VELOCITY RETAILGROUP

Kryene Village

Southwest Corner of Chandler Blvd and Kyrene Road
Chandler, Arizona

PROPERTY HIGHLIGHTS | SITE PLAN / AVAILABILITY | AERIAL | CONTACT | DEMOGRAPHICS

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ANCHOR & SHOP SPACE AVAILABLE

Property Highlights

- 44,000 SF Anchor Space Available (Can be demised)
- 1,291 - 4,025 SF Shop Space Available
- Less than one mile from Intel Headquarters (±11,000 Employees)
- Great visibility from heavily trafficked Chandler Blvd
- Strong household incomes exceeding $100,000 per year
- 1 1/2 Miles off of Interstate 10 on the "Going Home" side
- Lease Rates: Call to Discuss

Traffic Counts

Warner Road	23,261 CPD
Cooper Road	32,240 CPD
Total	55,501 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,555	80,474	212,910
Estimated Households	3,914	32,579	86,846
Avg. Household Income	$114,926	$118,407	$113,513
Daytime Population	9,011	60,329	113,889

Source: SitesUSA

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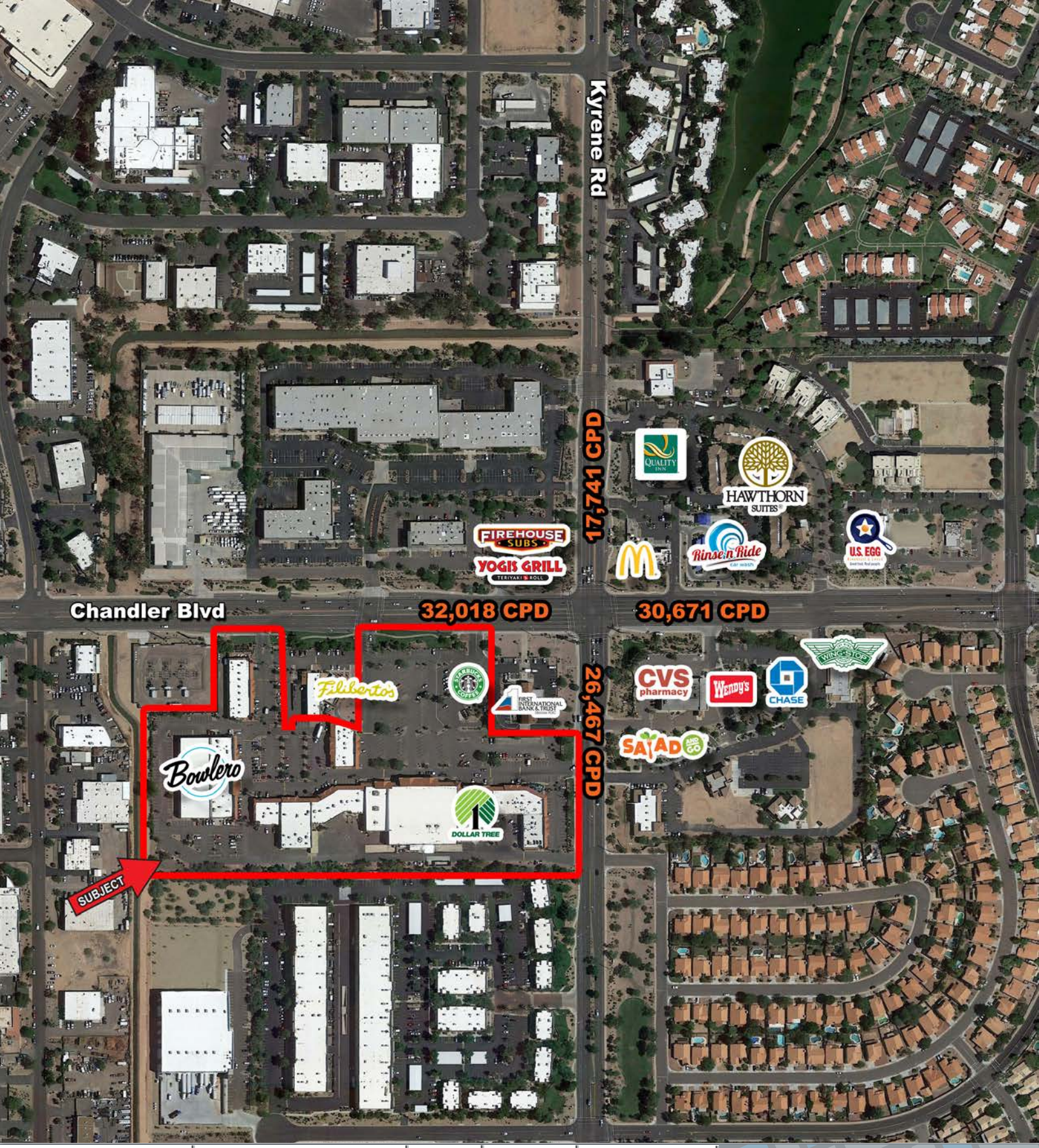

