



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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# The Shops at Spectrum Village

Northeast Corner of Pecos Road and Lindsay Road

Gilbert, Arizona



◆ OVER ±36,000 CARS PER DAY AT INTERSECTION

## Property Highlights

- Negotiable Lease Rate
- C-2 Zoning Town of Gilbert
- Caddy corner to Rivulon mixed-use development
- Ample Parking
- Great demographics with high incomes
- New Loop 202 interchange at Lindsay Road currently under construction
- Lindsay Road traffic projected to double with new Loop 202 Interchange (±39,800 CPD - City of Gilbert)
- ±4,436 SF (Former Gym)

## Traffic Counts

Pecos Road	16,694 CPD
Lindsay Road	19,938 CPD

<b>Total</b>	<b>36,632 CPD</b>
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Demographics	1 mi	3 mi	5 mi
Estimated Population	9,178	87,583	290,752
Avg Household Income	\$141,833	\$118,066	\$116,475
Estimated Households	2,911	29,163	97,032

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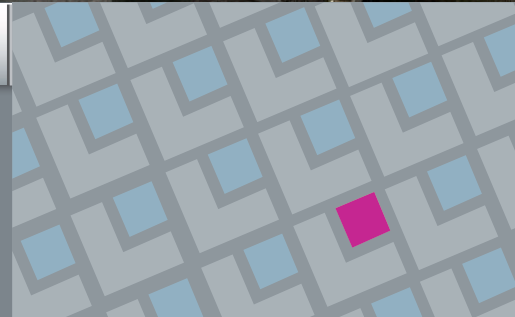
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**RIVULON**  
Future Mixed Use

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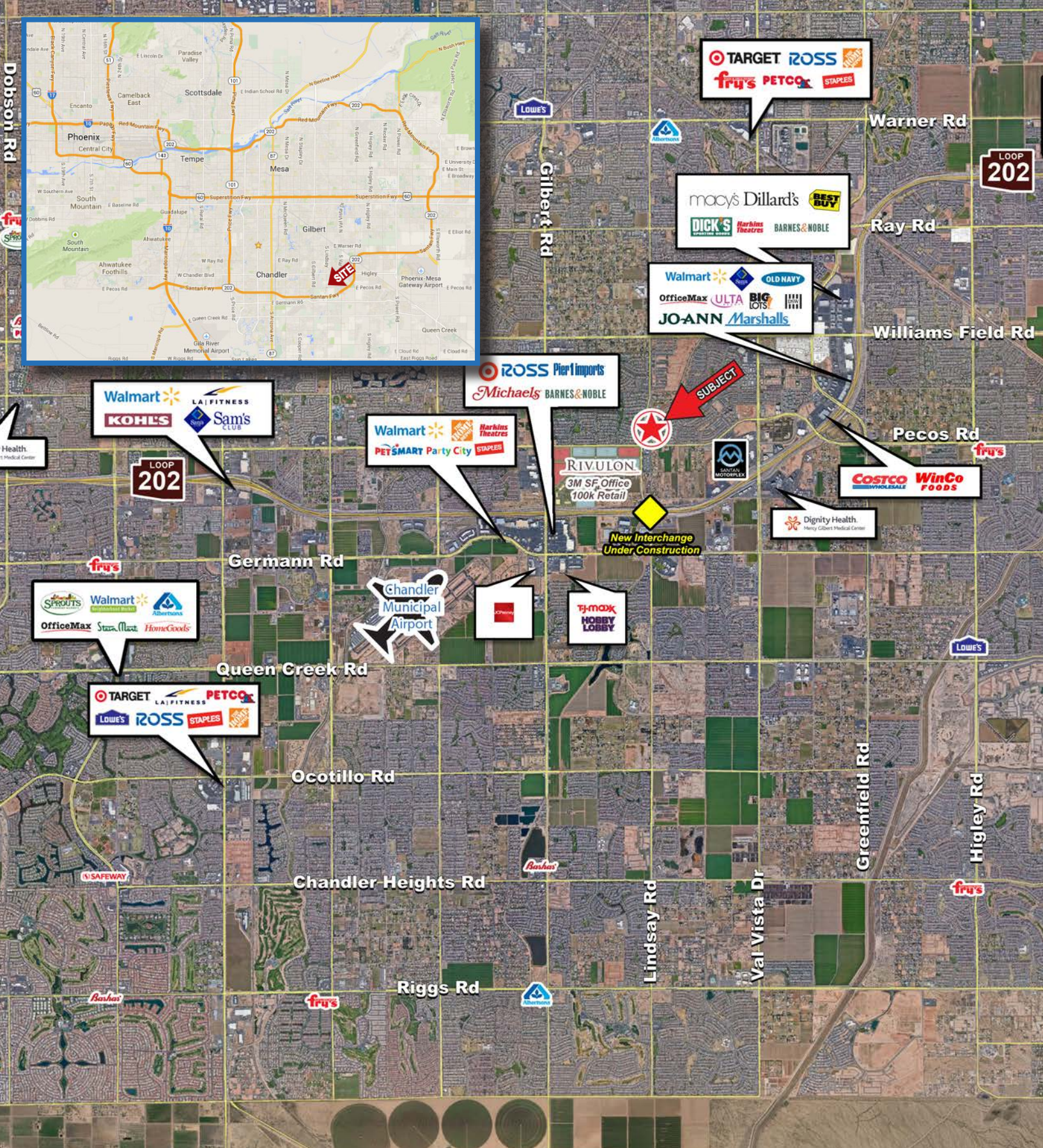
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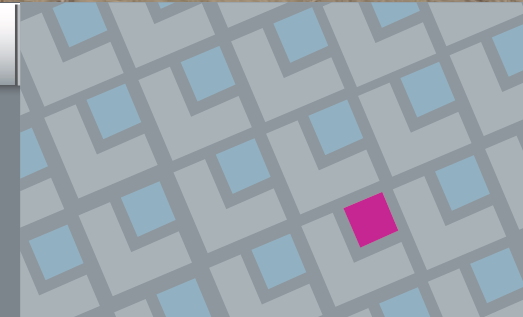




