

◆ FOR SALE OR LEASE!



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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# FREESTANDING FORMER GYM

Brown Rd and Recker Rd - Northeast Corner  
Mesa, Arizona



◆ ±17,408 SF BUILDING!

## Property Highlights

- 95,703 Residents within a 3 Mile radius
- Two Freeway access points within 2.5 Miles
- Year Constructed: Built 1999 / Renovated 2018
- Building Size: ±17,408 SF
- Parcel Size: ±.46 AC (Plus cross parking & access easement)
- **List Price: \$1,685,000 / \$97 PSF**

## Traffic Counts

Brown Rd	16,888 CPD
Recker Rd	16,849 CPD

**Total 33,737 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	15,171	95,703	246,392
Estimated Households	6,517	42,851	101,364
Med Household Income	\$63,378	\$63,191	\$70,395
Daytime Population	2,552	32,405	74,470

Source: SitesUSA

## Nearby Tenants



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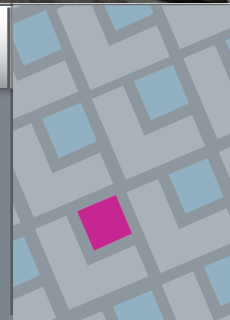
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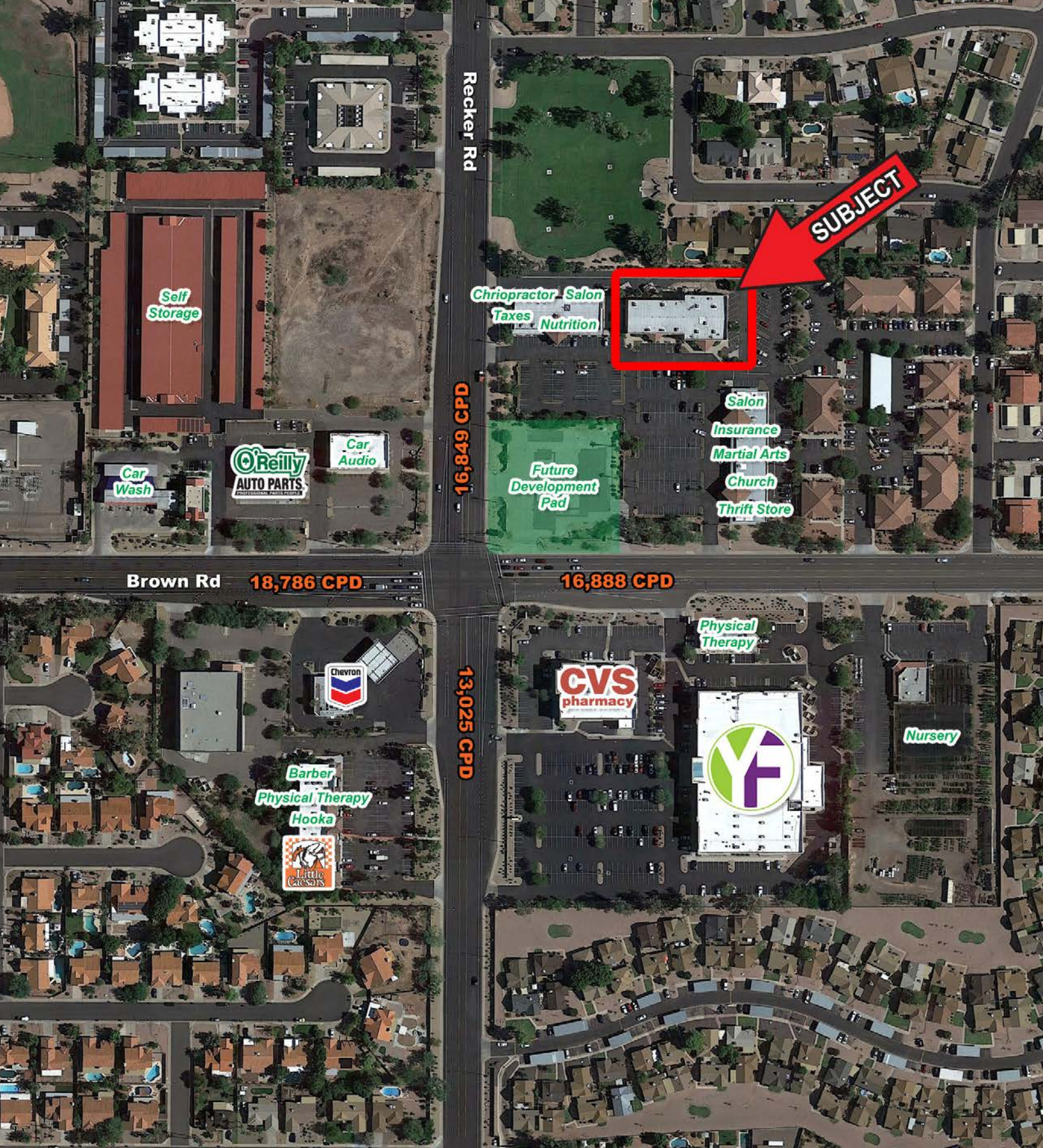
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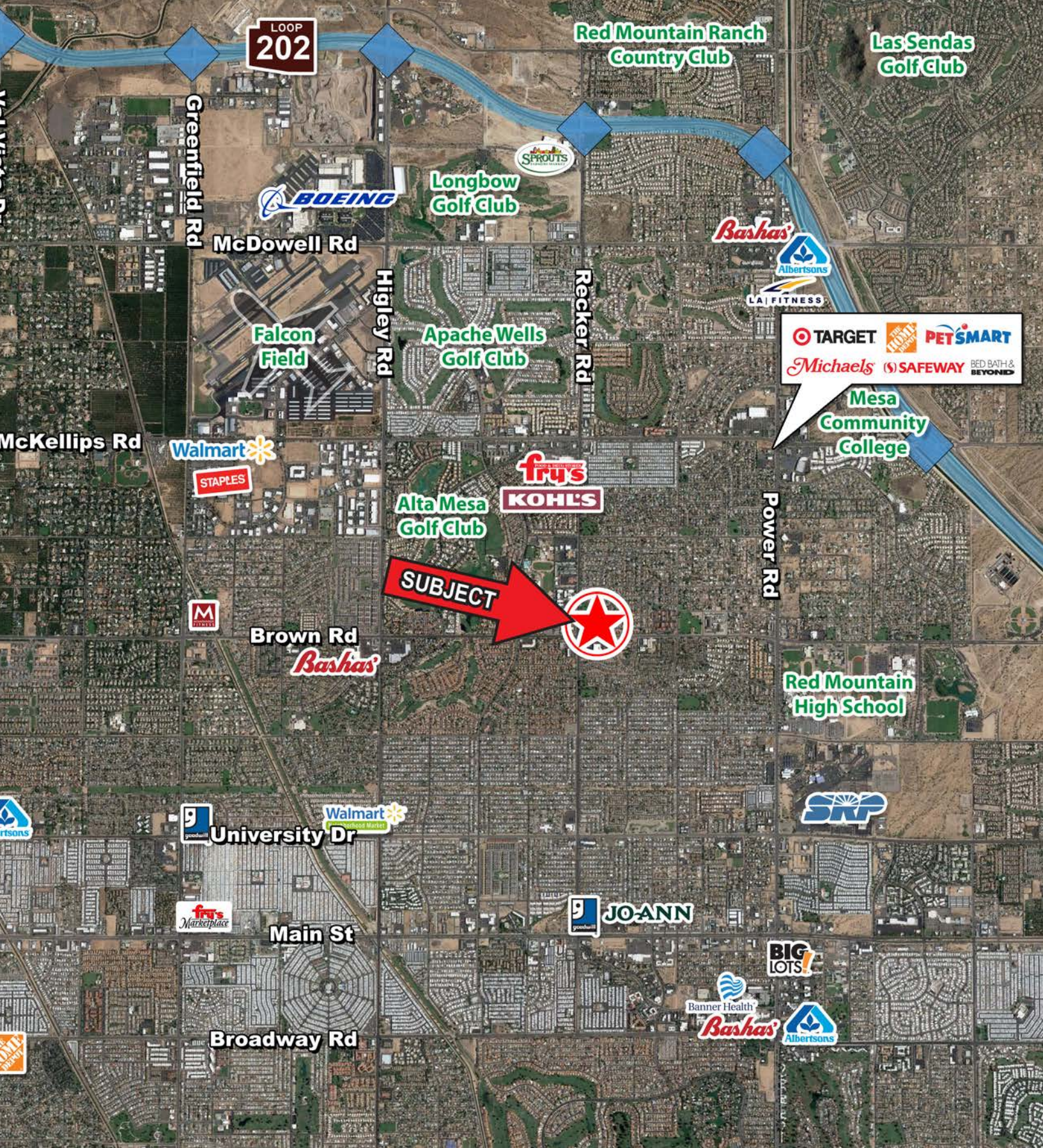
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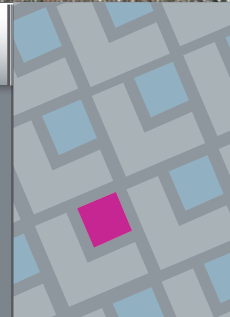
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# EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4374/-111.7017