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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3054/-111.9458

RF5

N Kyrene Rd & W Chandler Blvd	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	9,555		80,474		212,910	
Projected Population (2025)	10,395		87,679		231,602	
Census Population (2010)	9,561		72,071		192,629	
Census Population (2000)	10,230		73,059		192,920	
Projected Annual Growth (2020 to 2025)	840	1.8%	7,205	1.8%	18,692	1.8%
Historical Annual Growth (2010 to 2020)	-6	-	8,403	1.2%	20,281	1.1%
Historical Annual Growth (2000 to 2010)	-669	-0.7%	-988	-0.1%	-291	-
Estimated Population Density (2020)	3,043	psm	2,848	psm	2,712	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2020)	3,914		32,579		86,846	
Projected Households (2025)	4,082		34,038		90,538	
Census Households (2010)	3,908		29,009		77,988	
Census Households (2000)	3,883		27,418		72,222	
Estimated Households with Children (2020)	1,281	32.7%	10,531	32.3%	26,109	30.1%
Estimated Average Household Size (2020)	2.44		2.47		2.45	
Average Household Income						
Estimated Average Household Income (2020)	$114,926		$118,407		$113,513	
Projected Average Household Income (2025)	$132,021		$134,964		$130,745	
Estimated Average Family Income (2020)	$131,333		$141,473		$137,773	
Median Household Income						
Estimated Median Household Income (2020)	$89,930		$94,692		$88,194	
Projected Median Household Income (2025)	$104,238		$109,797		$102,656	
Estimated Median Family Income (2020)	$108,268		$113,945		$107,224	
Per Capita Income						
Estimated Per Capita Income (2020)	$47,096		$47,953		$46,327	
Projected Per Capita Income (2025)	$51,868		$52,410		$51,133	
Estimated Per Capita Income 5 Year Growth	$4,772	10.1%	$4,457	9.3%	$4,806	10.4%
Estimated Average Household Net Worth (2020)	$1,125,264		$1,193,725		$1,087,923	
Daytime Demos (2020)						
Total Businesses	662		4,209		9,428	
Total Employees	9,011		60,329		113,889	
Company Headquarter Businesses	9	1.3%	41	1.0%	83	0.9%
Company Headquarter Employees	1,206	13.4%	4,009	6.6%	11,337	10.0%
Employee Population per Business	13.6		14.3		12.1	
Residential Population per Business	14.4		19.1		22.6	