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## EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.292/-111.7743

RF5

### E Pecos Rd & S Lindsay Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2019)	9,178	87,583	290,752
Projected Population (2024)	10,011	95,288	316,447
Census Population (2010)	7,591	71,321	242,779
Census Population (2000)	341	37,433	134,469
Projected Annual Growth (2019 to 2024)	833 1.8%	7,705 1.8%	25,696 1.8%
Historical Annual Growth (2010 to 2019)	1,587 1.9%	16,262 2.1%	47,972 1.8%
Historical Annual Growth (2000 to 2010)	7,250 212.3%	33,888 9.1%	108,310 8.1%
Estimated Population Density (2019)	2,923 psm	3,098 psm	3,703 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2019)	2,911	29,163	97,032
Projected Households (2024)	3,048	30,531	101,626
Census Households (2010)	2,318	23,770	80,311
Census Households (2000)	96	12,224	43,204
Estimated Households with Children (2019)	1,411 48.5%	12,428 42.6%	41,458 42.7%
Estimated Average Household Size (2019)	3.15	3.00	2.99
<b>Average Household Income</b>			
Estimated Average Household Income (2019)	\$141,833	\$118,068	\$116,475
Projected Average Household Income (2024)	\$164,023	\$133,152	\$133,004
Estimated Average Family Income (2019)	\$154,621	\$130,096	\$128,839
<b>Median Household Income</b>			
Estimated Median Household Income (2019)	\$109,350	\$101,933	\$95,976
Projected Median Household Income (2024)	\$123,751	\$116,685	\$110,185
Estimated Median Family Income (2019)	\$121,378	\$112,394	\$107,078
<b>Per Capita Income</b>			
Estimated Per Capita Income (2019)	\$45,000	\$39,332	\$38,891
Projected Per Capita Income (2024)	\$49,951	\$42,679	\$42,732
Estimated Per Capita Income 5 Year Growth	\$4,951 11.0%	\$3,347 8.5%	\$3,841 9.9%
Estimated Average Household Net Worth (2019)	\$1,363,919	\$1,265,092	\$1,182,479
<b>Daytime Demos (2019)</b>			
Total Businesses	385	2,993	7,549
Total Employees	3,535	29,316	71,971
Company Headquarter Businesses	-	6 0.2%	14 0.2%
Company Headquarter Employees	124 3.5%	322 1.1%	860 1.2%
Employee Population per Business	9.2	9.8	9.5
Residential Population per Business	23.8	29.3	38.5