RF5

## E Brown Rd & N Recker Rd

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	15,171		95,703		246,392	
Projected Population (2025)	16,462		104,024		267,948	
Census Population (2010)	14,139		85,114		218,117	
Census Population (2000)	14,921		81,207		198,250	
Projected Annual Growth (2020 to 2025)	1,290	1.7%	8,321	1.7%	21,556	1.7%
Historical Annual Growth (2010 to 2020)	1,032	0.7%	10,589	1.2%	28,275	1.3%
Historical Annual Growth (2000 to 2010)	-782	-0.5%	3,907	0.5%	19,867	1.0%
Estimated Population Density (2020)	4,832 psm		3,385 psm		3,138 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	6,517		42,851		101,364	
Projected Households (2025)	6,816		44,868		106,135	
Census Households (2010)	6,014		37,787		89,167	
Census Households (2000)	5,807		34,223		77,318	
Estimated Households with Children (2020)	1,502	23.0%	9,003	21.0%	26,436	26.1%
Estimated Average Household Size (2020)	2.31		2.20		2.41	
Average Household Income						
Estimated Average Household Income (2020)	\$82,767		\$77,113		\$87,425	
Projected Average Household Income (2025)	\$92,439		\$85,447		\$98,204	
Estimated Average Family Income (2020)	\$101,555		\$97,438		\$105,559	
Median Household Income						
Estimated Median Household Income (2020)	\$63,378		\$63,191		\$70,395	
Projected Median Household Income (2025)	\$74,694		\$74,082		\$82,111	
Estimated Median Family Income (2020)	\$80,050		\$80,984		\$85,725	
Per Capita Income						
Estimated Per Capita Income (2020)	\$35,610		\$34,654		\$36,037	
Projected Per Capita Income (2025)	\$38,326		\$36,972		\$38,964	
Estimated Per Capita Income 5 Year Growth	\$2,717	7.6%	\$2,318	6.7%	\$2,927	8.1%
Estimated Average Household Net Worth (2020)	\$757,940		\$675,366		\$781,439	
Daytime Demos (2020)						
Total Businesses	312		2,971		7,802	
Total Employees	2,552		32,405		74,470	
Company Headquarter Businesses	-	-	7	0.2%	16	0.2%
Company Headquarter Employees	-	-	2,620	8.1%	4,296	5.8%
Employee Population per Business	8.2		10.9		9.5	
Residential Population per Business	48.6		32.2		31.6	

