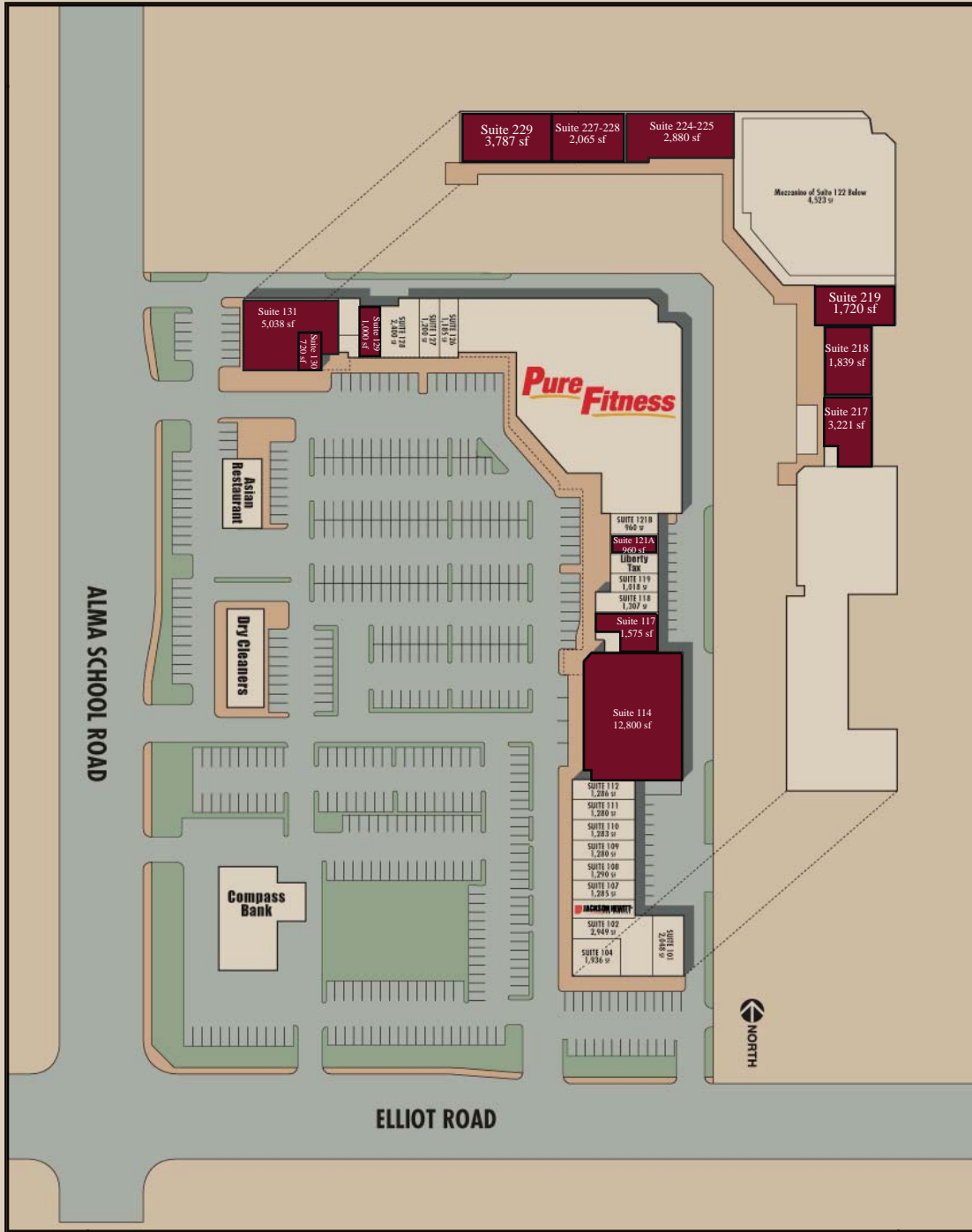
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# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.349747/-111.859095

March 2010

RF5

N Alma School Rd & W Elliot Rd Chandler, Arizona	1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>Population</b>			
Estimated Population (2009)	19,052	145,149	423,068
Census Population (1990)	18,219	101,302	270,539
Census Population (2000)	18,109	130,298	374,079
Projected Population (2014)	20,987	156,935	469,753
Forecasted Population (2019)	22,581	171,698	522,811
Historical Annual Growth (1990 to 2000)	-109 -0.1%	28,996 2.9%	103,540 3.8%
Historical Annual Growth (2000 to 2009)	943 0.6%	14,851 1.3%	48,990 1.5%
Projected Annual Growth (2009 to 2014)	1,935 2.0%	11,786 1.6%	46,685 2.2%
Est. Population Density (2009)	6,067.67 <i>psm</i>	5,199.67 <i>psm</i>	5,419.37 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	27.92 <i>sq mi</i>	78.07 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2009)	6,387	48,541	138,522
Census Households (1990)	6,222	35,612	97,341
Census Households (2000)	6,619	47,504	133,939
Projected Households (2014)	6,647	49,187	144,323
Forecasted Households (2019)	10,333	76,478	224,406
Households with Children (2009)	2,526 39.5%	18,687 38.5%	53,853 38.9%
Average Household Size (2009)	2.98	2.98	3.04
<b>Average Household Income</b>			
Est. Average Household Income (2009)	\$75,271	\$75,324	\$71,552
Proj. Average Household Income (2014)	\$78,416	\$79,469	\$75,022
Average Family Income (2009)	\$82,756	\$85,407	\$81,963
<b>Median Household Income</b>			
Est. Median Household Income (2009)	\$68,069	\$72,251	\$69,182
Proj. Median Household Income (2014)	\$72,984	\$77,772	\$73,941
Median Family Income (2009)	\$73,738	\$81,912	\$79,074
<b>Per Capita Income</b>			
Est. Per Capita Income (2009)	\$25,268	\$25,308	\$23,615
Proj. Per Capita Income (2014)	\$24,866	\$25,015	\$23,217
Per Capita Income Est. 5 year change	-\$402 -1.6%	-\$293 -1.2%	-\$399 -1.7%
<b>Other Income</b>			
Est. Median Disposable Income (2009)	\$55,546	\$58,326	\$55,979
Est. Median Disposable Income (2014)	\$58,936	\$62,146	\$59,231
Disposable Income Est. 5 year change	\$3,390 6.1%	\$3,820 6.5%	\$3,252 5.8%
Est. Average Household Net Worth (2009)	\$511,119	\$559,218	\$529,812
<b>Daytime Demos</b>			
Total Number of Businesses (2009)	652	5,501	14,698