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## E Pecos Rd & S Lindsay Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	6,779	73.9%	65,236	74.5%	212,151	73.0%
Black or African American (2019)	498	5.4%	4,617	5.3%	15,927	5.5%
American Indian or Alaska Native (2019)	82	0.9%	864	1.0%	3,322	1.1%
Asian (2019)	926	10.1%	7,363	8.4%	21,375	7.4%
Hawaiian or Pacific Islander (2019)	37	0.4%	202	0.2%	652	0.2%
Other Race (2019)	357	3.9%	5,122	5.8%	23,635	8.1%
Two or More Races (2019)	499	5.4%	4,180	4.8%	13,690	4.7%
Not Hispanic or Latino Population (2019)	7,444	81.1%	68,651	78.4%	219,109	75.4%
Hispanic or Latino Population (2019)	1,734	18.9%	18,933	21.6%	71,643	24.6%
Not Hispanic or Latino Population (2024)	8,045	80.4%	73,928	77.6%	236,047	74.6%
Hispanic or Latino Population (2024)	1,965	19.6%	21,360	22.4%	80,401	25.4%
Not Hispanic or Latino Population (2010)	6,685	88.1%	60,415	84.7%	191,657	78.9%
Hispanic or Latino Population (2010)	906	11.9%	10,905	15.3%	51,123	21.1%
Not Hispanic or Latino Population (2000)	288	84.4%	31,801	85.0%	103,383	76.9%
Hispanic or Latino Population (2000)	53	15.6%	5,632	15.0%	31,086	23.1%
Projected Hispanic Annual Growth (2019 to 2024)	232	2.7%	2,428	2.6%	8,758	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	1,680	166.4%	13,301	12.4%	40,557	6.9%
Age Distribution (2019)						
Age Under 5	683	7.4%	6,041	6.9%	20,773	7.1%
Age 5 to 9 Years	848	9.2%	6,658	7.6%	22,109	7.6%
Age 10 to 14 Years	832	9.1%	6,850	7.8%	22,574	7.8%
Age 15 to 19 Years	601	6.5%	5,766	6.6%	19,594	6.7%
Age 20 to 24 Years	465	5.1%	4,796	5.5%	16,605	5.7%
Age 25 to 29 Years	674	7.3%	6,233	7.1%	21,625	7.4%
Age 30 to 34 Years	724	7.9%	6,850	7.8%	22,852	7.9%
Age 35 to 39 Years	846	9.2%	7,260	8.3%	23,415	8.1%
Age 40 to 44 Years	713	7.8%	6,444	7.4%	20,773	7.1%
Age 45 to 49 Years	581	6.3%	6,019	6.9%	19,459	6.7%
Age 50 to 54 Years	493	5.4%	5,247	6.0%	16,996	5.8%
Age 55 to 59 Years	450	4.9%	5,008	5.7%	16,144	5.6%
Age 60 to 64 Years	386	4.2%	4,290	4.9%	14,118	4.9%
Age 65 to 74 Years	545	5.9%	6,251	7.1%	20,490	7.0%
Age 75 to 84 Years	258	2.8%	2,901	3.3%	9,775	3.4%
Age 85 Years or Over	80	0.9%	970	1.1%	3,452	1.2%
Median Age	32.9		34.9		34.3	
Gender Age Distribution (2019)						
Female Population	4,638	50.5%	44,211	50.5%	147,450	50.7%
Age 0 to 19 Years	1,453	31.3%	12,215	27.6%	41,212	27.9%
Age 20 to 64 Years	2,725	58.8%	26,589	60.1%	87,936	59.6%
Age 65 Years or Over	460	9.9%	5,408	12.2%	18,302	12.4%
Female Median Age	33.1		35.6		35.0	
Male Population	4,540	49.5%	43,372	49.5%	143,302	49.3%
Age 0 to 19 Years	1,510	33.3%	13,099	30.2%	43,837	30.6%
Age 20 to 64 Years	2,606	57.4%	25,558	58.9%	84,050	58.7%
Age 65 Years or Over	424	9.3%	4,714	10.9%	15,415	10.8%
Male Median Age	32.7		34.2		33.5	