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Race & Ethnicity						
White (2020)	12,513	82.5%	79,044	82.6%	199,111	80.8%
Black or African American (2020)	611	4.0%	3,539	3.7%	9,516	3.9%
American Indian or Alaska Native (2020)	144	0.9%	1,109	1.2%	2,960	1.2%
Asian (2020)	401	2.6%	2,655	2.8%	7,969	3.2%
Hawaiian or Pacific Islander (2020)	43	0.3%	178	0.2%	518	0.2%
Other Race (2020)	835	5.5%	5,788	6.0%	17,250	7.0%
Two or More Races (2020)	623	4.1%	3,390	3.5%	9,068	3.7%
Not Hispanic or Latino Population (2020)	12,631	83.3%	78,825	82.4%	197,803	80.3%
Hispanic or Latino Population (2020)	2,540	16.7%	16,878	17.6%	48,589	19.7%
Not Hispanic or Latino Population (2025)	13,509	82.1%	84,439	81.2%	212,093	79.2%
Hispanic or Latino Population (2025)	2,953	17.9%	19,585	18.8%	55,855	20.8%
Not Hispanic or Latino Population (2010)	12,554	88.8%	74,440	87.5%	185,662	85.1%
Hispanic or Latino Population (2010)	1,585	11.2%	10,674	12.5%	32,455	14.9%
Not Hispanic or Latino Population (2000)	13,818	92.6%	74,900	92.2%	179,254	90.4%
Hispanic or Latino Population (2000)	1,103	7.4%	6,307	7.8%	18,996	9.6%
Projected Hispanic Annual Growth (2020 to 2025)	412	3.2%	2,707	3.2%	7,266	3.0%
Historic Hispanic Annual Growth (2000 to 2020)	1,437	6.5%	10,572	8.4%	29,593	7.8%
Age Distribution (2020)						
Age Under 5	668	4.4%	4,308	4.5%	12,678	5.1%
Age 5 to 9 Years	709	4.7%	4,458	4.7%	13,534	5.5%
Age 10 to 14 Years	859	5.7%	5,042	5.3%	14,911	6.1%
Age 15 to 19 Years	875	5.8%	5,007	5.2%	14,393	5.8%
Age 20 to 24 Years	687	4.5%	4,178	4.4%	12,545	5.1%
Age 25 to 29 Years	754	5.0%	4,692	4.9%	14,083	5.7%
Age 30 to 34 Years	818	5.4%	4,660	4.9%	13,697	5.6%
Age 35 to 39 Years	806	5.3%	4,624	4.8%	13,540	5.5%
Age 40 to 44 Years	754	5.0%	4,593	4.8%	13,212	5.4%
Age 45 to 49 Years	855	5.6%	5,225	5.5%	14,620	5.9%
Age 50 to 54 Years	929	6.1%	5,523	5.8%	15,052	6.1%
Age 55 to 59 Years	1,115	7.3%	6,265	6.5%	16,298	6.6%
Age 60 to 64 Years	1,147	7.6%	6,692	7.0%	16,223	6.6%
Age 65 to 74 Years	2,192	14.5%	14,875	15.5%	32,087	13.0%
Age 75 to 84 Years	1,395	9.2%	10,551	11.0%	20,823	8.5%
Age 85 Years or Over	608	4.0%	5,010	5.2%	8,694	3.5%
Median Age	47.6		49.0		44.3	
Gender Age Distribution (2020)						
Female Population	8,011	52.8%	51,020	53.3%	128,330	52.1%
Age 0 to 19 Years	1,516	18.9%	9,297	18.2%	27,155	21.2%
Age 20 to 64 Years	4,147	51.8%	24,425	47.9%	66,924	52.1%
Age 65 Years or Over	2,348	29.3%	17,298	33.9%	34,252	26.7%
Female Median Age	49.4		50.8		45.8	
Male Population	7,160	47.2%	44,684	46.7%	118,062	47.9%
Age 0 to 19 Years	1,595	22.3%	9,518	21.3%	28,362	24.0%
Age 20 to 64 Years	3,719	51.9%	22,027	49.3%	62,347	52.8%
Age 65 Years or Over	1,847	25.8%	13,139	29.4%	27,353	23.2%
Male Median Age	45.4		46.8		42.6	