Total Number of Employees (2009)	5,648	72,686	190,706
Company Headqtrs: Businesses (2009)	2 0.3%	30 0.5%	57 0.4%
Company Headqtrs: Employees (2009)	38 0.7%	1,939 2.7%	3,794 2.0%
Unemployment Rate (2009)	4.30%	4.40%	4.80%
Employee Population per Business	8.7 to 1	13.2 to 1	13.0 to 1
Residential Population per Business	29.2 to 1	26.4 to 1	28.8 to 1

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## N Alma School Rd & W Elliot Rd Chandler, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2009)	15,031	78.9%	112,818	77.7%	318,092	75.2%
Black or African American (2009)	924	4.8%	6,638	4.6%	19,899	4.7%
American Indian & Alaska Native (2009)	316	1.7%	2,145	1.5%	8,223	1.9%
Asian (2009)	731	3.8%	7,206	5.0%	20,346	4.8%
Hawaiian & Pacific Islander (2009)	43	0.2%	334	0.2%	1,255	0.3%
Other Race (2009)	1,382	7.3%	11,431	7.9%	41,800	9.9%
Two or More Races (2009)	625	3.3%	4,576	3.2%	13,453	3.2%
Not Hispanic or Latino Population (2009)	14,402	75.6%	107,355	74.0%	297,452	70.3%
Hispanic or Latino Population (2009)	4,651	24.4%	37,794	26.0%	125,616	29.7%
Not of Hispanic Origin Population (1990)	16,631	91.3%	91,194	90.0%	232,144	85.8%
Hispanic Origin Population (1990)	1,588	8.7%	10,107	10.0%	38,395	14.2%
Not Hispanic or Latino Population (2000)	15,239	84.1%	107,424	82.4%	290,402	77.6%
Hispanic or Latino Population (2000)	2,871	15.9%	22,874	17.6%	83,676	22.4%
Not Hispanic or Latino Population (2014)	15,334	73.1%	112,471	71.7%	317,707	67.6%
Hispanic or Latino Population (2014)	5,653	26.9%	44,464	28.3%	152,046	32.4%
Hist. Hispanic Ann Growth (1990 to 2009)	3,063	10.2%	27,687	14.4%	87,221	12.0%
Proj. Hispanic Ann Growth (2009 to 2014)	1,002	4.3%	6,670	3.5%	26,430	4.2%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2009)	1,385	7.3%	11,166	7.7%	35,157	8.3%
Age 5 to 9 yrs (2009)	1,457	7.6%	11,281	7.8%	33,942	8.0%
Age 10 to 14 yrs (2009)	1,514	7.9%	11,157	7.7%	32,071	7.6%
Age 15 to 19 yrs (2009)	1,528	8.0%	10,654	7.3%	30,885	7.3%
Age 20 to 24 yrs (2009)	1,236	6.5%	9,795	6.7%	31,325	7.4%
Age 25 to 29 yrs (2009)	1,465	7.7%	11,367	7.8%	34,536	8.2%
Age 30 to 34 yrs (2009)	1,510	7.9%	11,584	8.0%	34,890	8.2%
Age 35 to 39 yrs (2009)	1,563	8.2%	11,542	8.0%	33,669	8.0%
Age 40 to 44 yrs (2009)	1,678	8.8%	11,606	8.0%	32,268	7.6%
Age 45 to 49 yrs (2009)	1,574	8.3%	11,492	7.9%	30,301	7.2%
Age 50 to 54 yrs (2009)	1,402	7.4%	10,196	7.0%	26,525	6.3%
