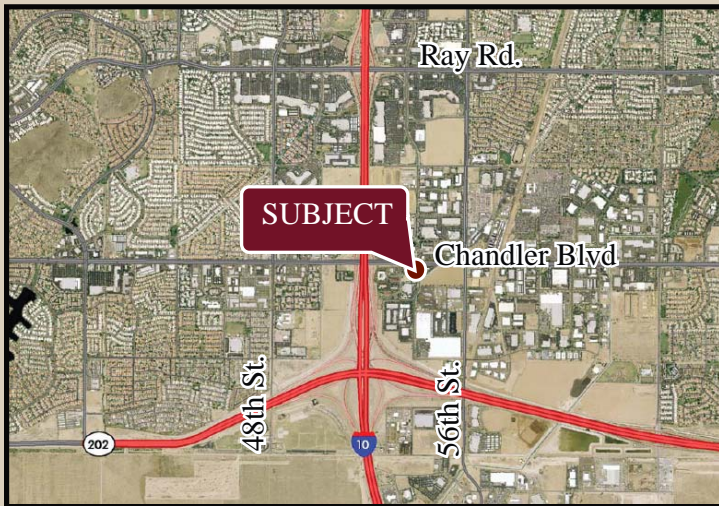




FREESTANDING RESTAURANT BUILDING FOR LEASE

NORTHEAST CORNER OF 54TH STREET & CHANDLER BLVD., CHANDLER, AZ



AVAILABLE NOW

- 5,000 sf restaurant building for lease
- \$19.00 PSF + NNN
- Turn key, fully fixtured restaurant available

FEATURES

- +/- 32,409 sf lot-Parcel # 301-84-116G
- Infill Site
- Strong Daytime Employment
- Just East of I-10 Freeway
- Ample Parking

2009 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,350	88,324	181,280
Ave Household Income	\$79,412	\$92,821	\$91,935
Daytime Employment	14,589	57,007	104,372

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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DEMOGRAPHIC PROFILE EXPANDED

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Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 33.3052/-111.967354

February 2010

RF5

W Chandler Blvd & N 54th St Chandler, Arizona

	1.00 mi radius	3.00 mi radius	5.00 mi radius
Population			
Estimated Population (2009)	8,350	88,324	181,280
Census Population (1990)	776	32,610	88,150
Census Population (2000)	5,442	72,981	156,518
Projected Population (2014)	9,422	94,348	194,483
Forecasted Population (2019)	11,632	106,450	215,779
Historical Annual Growth (1990 to 2000)	4,666 60.1%	40,370 12.4%	68,368 7.8%
Historical Annual Growth (2000 to 2009)	2,908 5.9%	15,343 2.3%	24,762 1.8%
Projected Annual Growth (2009 to 2014)	1,072 2.6%	6,025 1.4%	13,203 1.5%
Est. Population Density (2009)	2,659.98 <i>psm</i>	3,159.39 <i>psm</i>	2,319.75 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	27.96 <i>sq mi</i>	78.15 <i>sq mi</i>
Households			
Estimated Households (2009)	3,288	31,460	62,709
Census Households (1990)	300	12,465	32,015
Census Households (2000)	2,320	27,995	58,662
Projected Households (2014)	3,468	31,489	63,314
Forecasted Households (2019)	5,394	48,840	98,324
Households with Children (2009)	1,002 30.5%	11,586 36.8%	23,463 37.4%
Average Household Size (2009)	2.54	2.81	2.88
Average Household Income			
Est. Average Household Income (2009)	\$79,412	\$92,821	\$91,935
Proj. Average Household Income (2014)	\$83,737	\$98,168	\$96,723
Average Family Income (2009)	\$95,550	\$107,707	\$107,081
Median Household Income			
Est. Median Household Income (2009)	\$78,498	\$86,202	\$85,330
Proj. Median Household Income (2014)	\$84,987	\$93,088	\$91,564
Median Family Income (2009)	\$99,122	\$99,287	\$98,409
Per Capita Income			
Est. Per Capita Income (2009)	\$31,348	\$33,092	\$31,896
Proj. Per Capita Income (2014)	\$30,894	\$32,791	\$31,574
Per Capita Income Est. 5 year change	-\$454 -1.4%	-\$301 -0.9%	-\$322 -1.0%
Other Income			
Est. Median Disposable Income (2009)	\$62,879	\$68,217	\$67,703
Est. Median Disposable Income (2014)	\$67,417	\$73,141	\$72,205
Disposable Income Est. 5 year change	\$4,538 7.2%	\$4,924 7.2%	\$4,503 6.7%
Est. Average Household Net Worth (2009)	\$574,537	\$700,678	\$700,034
Daytime Demos			
Total Number of Businesses (2009)	669	2,935	5,807
Total Number of Employees (2009)	14,589	57,007	104,372
Company Headqtrs: Businesses (2009)	8 1.2%	28 0.9%	47 0.8%
Company Headqtrs: Employees (2009)	409 2.8%	2,052 3.6%	6,051 5.8%
Unemployment Rate (2009)	4.40%	4.10%	4.20%
Employee Population per Business	21.8 to 1	19.4 to 1	18.0 to 1
Residential Population per Business	12.5 to 1	30.1 to 1	31.2 to 1