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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Race & Ethnicity						
White (2020)	6,784	71.0%	57,162	71.0%	149,447	70.2%
Black or African American (2020)	544	5.7%	5,564	6.9%	14,683	6.9%
American Indian or Alaska Native (2020)	165	1.7%	1,453	1.8%	5,463	2.6%
Asian (2020)	1,199	12.5%	8,334	10.4%	18,602	8.7%
Hawaiian or Pacific Islander (2020)	10	0.1%	149	0.2%	438	0.2%
Other Race (2020)	432	4.5%	4,095	5.1%	14,268	6.7%
Two or More Races (2020)	422	4.4%	3,716	4.6%	10,009	4.7%
Not Hispanic or Latino Population (2020)	7,830	82.0%	65,580	81.5%	169,101	79.4%
Hispanic or Latino Population (2020)	1,725	18.0%	14,894	18.5%	43,809	20.6%
Not Hispanic or Latino Population (2025)	8,452	81.3%	70,824	80.8%	182,328	78.7%
Hispanic or Latino Population (2025)	1,942	18.7%	16,854	19.2%	49,275	21.3%
Not Hispanic or Latino Population (2010)	8,218	86.0%	61,639	85.5%	159,636	82.9%
Hispanic or Latino Population (2010)	1,343	14.0%	10,432	14.5%	32,993	17.1%
Not Hispanic or Latino Population (2000)	9,078	88.7%	65,181	89.2%	167,259	86.7%
Hispanic or Latino Population (2000)	1,153	11.3%	7,878	10.8%	25,662	13.3%
Projected Hispanic Annual Growth (2020 to 2025)	218	2.5%	1,960	2.6%	5,465	2.5%
Historic Hispanic Annual Growth (2000 to 2020)	572	2.5%	7,016	4.5%	18,148	3.5%
Age Distribution (2020)						
Age Under 5	514	5.4%	4,434	5.5%	11,596	5.4%
Age 5 to 9 Years	528	5.5%	4,664	5.8%	12,123	5.7%
Age 10 to 14 Years	657	6.9%	5,429	6.7%	13,565	6.4%
Age 15 to 19 Years	646	6.8%	5,225	6.5%	13,489	6.3%
Age 20 to 24 Years	569	6.0%	5,234	6.5%	14,337	6.7%
Age 25 to 29 Years	696	7.3%	6,550	8.1%	17,495	8.2%
Age 30 to 34 Years	764	8.0%	6,216	7.7%	15,948	7.5%
Age 35 to 39 Years	722	7.6%	5,738	7.1%	14,611	6.9%
Age 40 to 44 Years	647	6.8%	5,404	6.7%	13,665	6.4%
Age 45 to 49 Years	785	8.2%	6,101	7.6%	15,260	7.2%
Age 50 to 54 Years	759	7.9%	5,933	7.4%	15,273	7.2%
Age 55 to 59 Years	669	7.0%	5,537	6.9%	14,968	7.0%
Age 60 to 64 Years	479	5.0%	4,306	5.4%	12,211	5.7%
Age 65 to 74 Years	645	6.7%	5,805	7.2%	16,735	7.9%
Age 75 to 84 Years	328	3.4%	2,855	3.5%	8,325	3.9%
Age 85 Years or Over	146	1.5%	1,044	1.3%	3,310	1.6%
Median Age	37.2		36.9		37.5	
Gender Age Distribution (2020)						
Female Population	4,923	51.5%	41,031	51.0%	108,330	50.9%
Age 0 to 19 Years	1,171	23.8%	9,586	23.4%	24,574	22.7%
Age 20 to 64 Years	3,109	63.2%	26,031	63.4%	67,952	62.7%
Age 65 Years or Over	642	13.0%	5,414	13.2%	15,804	14.6%
Female Median Age	38.2		37.8		38.7	
Male Population	4,632	48.5%	39,443	49.0%	104,580	49.1%
Age 0 to 19 Years	1,174	25.3%	10,166	25.8%	26,198	25.1%
Age 20 to 64 Years	2,983	64.4%	24,988	63.4%	65,816	62.9%
Age 65 Years or Over	476	10.3%	4,290	10.9%	12,566	12.0%
Male Median Age	36.0		35.9		36.4	