Age 55 to 59 yrs (2009)	871	4.6%	7,276	5.0%	20,269	4.8%
Age 60 to 64 yrs (2009)	653	3.4%	5,241	3.6%	14,977	3.5%
Age 65 to 74 yrs (2009)	680	3.6%	5,872	4.0%	17,376	4.1%
Age 75 to 84 yrs (2009)	395	2.1%	3,367	2.3%	10,048	2.4%
Age 85 yrs plus (2009)	144	0.8%	1,551	1.1%	4,830	1.1%
Median Age (2009)	32.4 yrs		32.5 yrs		31.5 yrs	
<b>Gender Age Distribution</b>						
Female Population (2009)	9,429	49.5%	72,489	49.9%	209,116	49.4%
Age 0 to 19 yrs (2009)	2,789	29.6%	21,613	29.8%	64,551	30.9%
Age 20 to 64 yrs (2009)	5,952	63.1%	44,745	61.7%	126,216	60.4%
Age 65 yrs plus (2009)	687	7.3%	6,130	8.5%	18,349	8.8%
Female Median Age (2009)	33.5 yrs		33.5 yrs		32.3 yrs	
Male Population (2009)	9,624	50.5%	72,660	50.1%	213,952	50.6%
Age 0 to 19 yrs (2009)	3,094	32.1%	22,644	31.2%	67,504	31.6%
Age 20 to 64 yrs (2009)	5,999	62.3%	45,355	62.4%	132,543	61.9%
Age 65 yrs plus (2009)	530	5.5%	4,660	6.4%	13,905	6.5%
Male Median Age (2009)	31.4 yrs		31.7 yrs		30.8 yrs	

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<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2009)	187	2.9%	1,971	4.1%	5,141	3.7%
HH Income \$150,000 to \$199,999 (2009)	221	3.5%	2,553	5.3%	7,055	5.1%
HH Income \$100,000 to \$149,999 (2009)	1,190	18.6%	8,993	18.5%	23,981	17.3%
HH Income \$75,000 to \$99,999 (2009)	1,154	18.1%	8,731	18.0%	23,073	16.7%
HH Income \$50,000 to \$74,999 (2009)	1,545	24.2%	10,963	22.6%	30,293	21.9%
HH Income \$35,000 to \$49,999 (2009)	1,005	15.7%	6,463	13.3%	19,092	13.8%
HH Income \$25,000 to \$34,999 (2009)	525	8.2%	3,648	7.5%	11,630	8.4%
HH Income \$15,000 to \$24,999 (2009)	306	4.8%	2,853	5.9%	9,691	7.0%
HH Income \$0 to \$14,999 (2009)	253	4.0%	2,365	4.9%	8,566	6.2%
HH Income \$35,000+ (2009)	5,303	83.0%	39,675	81.7%	108,634	78.4%
HH Income \$75,000+ (2009)	2,752	43.1%	22,249	45.8%	59,250	42.8%
<b>Housing</b>						
Total Housing Units (2009)	6,820		53,088		152,246	
Housing Units, Occupied (2009)	6,387	93.7%	48,541	91.4%	138,522	91.0%
<i>Housing Units, Owner-Occupied (2009)</i>	4,614	72.2%	33,186	68.4%	88,041	63.6%
<i>Housing Units, Renter-Occupied (2009)</i>	1,774	27.8%	15,355	31.6%	50,481	36.4%
Housing Units, Vacant (2009)	433	6.3%	4,547	8.6%	13,724	9.0%
Median Years in Residence (2009)	3.2	<i>yrs</i>	2.9	<i>yrs</i>	2.8	<i>yrs</i>
<b>Marital Status</b>						
Never Married (2009)	4,335	29.4%	30,718	27.5%	93,775	29.1%