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2009)	6,313	75.6%	70,196	79.5%	140,766	77.7%
Black or African American (2009)	550	6.6%	4,364	4.9%	8,933	4.9%
American Indian & Alaska Native (2009)	140	1.7%	1,018	1.2%	4,693	2.6%
Asian (2009)	679	8.1%	6,585	7.5%	12,075	6.7%
Hawaiian & Pacific Islander (2009)	19	0.2%	146	0.2%	375	0.2%
Other Race (2009)	374	4.5%	3,494	4.0%	9,079	5.0%
Two or More Races (2009)	274	3.3%	2,521	2.9%	5,358	3.0%
Not Hispanic or Latino Population (2009)	6,683	80.0%	71,539	81.0%	142,145	78.4%
Hispanic or Latino Population (2009)	1,667	20.0%	16,785	19.0%	39,134	21.6%
Not of Hispanic Origin Population (1990)	703	90.6%	30,437	93.3%	77,257	87.6%
Hispanic Origin Population (1990)	73	9.4%	2,173	6.7%	10,893	12.4%
Not Hispanic or Latino Population (2000)	4,850	89.1%	65,856	90.2%	136,323	87.1%
Hispanic or Latino Population (2000)	592	10.9%	7,125	9.8%	20,194	12.9%
Not Hispanic or Latino Population (2014)	7,297	77.4%	73,967	78.4%	147,676	75.9%
Hispanic or Latino Population (2014)	2,125	22.6%	20,381	21.6%	46,807	24.1%
Hist. Hispanic Ann Growth (1990 to 2009)	1,594	115.3%	14,612	35.4%	28,241	13.6%
Proj. Hispanic Ann Growth (2009 to 2014)	458	5.5%	3,596	4.3%	7,673	3.9%
Age Distribution						
Age 0 to 4 yrs (2009)	731	8.8%	6,884	7.8%	13,672	7.5%
Age 5 to 9 yrs (2009)	624	7.5%	7,024	8.0%	14,527	8.0%
Age 10 to 14 yrs (2009)	507	6.1%	6,783	7.7%	14,204	7.8%
Age 15 to 19 yrs (2009)	423	5.1%	5,735	6.5%	12,551	6.9%
Age 20 to 24 yrs (2009)	691	8.3%	5,040	5.7%	11,300	6.2%
Age 25 to 29 yrs (2009)	1,028	12.3%	6,730	7.6%	13,467	7.4%
Age 30 to 34 yrs (2009)	974	11.7%	7,621	8.6%	14,805	8.2%
Age 35 to 39 yrs (2009)	814	9.7%	8,505	9.6%	16,309	9.0%
Age 40 to 44 yrs (2009)	653	7.8%	7,994	9.1%	16,190	8.9%
Age 45 to 49 yrs (2009)	518	6.2%	6,977	7.9%	14,633	8.1%
Age 50 to 54 yrs (2009)	415	5.0%	5,518	6.2%	11,787	6.5%
Age 55 to 59 yrs (2009)	303	3.6%	4,069	4.6%	8,643	4.8%
Age 60 to 64 yrs (2009)	221	2.6%	3,000	3.4%	6,180	3.4%
Age 65 to 74 yrs (2009)	272	3.3%	3,722	4.2%	7,364	4.1%
Age 75 to 84 yrs (2009)	126	1.5%	2,038	2.3%	4,015	2.2%
Age 85 yrs plus (2009)	49	0.6%	684	0.8%	1,633	0.9%
Median Age (2009)	30.0	yrs	33.7	yrs	33.4	yrs
Gender Age Distribution						
Female Population (2009)	4,115	49.3%	44,165	50.0%	90,405	49.9%
Age 0 to 19 yrs (2009)	1,138	27.6%	13,063	29.6%	27,061	29.9%
Age 20 to 64 yrs (2009)	2,740	66.6%	27,562	62.4%	56,123	62.1%
Age 65 yrs plus (2009)	237	5.8%	3,539	8.0%	7,222	8.0%
Female Median Age (2009)	29.9	yrs	34.2	yrs	33.9	yrs
Male Population (2009)	4,235	50.7%	44,159	50.0%	90,874	50.1%
Age 0 to 19 yrs (2009)	1,148	27.1%	13,362	30.3%	27,893	30.7%
Age 20 to 64 yrs (2009)	2,877	67.9%	27,892	63.2%	57,191	62.9%
Age 65 yrs plus (2009)	210	5.0%	2,905	6.6%	5,790	6.4%
Male Median Age (2009)	30.1	yrs	33.3	yrs	32.9	yrs