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RF5

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Household Income Distribution (2020)						
HH Income $200,000 or More	432	11.0%	3,814	11.7%	8,880	10.2%
HH Income $150,000 to $199,999	342	8.7%	3,323	10.2%	8,224	9.5%
HH Income $100,000 to $149,999	826	21.1%	7,113	21.8%	17,784	20.5%
HH Income $75,000 to $99,999	676	17.3%	5,332	16.4%	13,240	15.2%
HH Income $50,000 to $74,999	738	18.9%	5,687	17.5%	16,167	18.6%
HH Income $35,000 to $49,999	386	9.9%	3,175	9.7%	9,215	10.6%
HH Income $25,000 to $34,999	143	3.7%	1,490	4.6%	4,790	5.5%
HH Income $15,000 to $24,999	146	3.7%	1,418	4.4%	4,413	5.1%
HH Income Under $15,000	225	5.7%	1,226	3.8%	4,134	4.8%
HH Income $35,000 or More	3,400	86.9%	28,445	87.3%	73,509	84.6%
HH Income $75,000 or More	2,276	58.2%	19,582	60.1%	48,127	55.4%
Housing (2020)						
Total Housing Units	3,999		33,165		89,091	
Housing Units Occupied	3,914	97.9%	32,579	98.2%	86,846	97.5%
Housing Units Owner-Occupied	2,576	65.8%	18,137	55.7%	50,170	57.8%
Housing Units, Renter-Occupied	1,338	34.2%	14,442	44.3%	36,676	42.2%
Housing Units, Vacant	86	2.2%	586	1.8%	2,245	2.6%
Marital Status (2020)						
Never Married	2,561	32.6%	22,466	34.1%	60,690	34.6%
Currently Married	3,509	44.7%	30,349	46.0%	78,963	45.0%
Separated	366	4.7%	2,795	4.2%	6,745	3.8%
Widowed	309	3.9%	2,324	3.5%	6,953	4.0%
Divorced	1,111	14.1%	8,012	12.1%	22,275	12.7%
Household Type (2020)						
Population Family	7,769	81.3%	64,769	80.5%	168,893	79.3%
Population Non-Family	1,770	18.5%	15,558	19.3%	43,460	20.4%
Population Group Quarters	16	0.2%	147	0.2%	557	0.3%
Family Households	2,502	63.9%	20,727	63.6%	54,069	62.3%
Non-Family Households	1,412	36.1%	11,852	36.4%	32,777	37.7%
Married Couple with Children	841	24.0%	6,600	21.7%	16,422	20.8%
Average Family Household Size	3.1		3.1		3.1	
Household Size (2020)						
1 Person Households	1,123	28.7%	8,626	26.5%	24,037	27.7%
2 Person Households	1,217	31.1%	10,889	33.4%	29,821	34.3%
3 Person Households	720	18.4%	5,840	17.9%	14,524	16.7%
4 Person Households	576	14.7%	4,714	14.5%	11,338	13.1%
5 Person Households	179	4.6%	1,724	5.3%	4,508	5.2%
6 or More Person Households	99	2.5%	786	2.4%	2,618	3.0%
Household Vehicles (2020)						
Households with 0 Vehicles Available	83	2.1%	1,207	3.7%	3,343	3.8%
Households with 1 Vehicles Available	1,324	33.8%	10,796	33.1%	29,779	34.3%
Households with 2 or More Vehicles Available	2,507	64.0%	20,576	63.2%	53,724	61.9%
Total Vehicles Available	7,660		61,774		162,398	
Average Vehicles Per Household	2.0		1.9		1.9	