Now Married (2009)	7,884	53.5%	60,617	54.3%	169,741	52.7%
Separated (2009)	400	2.7%	3,871	3.5%	12,885	4.0%
Widowed (2009)	381	2.6%	3,728	3.3%	11,464	3.6%
Divorced (2009)	1,728	11.7%	12,708	11.4%	34,150	10.6%
<b>Household Type</b>						
Population Family (2009)	15,895	83.4%	120,903	83.3%	348,473	82.4%
Population Non-Family (2009)	3,108	16.3%	23,708	16.3%	72,296	17.1%
Population Group Qtrs (2009)	49	0.3%	538	0.4%	2,299	0.5%
Family Households (2009)	4,274	66.9%	32,270	66.5%	90,883	65.6%
Married Couple With Children (2009)	1,626	20.6%	12,431	20.5%	35,791	21.1%
Average Family Household Size (2009)	3.72		3.75		3.83	
Non-Family Households (2009)	2,113	33.1%	16,271	33.5%	47,638	34.4%
<b>Household Size</b>						
1 Person Household (2009)	1,569	24.6%	12,163	25.1%	35,254	25.5%
2 Person Households (2009)	1,388	21.7%	10,676	22.0%	29,341	21.2%
3 Person Households (2009)	795	12.4%	5,862	12.1%	16,162	11.7%
4 Person Households (2009)	1,534	24.0%	11,140	22.9%	31,111	22.5%
5 Person Households (2009)	667	10.4%	5,131	10.6%	15,189	11.0%
6+ Person Households (2009)	436	6.8%	3,570	7.4%	11,464	8.3%
<b>Household Vehicles</b>						
Total Vehicles Available (2009)	11,988		91,573		255,691	
Household: 0 Vehicles Available (2009)	248	3.9%	2,036	4.2%	7,790	5.6%
Household: 1 Vehicles Available (2009)	2,109	33.0%	16,111	33.2%	47,508	34.3%
Household: 2+ Vehicles Available (2009)	4,030	63.1%	30,394	62.6%	83,223	60.1%
Average Vehicles Per Household (2009)	1.9		1.9		1.8	

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<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2009)	14,413		109,403		315,732	
Est. Civilian Employed (2009)	10,259	71.2%	75,632	69.1%	213,539	67.6%
Est. Civilian Unemployed (2009)	623	4.3%	4,842	4.4%	15,210	4.8%
Est. in Armed Forces (2009)	13	0.1%	94	0.1%	288	0.1%
Est. not in Labor Force (2009)	3,518	24.4%	28,835	26.4%	86,695	27.5%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	10,397		72,013		198,610	
Mgmt, Business, & Financial Operations (200)	1,686	16.2%	12,480	17.3%	30,685	15.5%
Professional and Related (2000)	2,375	22.8%	16,509	22.9%	43,975	22.1%
Service (2000)	1,283	12.3%	8,175	11.4%	25,393	12.8%
Sales and Office (2000)	3,068	29.5%	21,982	30.5%	58,341	29.4%
Farming, Fishing, and Forestry (2000)	21	0.2%	189	0.3%	565	0.3%
Construct, Extraction, & Maintenance (2000)	885	8.5%	5,653	7.8%	18,403	9.3%