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RF5

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Household Income Distribution (2020)						
HH Income \$200,000 or More	407	6.2%	2,190	5.1%	6,508	6.4%
HH Income \$150,000 to \$199,999	428	6.6%	2,368	5.5%	6,714	6.6%
HH Income \$100,000 to \$149,999	805	12.4%	6,212	14.5%	16,075	15.9%
HH Income \$75,000 to \$99,999	900	13.8%	5,281	12.3%	13,013	12.8%
HH Income \$50,000 to \$74,999	1,330	20.4%	8,436	19.7%	19,907	19.6%
HH Income \$35,000 to \$49,999	941	14.4%	6,469	15.1%	13,959	13.8%
HH Income \$25,000 to \$34,999	523	8.0%	3,585	8.4%	8,087	8.0%
HH Income \$15,000 to \$24,999	724	11.1%	4,888	11.4%	9,866	9.7%
HH Income Under \$15,000	459	7.0%	3,422	8.0%	7,233	7.1%
HH Income \$35,000 or More	4,811	73.8%	30,955	72.2%	76,177	75.2%
HH Income \$75,000 or More	2,540	39.0%	16,051	37.5%	42,310	41.7%
Housing (2020)						
Total Housing Units	7,090		51,634		119,281	
Housing Units Occupied	6,517	91.9%	42,851	83.0%	101,364	85.0%
Housing Units Owner-Occupied	4,976	76.3%	30,898	72.1%	74,162	73.2%
Housing Units, Renter-Occupied	1,541	23.7%	11,953	27.9%	27,202	26.8%
Housing Units, Vacant	573	8.8%	8,783	20.5%	17,917	17.7%
Marital Status (2020)						
Never Married	3,411	26.4%	18,741	22.9%	52,631	25.6%
Currently Married	5,953	46.0%	39,533	48.3%	101,551	49.5%
Separated	363	2.8%	3,191	3.9%	7,940	3.9%
Widowed	1,171	9.1%	8,048	9.8%	15,298	7.5%
Divorced	2,037	15.7%	12,382	15.1%	27,849	13.6%
Household Type (2020)						
Population Family	12,245	80.7%	74,549	77.9%	201,444	81.8%
Population Non-Family	2,827	18.6%	19,837	20.7%	43,218	17.5%
Population Group Quarters	100	0.7%	1,317	1.4%	1,730	0.7%
Family Households	4,167	63.9%	25,807	60.2%	65,730	64.8%
Non-Family Households	2,350	36.1%	17,044	39.8%	35,634	35.2%
Married Couple with Children	957	16.1%	5,733	14.5%	17,419	17.2%
Average Family Household Size	2.9		2.9		3.1	
Household Size (2020)						
1 Person Households	1,960	30.1%	14,718	34.3%	29,502	29.1%
2 Person Households	2,553	39.2%	16,795	39.2%	38,315	37.8%
3 Person Households	861	13.2%	4,636	10.8%	12,922	12.7%
4 Person Households	636	9.8%	3,602	8.4%	10,583	10.4%
5 Person Households	299	4.6%	1,763	4.1%	5,643	5.6%
6 or More Person Households	210	3.2%	1,337	3.1%	4,400	4.3%
Household Vehicles (2020)						
Households with 0 Vehicles Available	304	4.7%	2,856	6.7%	5,063	5.0%
Households with 1 Vehicles Available	2,455	37.7%	17,774	41.5%	38,091	37.6%
Households with 2 or More Vehicles Available	3,758	57.7%	22,221	51.9%	58,210	57.4%
Total Vehicles Available	11,718		72,584		184,108	
Average Vehicles Per Household	1.8		1.7		1.8	