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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	7,719		64,912		172,960	
Estimated Civilian Employed	5,601	72.6%	47,670	73.4%	123,127	71.2%
Estimated Civilian Unemployed	230	3.0%	1,225	1.9%	3,522	2.0%
Estimated in Armed Forces	-	-	33	-	57	-
Estimated Not in Labor Force	1,887	24.5%	15,984	24.6%	46,254	26.7%
Unemployment Rate	3.0%		1.9%		2.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	5,601		47,670		123,127	
Management, Business, Financial Operations	1,054	18.8%	9,708	20.4%	24,099	19.6%
Professional, Related	1,730	30.9%	13,537	28.4%	34,316	27.9%
Service	720	12.9%	6,004	12.6%	16,837	13.7%
Sales, Office	1,169	20.9%	11,520	24.2%	29,207	23.7%
Farming, Fishing, Forestry	23	0.4%	61	0.1%	208	0.2%
Construct, Extraction, Maintenance	264	4.7%	2,614	5.5%	6,851	5.6%
Production, Transport Material Moving	642	11.5%	4,227	8.9%	11,610	9.4%
White Collar Workers	3,952	70.6%	34,764	72.9%	87,621	71.2%
Blue Collar Workers	1,649	29.4%	12,906	27.1%	35,506	28.8%
Consumer Expenditure (2020)						
Total Household Expenditure	$302.83 M		$2.58 B		$6.68 B	
Total Non-Retail Expenditure	$159.78 M	52.8%	$1.36 B	52.8%	$3.53 B	52.8%
Total Retail Expenditure	$143.04 M	47.2%	$1.22 B	47.2%	$3.15 B	47.2%
Apparel	$10.78 M	3.6%	$92.39 M	3.6%	$238.05 M	3.6%
Contributions	$10.08 M	3.3%	$86.58 M	3.4%	$222.5 M	3.3%
Education	$9.5 M	3.1%	$82.62 M	3.2%	$209.92 M	3.1%
Entertainment	$17.36 M	5.7%	$148.45 M	5.7%	$382.5 M	5.7%
Food and Beverages	$44.37 M	14.7%	$377.56 M	14.6%	$978.81 M	14.6%
Furnishings and Equipment	$10.78 M	3.6%	$92.07 M	3.6%	$237.43 M	3.6%
Gifts	$7.69 M	2.5%	$66.12 M	2.6%	$169.27 M	2.5%
Health Care	$25.15 M	8.3%	$212.86 M	8.2%	$554.64 M	8.3%
Household Operations	$11.95 M	3.9%	$102.06 M	4.0%	$263.58 M	3.9%
Miscellaneous Expenses	$5.75 M	1.9%	$48.98 M	1.9%	$126.72 M	1.9%
Personal Care	$4.07 M	1.3%	$34.7 M	1.3%	$89.76 M	1.3%
Personal Insurance	$2.19 M	0.7%	$18.82 M	0.7%	$48.24 M	0.7%
Reading	$659.1 K	0.2%	$5.63 M	0.2%	$14.57 M	0.2%
Shelter	$63.59 M	21.0%	$543.77 M	21.1%	$1.41 B	21.1%
Tobacco	$1.72 M	0.6%	$14.38 M	0.6%	$38.07 M	0.6%
Transportation	$55.46 M	18.3%	$471.84 M	18.3%	$1.22 B	18.3%
Utilities	$21.74 M	7.2%	$183.52 M	7.1%	$479.59 M	7.2%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	6,641		55,488		147,801	
Elementary (Grade Level 0 to 8)	60	0.9%	567	1.0%	2,577	1.7%
Some High School (Grade Level 9 to 11)	236	3.6%	1,633	2.9%	4,913	3.3%
High School Graduate	877	13.2%	7,303	13.2%	22,860	15.5%
Some College	1,649	24.8%	12,438	22.4%	32,709	22.1%
Associate Degree Only	524	7.9%	5,168	9.3%	13,787	9.3%
Bachelor Degree Only	1,972	29.7%	17,302	31.2%	42,758	28.9%
Graduate Degree	1,323	19.9%	11,077	20.0%	28,197	19.1%