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1.00 mi radius 3.00 mi radius 5.00 mi radius

Household Income Distribution

HH Income \$200,000 or More (2009)	114	3.5%	2,391	7.6%	4,888	7.8%
HH Income \$150,000 to \$199,999 (2009)	267	8.1%	2,688	8.5%	5,482	8.7%
HH Income \$100,000 to \$149,999 (2009)	729	22.2%	6,847	21.8%	13,236	21.1%
HH Income \$75,000 to \$99,999 (2009)	587	17.9%	5,777	18.4%	10,957	17.5%
HH Income \$50,000 to \$74,999 (2009)	786	23.9%	6,411	20.4%	11,972	19.1%
HH Income \$35,000 to \$49,999 (2009)	322	9.8%	3,614	11.5%	7,249	11.6%
HH Income \$25,000 to \$34,999 (2009)	207	6.3%	1,618	5.1%	3,637	5.8%
HH Income \$15,000 to \$24,999 (2009)	116	3.5%	1,085	3.4%	2,602	4.1%
HH Income \$0 to \$14,999 (2009)	160	4.9%	1,029	3.3%	2,686	4.3%
HH Income \$35,000+ (2009)	2,804	85.3%	27,728	88.1%	53,784	85.8%
HH Income \$75,000+ (2009)	1,696	51.6%	17,704	56.3%	34,562	55.1%

Housing

Total Housing Units (2009)	3,748		34,433		69,097	
Housing Units, Occupied (2009)	3,288	87.7%	31,460	91.4%	62,709	90.8%
<i>Housing Units, Owner-Occupied (2009)</i>	1,520	46.2%	20,977	66.7%	41,682	66.5%
<i>Housing Units, Renter-Occupied (2009)</i>	1,767	53.8%	10,483	33.3%	21,027	33.5%
Housing Units, Vacant (2009)	460	12.3%	2,973	8.6%	6,388	9.2%
Median Years in Residence (2009)	2.2	<i>yrs</i>	2.9	<i>yrs</i>	3.0	<i>yrs</i>

Marital Status

Never Married (2009)	2,024	31.3%	17,891	26.5%	39,280	28.3%
Now Married (2009)	3,343	51.8%	39,381	58.3%	78,220	56.4%
Separated (2009)	214	3.3%	1,727	2.6%	3,962	2.9%
Widowed (2009)	162	2.5%	1,923	2.8%	3,897	2.8%
Divorced (2009)	714	11.1%	6,569	9.7%	13,422	9.7%

Household Type

Population Family (2009)	6,072	72.7%	72,921	82.6%	149,567	82.5%
Population Non-Family (2009)	2,271	27.2%	15,362	17.4%	31,335	17.3%
Population Group Qtrs (2009)	7	0.1%	41	0.0%	378	0.2%
Family Households (2009)	1,729	52.6%	20,065	63.8%	40,261	64.2%
Married Couple With Children (2009)	693	20.7%	8,446	21.4%	16,722	21.4%
Average Family Household Size (2009)	3.51		3.63		3.71	
Non-Family Households (2009)	1,558	47.4%	11,395	36.2%	22,448	35.8%

Household Size

1 Person Household (2009)	1,108	33.7%	8,567	27.2%	16,654	26.6%
2 Person Households (2009)	792	24.1%	7,243	23.0%	14,051	22.4%
3 Person Households (2009)	362	11.0%	3,591	11.4%	7,176	11.4%
4 Person Households (2009)	632	19.2%	7,443	23.7%	14,770	23.6%
5 Person Households (2009)	242	7.4%	3,026	9.6%	6,337	10.1%
6+ Person Households (2009)	151	4.6%	1,591	5.1%	3,720	5.9%