Production, Transp. & Material Moving (2000)	1,078	10.4%	7,025	9.8%	21,247	10.7%
Percent White Collar Workers (2000)	68.6%		70.8%		67.0%	
Percent Blue Collar Workers (2000)	31.4%		29.2%		33.0%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2009)	\$369		\$2,803		\$7,700	
Total Non-Retail Expenditures (2009)	\$213	57.9%	\$1,622	57.9%	\$4,453	57.8%
Total Retail Expenditures (2009)	\$155	42.1%	\$1,180	42.1%	\$3,246	42.2%
Apparel (2009)	\$18	4.8%	\$135	4.8%	\$371	4.8%
Contributions (2009)	\$13	3.6%	\$106	3.8%	\$288	3.7%
Education (2009)	\$9	2.4%	\$70	2.5%	\$193	2.5%
Entertainment (2009)	\$21	5.6%	\$158	5.6%	\$433	5.6%
Food And Beverages (2009)	\$56	15.2%	\$424	15.1%	\$1,170	15.2%
Furnishings And Equipment (2009)	\$17	4.5%	\$127	4.5%	\$346	4.5%
Gifts (2009)	\$10	2.6%	\$75	2.7%	\$205	2.7%
Health Care (2009)	\$22	5.9%	\$165	5.9%	\$454	5.9%
Household Operations (2009)	\$13	3.6%	\$104	3.7%	\$284	3.7%
Miscellaneous Expenses (2009)	\$6	1.7%	\$46	1.6%	\$127	1.6%
Personal Care (2009)	\$5	1.5%	\$41	1.4%	\$111	1.4%
Personal Insurance (2009)	\$4	1.0%	\$29	1.1%	\$81	1.0%
Reading (2009)	\$1	0.3%	\$9	0.3%	\$25	0.3%
Shelter (2009)	\$71	19.3%	\$541	19.3%	\$1,487	19.3%
Tobacco (2009)	\$2	0.6%	\$17	0.6%	\$47	0.6%
Transportation (2009)	\$75	20.4%	\$564	20.1%	\$1,549	20.1%
Utilities (2009)	\$25	6.9%	\$191	6.8%	\$529	6.9%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2009)	11,933		91,096		259,688	
Elementary (0 to 8) (2009)	401	3.4%	4,168	4.6%	17,506	6.7%
Some High School (9 to 11) (2009)	642	5.4%	5,140	5.6%	16,417	6.3%
High School Graduate (12) (2009)	2,984	25.0%	20,679	22.7%	59,294	22.8%
Some College (13 to 16) (2009)	3,124	26.2%	21,829	24.0%	59,998	23.1%
Associate Degree Only (2009)	1,355	11.4%	8,723	9.6%	23,609	9.1%
Bachelor Degree Only (2009)	2,358	19.8%	19,285	21.2%	52,858	20.4%
Graduate Degree (2009)	1,069	9.0%	11,270	12.4%	30,006	11.6%

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<b>Units In Structure</b>						
1 Detached Unit (2000)	4,945	72.8%	33,050	66.1%	85,812	60.6%
1 Attached Unit (2000)	693	10.2%	3,985	8.0%	9,809	6.9%
2 to 4 Units (2000)	271	4.0%	2,003	4.0%	7,180	5.1%
5 to 9 Units (2000)	218	3.2%	3,059	6.1%	9,018	6.4%
10 to 19 Units (2000)	292	4.3%	2,299	4.6%	7,962	5.6%
20 to 49 Units (2000)	70	1.0%	1,254	2.5%	3,991	2.8%
50 or more Units (2000)	291	4.3%	3,367	6.7%	13,423	9.5%
Mobile Home or Trailer (2000)	12	0.2%	989	2.0%	4,164	2.9%