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Units In Structure (2020)						
1 Detached Unit	2,846	72.8%	21,465	74.0%	55,947	71.7%
1 Attached Unit	213	5.4%	1,032	3.6%	4,382	5.6%
2 to 4 Units	79	2.0%	1,139	3.9%	3,548	4.5%
5 to 9 Units	150	3.8%	2,070	7.1%	5,986	7.7%
10 to 19 Units	130	3.3%	2,762	9.5%	7,040	9.0%
20 to 49 Units	68	1.7%	956	3.3%	2,447	3.1%
50 or More Units	355	9.1%	2,758	9.5%	6,236	8.0%
Mobile Home or Trailer	71	1.8%	370	1.3%	1,201	1.5%
Other Structure	2	-	26	-	58	-
Homes Built By Year (2020)						
Homes Built 2010 or later	104	2.6%	2,370	8.2%	5,356	6.9%
Homes Built 2000 to 2009	275	7.0%	3,142	10.8%	9,035	11.6%
Homes Built 1990 to 1999	1,875	48.0%	13,274	45.8%	28,147	36.1%
Homes Built 1980 to 1989	1,286	32.9%	9,826	33.9%	26,365	33.8%
Homes Built 1970 to 1979	214	5.5%	2,441	8.4%	12,908	16.6%
Homes Built 1960 to 1969	86	2.2%	958	3.3%	3,115	4.0%
Homes Built 1950 to 1959	39	1.0%	285	1.0%	1,042	1.3%
Homes Built Before 1949	35	0.9%	284	1.0%	878	1.1%
Home Values (2020)						
Home Values $1,000,000 or More	4	0.2%	177	1.0%	376	0.8%
Home Values $500,000 to $999,999	85	3.2%	1,872	10.8%	5,293	11.2%
Home Values $400,000 to $499,999	267	10.1%	2,648	15.3%	6,234	13.2%
Home Values $300,000 to $399,999	761	28.9%	5,433	31.5%	13,824	29.3%
Home Values $200,000 to $299,999	1,102	41.8%	6,121	35.4%	17,107	36.3%
Home Values $150,000 to $199,999	243	9.2%	1,091	6.3%	4,207	8.9%
Home Values $100,000 to $149,999	69	2.6%	321	1.9%	1,417	3.0%
Home Values $70,000 to $99,999	23	0.9%	81	0.5%	382	0.8%
Home Values $50,000 to $69,999	2	-	36	0.2%	233	0.5%
Home Values $25,000 to $49,999	4	0.2%	46	0.3%	255	0.5%
Home Values Under $25,000	12	0.5%	165	1.0%	526	1.1%
Owner-Occupied Median Home Value	$286,058		$334,949		$320,212	
Renter-Occupied Median Rent	$1,022		$1,116		$1,086	
Transportation To Work (2020)						
Drive to Work Alone	3,691	78.2%	31,602	79.6%	82,517	78.2%
Drive to Work in Carpool	449	9.5%	3,609	9.1%	9,674	9.2%
Travel to Work by Public Transportation	126	2.7%	795	2.0%	2,519	2.4%
Drive to Work on Motorcycle	15	0.3%	98	0.2%	363	0.3%
Walk or Bicycle to Work	67	1.4%	815	2.1%	2,273	2.2%
Other Means	43	0.9%	420	1.1%	1,356	1.3%
Work at Home	330	7.0%	2,368	6.0%	6,794	6.4%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	1,543	32.7%	13,694	34.5%	33,327	31.6%
Travel to Work in 15 to 29 Minutes	2,232	47.3%	17,547	44.2%	48,149	45.6%
Travel to Work in 30 to 59 Minutes	1,171	24.8%	11,452	28.8%	28,450	27.0%
Travel to Work in 60 Minutes or More	245	5.2%	2,033	5.1%	4,999	4.7%
Average Minutes Travel to Work	19.3		20.4		20.5	

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