Household Vehicles

Total Vehicles Available (2009)	5,982		59,065		118,643	
Household: 0 Vehicles Available (2009)	94	2.9%	1,003	3.2%	2,238	3.6%
Household: 1 Vehicles Available (2009)	1,200	36.5%	10,411	33.1%	20,626	32.9%
Household: 2+ Vehicles Available (2009)	1,994	60.6%	20,047	63.7%	39,845	63.5%
Average Vehicles Per Household (2009)	1.8		1.9		1.9	

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W Chandler Blvd & N 54th St Chandler, Arizona

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2009)	6,371		66,265		136,078	
Est. Civilian Employed (2009)	4,770	74.9%	47,198	71.2%	95,996	70.5%
Est. Civilian Unemployed (2009)	283	4.4%	2,745	4.1%	5,720	4.2%
Est. in Armed Forces (2009)	13	0.2%	107	0.2%	176	0.1%
Est. not in Labor Force (2009)	1,304 20.5%		16,215 24.5%		34,185 25.1%	
Occupation						
Occupation: Population Age 16+ (2000)	3,410		41,368		88,212	
Mgmt, Business, & Financial Operations (200)	716	21.0%	8,729	21.1%	17,889	20.3%
Professional and Related (2000)	933	27.4%	12,060	29.2%	24,592	27.9%
Service (2000)	321	9.4%	3,741	9.0%	8,973	10.2%
Sales and Office (2000)	1,020	29.9%	12,104	29.3%	25,460	28.9%
Farming, Fishing, and Forestry (2000)	0		25	0.1%	68	0.1%
Construct, Extraction, & Maintenance (2000)	156	4.6%	1,803	4.4%	4,626	5.2%
Production, Transp. & Material Moving (2000)	265	7.8%	2,905	7.0%	6,603	7.5%
Percent White Collar Workers (2000)	78.3%		79.5%		77.0%	
Percent Blue Collar Workers (2000)	21.7%		20.5%		23.0%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2009)	\$198		\$2,107		\$4,146	
Total Non-Retail Expenditures (2009)	\$115	57.9%	\$1,222	58.0%	\$2,404	58.0%
Total Retail Expenditures (2009)	\$83	42.1%	\$885	42.0%	\$1,742	42.0%
Apparel (2009)	\$10	4.8%	\$102	4.8%	\$201	4.8%
Contributions (2009)	\$8	3.8%	\$86	4.1%	\$171	4.1%
Education (2009)	\$5	2.6%	\$57	2.7%	\$113	2.7%
Entertainment (2009)	\$11	5.6%	\$119	5.7%	\$235	5.7%
Food And Beverages (2009)	\$30	15.0%	\$313	14.8%	\$615	14.8%
Furnishings And Equipment (2009)	\$9	4.6%	\$97	4.6%	\$191	4.6%
Gifts (2009)	\$5	2.8%	\$60	2.8%	\$118	2.8%
Health Care (2009)	\$11	5.8%	\$120	5.7%	\$235	5.7%
Household Operations (2009)	\$7	3.7%	\$82	3.9%	\$161	3.9%
Miscellaneous Expenses (2009)	\$3	1.6%	\$34	1.6%	\$67	1.6%
Personal Care (2009)	\$3	1.4%	\$30	1.4%	\$60	1.4%
Personal Insurance (2009)	\$2	1.1%	\$23	1.1%	\$46	1.1%
Reading (2009)	\$1	0.3%	\$7	0.3%	\$14	0.3%
Shelter (2009)	\$38	19.3%	\$410	19.4%	\$807	19.5%
Tobacco (2009)	\$1	0.6%	\$12	0.6%	\$23	0.6%
Transportation (2009)	\$40	20.1%	\$417	19.8%	\$817	19.7%
Utilities (2009)	\$13	6.8%	\$139	6.6%	\$273	6.6%
Educational Attainment						
Adult Population (25 Years or Older) (2009)	5,373		56,858		115,026	
Elementary (0 to 8) (2009)	175	3.3%	1,151	2.0%	3,722	3.2%
Some High School (9 to 11) (2009)	116	2.2%	1,731	3.0%	4,274	3.7%
High School Graduate (12) (2009)	866	16.1%	9,718	17.1%	20,063	17.4%
Some College (13 to 16) (2009)	1,240	23.1%	12,382	21.8%	24,450	21.3%
Associate Degree Only (2009)	546	10.2%	4,999	8.8%	10,152	8.8%
Bachelor Degree Only (2009)	1,487	27.7%	16,669	29.3%	32,605	28.3%
Graduate Degree (2009)	943	17.6%	10,208	18.0%	19,759	17.2%