Other Structure (2000)	0		25	0.1%	213	0.2%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	37	0.5%	1,068	2.1%	4,522	3.2%
Homes Built 1995 to 1998	134	2.0%	6,138	12.3%	19,695	13.9%
Homes Built 1990 to 1994	338	5.0%	6,526	13.0%	17,200	12.1%
Homes Built 1980 to 1989	4,543	66.9%	19,928	39.8%	46,574	32.9%
Homes Built 1970 to 1979	1,661	24.5%	13,862	27.7%	37,820	26.7%
Homes Built 1960 to 1969	27	0.4%	1,477	3.0%	9,975	7.0%
Homes Built 1950 to 1959	40	0.6%	679	1.4%	3,562	2.5%
Homes Built Before 1949	12	0.2%	352	0.7%	2,224	1.6%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		20	0.1%	61	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		103	0.3%	448	0.6%
Home Values \$400,000 to \$499,999 (2000)	8	0.2%	144	0.5%	548	0.7%
Home Values \$300,000 to \$399,999 (2000)	9	0.2%	560	1.8%	1,615	2.0%
Home Values \$200,000 to \$299,999 (2000)	73	1.6%	3,356	10.8%	8,941	11.3%
Home Values \$150,000 to \$199,999 (2000)	525	11.5%	5,672	18.2%	15,122	19.0%
Home Values \$100,000 to \$149,999 (2000)	2,976	65.5%	16,128	51.9%	36,426	45.9%
Home Values \$70,000 to \$99,999 (2000)	807	17.8%	4,498	14.5%	13,318	16.8%
Home Values \$50,000 to \$69,999 (2000)	108	2.4%	478	1.5%	2,316	2.9%
Home Values \$25,000 to \$49,999 (2000)	29	0.6%	86	0.3%	471	0.6%
Home Values \$0 to \$24,999 (2000)	11	0.3%	38	0.1%	140	0.2%
Owner Occupied Median Home Value (2000)	\$119,888		\$139,354		\$141,220	
Renter Occupied Median Rent (2000)	\$724		\$716		\$663	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	8,753	84.1%	58,900	81.7%	154,496	77.7%
Drive to Work in Carpool (2000)	1,043	10.0%	8,225	11.4%	27,505	13.8%
Travel to Work - Public Transportation (2000)	66	0.6%	513	0.7%	2,648	1.3%
Drive to Work on Motorcycle (2000)	62	0.6%	363	0.5%	938	0.5%
Walk or Bicycle to Work (2000)	172	1.6%	1,410	2.0%	5,916	3.0%
Other Means (2000)	55	0.5%	330	0.5%	1,049	0.5%
Work at Home (2000)	262	2.5%	2,357	3.3%	6,317	3.2%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	2,055	20.2%	15,916	22.8%	46,325	24.1%
Travel to Work in 14 to 29 Minutes (2000)	4,661	45.9%	30,149	43.2%	80,308	41.7%
Travel to Work in 30 to 59 Minutes (2000)	3,085	30.4%	20,938	30.0%	57,234	29.7%
Travel to Work in 60 Minutes or More (2000)	349	3.4%	2,739	3.9%	8,686	4.5%
Average Travel Time to Work (2000)	23.1	mins	22.8	mins	23.0	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.