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RF5

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<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	12,757		80,918		202,475	
Estimated Civilian Employed	7,120	55.8%	40,680	50.3%	112,680	55.7%
Estimated Civilian Unemployed	256	2.0%	1,621	2.0%	4,166	2.1%
Estimated in Armed Forces	-	-	30	-	92	-
Estimated Not in Labor Force	5,380	42.2%	38,587	47.7%	85,538	42.2%
Unemployment Rate	2.0%		2.0%		2.1%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	7,120		40,680		112,680	
Management, Business, Financial Operations	1,038	14.6%	6,132	15.1%	17,902	15.9%
Professional, Related	1,712	24.0%	8,903	21.9%	25,467	22.6%
Service	1,175	16.5%	7,086	17.4%	19,389	17.2%
Sales, Office	1,747	24.5%	10,256	25.2%	28,452	25.3%
Farming, Fishing, Forestry	4	-	46	0.1%	251	0.2%
Construct, Extraction, Maintenance	653	9.2%	3,215	7.9%	8,720	7.7%
Production, Transport Material Moving	791	11.1%	5,044	12.4%	12,498	11.1%
White Collar Workers	4,498	63.2%	25,290	62.2%	71,822	63.7%
Blue Collar Workers	2,623	36.8%	15,390	37.8%	40,858	36.3%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$401.66 M		\$2.5 B		\$6.44 B	
Total Non-Retail Expenditure	\$211.98 M	52.8%	\$1.32 B	52.8%	\$3.4 B	52.7%
Total Retail Expenditure	\$189.68 M	47.2%	\$1.18 B	47.2%	\$3.04 B	47.3%
Apparel	\$13.98 M	3.5%	\$86.76 M	3.5%	\$225.51 M	3.5%
Contributions	\$13.24 M	3.3%	\$82.1 M	3.3%	\$212.28 M	3.3%
Education	\$11.6 M	2.9%	\$71.08 M	2.8%	\$189 M	2.9%
Entertainment	\$22.67 M	5.6%	\$140.76 M	5.6%	\$364.91 M	5.7%
Food and Beverages	\$59.1 M	14.7%	\$368.8 M	14.7%	\$948.25 M	14.7%
Furnishings and Equipment	\$14.1 M	3.5%	\$87.63 M	3.5%	\$226.84 M	3.5%
Gifts	\$9.78 M	2.4%	\$60.53 M	2.4%	\$157.41 M	2.4%
Health Care	\$34.74 M	8.6%	\$217.65 M	8.7%	\$552.75 M	8.6%
Household Operations	\$15.85 M	3.9%	\$98.61 M	3.9%	\$254.12 M	3.9%
Miscellaneous Expenses	\$7.64 M	1.9%	\$47.64 M	1.9%	\$122.37 M	1.9%
Personal Care	\$5.39 M	1.3%	\$33.63 M	1.3%	\$86.52 M	1.3%
Personal Insurance	\$2.83 M	0.7%	\$17.5 M	0.7%	\$45.65 M	0.7%
Reading	\$889.83 K	0.2%	\$5.56 M	0.2%	\$14.21 M	0.2%
Shelter	\$84.18 M	21.0%	\$524.82 M	21.0%	\$1.35 B	21.0%
Tobacco	\$2.47 M	0.6%	\$15.57 M	0.6%	\$38.95 M	0.6%
Transportation	\$73.13 M	18.2%	\$455.37 M	18.2%	\$1.18 B	18.2%
Utilities	\$30.06 M	7.5%	\$188.25 M	7.5%	\$478.39 M	7.4%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	11,374		72,710		178,330	
Elementary (Grade Level 0 to 8)	224	2.0%	1,808	2.5%	4,903	2.7%
Some High School (Grade Level 9 to 11)	581	5.1%	3,743	5.1%	8,620	4.8%
High School Graduate	3,065	26.9%	20,083	27.6%	46,187	25.9%
Some College	3,367	29.6%	21,045	28.9%	49,372	27.7%
Associate Degree Only	1,106	9.7%	6,291	8.7%	16,197	9.1%
Bachelor Degree Only	2,034	17.9%	12,856	17.7%	35,043	19.7%
Graduate Degree	998	8.8%	6,884	9.5%	18,009	10.1%