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Units In Structure						
1 Detached Unit (2000)	1,261	49.6%	20,841	70.9%	42,218	68.0%
1 Attached Unit (2000)	56	2.2%	1,185	4.0%	3,409	5.5%
2 to 4 Units (2000)	119	4.7%	743	2.5%	1,905	3.1%
5 to 9 Units (2000)	215	8.5%	1,897	6.5%	4,246	6.8%
10 to 19 Units (2000)	357	14.0%	2,119	7.2%	3,984	6.4%
20 to 49 Units (2000)	200	7.9%	606	2.1%	1,235	2.0%
50 or more Units (2000)	336	13.2%	1,988	6.8%	4,727	7.6%
Mobile Home or Trailer (2000)	0		23	0.1%	321	0.5%
Other Structure (2000)	0		0		9	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	586	23.0%	1,299	4.4%	2,558	4.1%
Homes Built 1995 to 1998	1,102	43.3%	7,535	25.6%	13,214	21.3%
Homes Built 1990 to 1994	537	21.1%	8,319	28.3%	15,472	24.9%
Homes Built 1980 to 1989	276	10.8%	10,358	35.2%	23,231	37.4%
Homes Built 1970 to 1979	23	0.9%	1,662	5.7%	6,371	10.3%
Homes Built 1960 to 1969	13	0.5%	97	0.3%	544	0.9%
Homes Built 1950 to 1959	0		61	0.2%	320	0.5%
Homes Built Before 1949	6	0.3%	70	0.2%	343	0.6%
Home Values						
Home Values \$1,000,000 or More (2000)	7	0.6%	40	0.2%	76	0.2%
Home Values \$500,000 to \$999,999 (2000)	0		230	1.2%	713	1.8%
Home Values \$400,000 to \$499,999 (2000)	0		277	1.5%	818	2.1%
Home Values \$300,000 to \$399,999 (2000)	20	1.7%	902	4.8%	2,302	5.9%
Home Values \$200,000 to \$299,999 (2000)	119	10.3%	3,735	19.8%	7,675	19.7%
Home Values \$150,000 to \$199,999 (2000)	459	39.8%	6,009	31.8%	10,208	26.2%
Home Values \$100,000 to \$149,999 (2000)	492	42.6%	6,688	35.4%	13,660	35.0%
Home Values \$70,000 to \$99,999 (2000)	52	4.5%	906	4.8%	2,698	6.9%
Home Values \$50,000 to \$69,999 (2000)	0		52	0.3%	527	1.4%
Home Values \$25,000 to \$49,999 (2000)	0		31	0.2%	180	0.5%
Home Values \$0 to \$24,999 (2000)	5	0.4%	42	0.2%	144	0.4%
Owner Occupied Median Home Value (2000)	\$150,397		\$175,996		\$178,952	
Renter Occupied Median Rent (2000)	\$855		\$843		\$807	
Transportation To Work						
Drive to Work Alone (2000)	2,861	83.5%	33,805	81.4%	71,360	80.7%
Drive to Work in Carpool (2000)	254	7.4%	4,091	9.9%	9,698	11.0%
Travel to Work - Public Transportation (2000)	12	0.4%	289	0.7%	692	0.8%
Drive to Work on Motorcycle (2000)	56	1.6%	281	0.7%	487	0.6%
Walk or Bicycle to Work (2000)	98	2.9%	900	2.2%	1,767	2.0%
Other Means (2000)	34	1.0%	257	0.6%	575	0.7%
Work at Home (2000)	111	3.2%	1,884	4.5%	3,836	4.3%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	784	23.6%	9,129	23.0%	20,130	23.8%
Travel to Work in 14 to 29 Minutes (2000)	1,302	39.3%	15,843	40.0%	35,188	41.6%
Travel to Work in 30 to 59 Minutes (2000)	1,103	33.3%	13,002	32.8%	26,074	30.8%
Travel to Work in 60 Minutes or More (2000)	127	3.8%	1,648	4.2%	3,187	3.8%
Average Travel Time to Work (2000)	23.7	mins	23.4	mins	22.9	mins

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