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1 mi radius

3 mi radius

5 mi radius

### Units In Structure (2020)

1 Detached Unit	4,721	78.5%	26,467	70.0%	64,930	72.8%
1 Attached Unit	609	10.1%	2,873	7.6%	5,458	6.1%
2 to 4 Units	324	5.4%	1,614	4.3%	3,096	3.5%
5 to 9 Units	171	2.8%	1,640	4.3%	3,914	4.4%
10 to 19 Units	103	1.7%	1,248	3.3%	3,356	3.8%
20 to 49 Units	66	1.1%	729	1.9%	1,417	1.6%
50 or More Units	185	3.1%	2,032	5.4%	3,776	4.2%
Mobile Home or Trailer	334	5.6%	6,031	16.0%	14,909	16.7%
Other Structure	3	-	215	0.6%	509	0.6%

### Homes Built By Year (2020)

Homes Built 2010 or later	244	4.1%	2,075	5.5%	5,598	6.3%
Homes Built 2000 to 2009	559	9.3%	5,416	14.3%	15,460	17.3%
Homes Built 1990 to 1999	1,429	23.8%	11,294	29.9%	28,213	31.6%
Homes Built 1980 to 1989	2,450	40.7%	12,430	32.9%	26,433	29.6%
Homes Built 1970 to 1979	1,067	17.7%	7,433	19.7%	17,207	19.3%
Homes Built 1960 to 1969	616	10.2%	3,020	8.0%	5,789	6.5%
Homes Built 1950 to 1959	114	1.9%	872	2.3%	1,846	2.1%
Homes Built Before 1949	37	0.6%	311	0.8%	818	0.9%

### Home Values (2020)

Home Values \$1,000,000 or More	30	0.6%	191	0.6%	581	0.8%
Home Values \$500,000 to \$999,999	376	7.6%	2,195	7.1%	6,884	9.3%
Home Values \$400,000 to \$499,999	284	5.7%	2,090	6.8%	5,996	8.1%
Home Values \$300,000 to \$399,999	659	13.2%	4,453	14.4%	12,256	16.5%
Home Values \$200,000 to \$299,999	1,901	38.2%	10,357	33.5%	22,522	30.4%
Home Values \$150,000 to \$199,999	923	18.5%	4,689	15.2%	9,569	12.9%
Home Values \$100,000 to \$149,999	345	6.9%	2,350	7.6%	4,666	6.3%
Home Values \$70,000 to \$99,999	122	2.5%	962	3.1%	2,030	2.7%
Home Values \$50,000 to \$69,999	75	1.5%	534	1.7%	1,162	1.6%
Home Values \$25,000 to \$49,999	110	2.2%	837	2.7%	2,198	3.0%
Home Values Under \$25,000	116	2.3%	2,059	6.7%	5,843	7.9%
Owner-Occupied Median Home Value	\$238,487		\$226,473		\$242,131	
Renter-Occupied Median Rent	\$991		\$989		\$1,006	

### Transportation To Work (2020)

Drive to Work Alone	5,906	79.3%	35,860	77.0%	92,669	76.7%
Drive to Work in Carpool	638	8.6%	4,618	9.9%	12,011	9.9%
Travel to Work by Public Transportation	78	1.0%	654	1.4%	1,740	1.4%
Drive to Work on Motorcycle	49	0.7%	291	0.6%	620	0.5%
Walk or Bicycle to Work	85	1.1%	769	1.6%	1,953	1.6%
Other Means	99	1.3%	627	1.3%	1,608	1.3%
Work at Home	595	8.0%	3,770	8.1%	10,256	8.5%

### Travel Time (2020)

Travel to Work in 14 Minutes or Less	1,380	18.5%	8,738	18.8%	23,808	19.7%
Travel to Work in 15 to 29 Minutes	2,302	30.9%	13,809	29.6%	39,196	32.4%
Travel to Work in 30 to 59 Minutes	2,420	32.5%	12,818	27.5%	34,282	28.4%
Travel to Work in 60 Minutes or More	423	5.7%	2,107	4.5%	5,987	5.0%
Average Minutes Travel to Work	25.9		23.6		23.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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