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	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	379	13.0%	3,353	11.5%	10,159	10.5%
HH Income \$150,000 to \$199,999	398	13.7%	3,677	12.6%	11,735	12.1%
HH Income \$100,000 to \$149,999	714	24.5%	7,048	24.2%	21,147	21.8%
HH Income \$75,000 to \$99,999	455	15.6%	5,215	17.9%	16,393	16.9%
HH Income \$50,000 to \$74,999	418	14.3%	4,517	15.5%	16,337	16.8%
HH Income \$35,000 to \$49,999	187	6.4%	2,268	7.8%	8,753	9.0%
HH Income \$25,000 to \$34,999	149	5.1%	1,278	4.4%	4,700	4.8%
HH Income \$15,000 to \$24,999	138	4.7%	1,030	3.5%	4,213	4.3%
HH Income Under \$15,000	73	2.5%	777	2.7%	3,595	3.7%
HH Income \$35,000 or More	2,551	87.6%	26,078	89.4%	84,523	87.1%
HH Income \$75,000 or More	1,947	66.9%	19,293	66.2%	59,434	61.3%
Housing (2019)						
Total Housing Units	2,989		29,902		99,779	
Housing Units Occupied	2,911	97.4%	29,163	97.5%	97,032	97.2%
Housing Units Owner-Occupied	1,967	67.6%	21,884	75.0%	71,404	73.6%
Housing Units, Renter-Occupied	944	32.4%	7,280	25.0%	25,628	26.4%
Housing Units, Vacant	78	2.7%	739	2.5%	2,747	2.8%
Marital Status (2019)						
Never Married	1,805	26.5%	19,601	28.8%	68,932	30.6%
Currently Married	3,933	57.7%	36,507	53.7%	116,623	51.8%
Separated	219	3.2%	2,425	3.6%	8,839	3.9%
Widowed	238	3.5%	2,337	3.4%	7,511	3.3%
Divorced	620	9.1%	7,164	10.5%	23,391	10.4%
Household Type (2019)						
Population Family	8,296	90.4%	78,004	89.1%	257,855	88.7%
Population Non-Family	875	9.5%	9,465	10.8%	32,493	11.2%
Population Group Quarters	7	-	113	0.1%	403	0.1%
Family Households	2,296	78.9%	22,364	76.7%	73,389	75.6%
Non-Family Households	615	21.1%	6,799	23.3%	23,643	24.4%
Married Couple with Children	1,102	28.0%	9,257	25.4%	30,075	25.8%
Average Family Household Size	3.6		3.5		3.5	
Household Size (2019)						
1 Person Households	433	14.9%	4,885	16.8%	17,242	17.8%
2 Person Households	744	25.5%	8,405	28.8%	28,217	29.1%
3 Person Households	558	19.2%	5,556	19.1%	17,662	18.2%
4 Person Households	633	21.8%	5,729	19.6%	18,223	18.8%
5 Person Households	326	11.2%	2,709	9.3%	9,081	9.4%
6 or More Person Households	217	7.4%	1,879	6.4%	6,607	6.8%
Household Vehicles (2019)						
Households with 0 Vehicles Available	95	3.3%	546	1.9%	2,643	2.7%
Households with 1 Vehicles Available	638	21.9%	6,667	22.9%	24,399	25.1%
Households with 2 or More Vehicles Available	2,178	74.8%	21,950	75.3%	69,990	72.1%
Total Vehicles Available	6,109		61,576		198,601	
Average Vehicles Per Household	2.1		2.1		2.0	

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## E Pecos Rd & S Lindsay Rd

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	6,670		66,855		221,205	
Estimated Civilian Employed	4,734	71.0%	47,723	71.4%	155,503	70.3%
Estimated Civilian Unemployed	36	0.5%	1,162	1.7%	4,902	2.2%
Estimated in Armed Forces	-	-	37	-	147	-
Estimated Not in Labor Force	1,900	28.5%	17,933	26.8%	60,654	27.4%
Unemployment Rate	0.5%		1.7%		2.2%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	4,734		47,723		155,503	
Management, Business, Financial Operations	1,087	23.0%	10,071	21.1%	31,370	20.2%
Professional, Related	1,417	29.9%	12,910	27.1%	39,821	25.6%
Service	505	10.7%	6,528	13.7%	23,012	14.8%
Sales, Office	1,271	26.8%	12,710	26.6%	41,651	26.8%
Farming, Fishing, Forestry	-	-	7	-	245	0.2%
Construct, Extraction, Maintenance	263	5.6%	2,496	5.2%	8,603	5.5%
Production, Transport Material Moving	190	4.0%	3,001	6.3%	10,801	6.9%
White Collar Workers	3,776	79.7%	35,691	74.8%	112,842	72.6%
Blue Collar Workers	959	20.3%	12,032	25.2%	42,661	27.4%
Consumer Expenditure (2019)						
Total Household Expenditure	\$264.71 M		\$2.31 B		\$7.6 B	
Total Non-Retail Expenditure	\$139.67 M	52.8%	\$1.22 B	52.7%	\$4 B	52.7%
Total Retail Expenditure	\$125.05 M	47.2%	\$1.09 B	47.3%	\$3.6 B	47.3%
Apparel	\$9.59 M	3.6%	\$83.06 M	3.6%	\$273 M	3.6%
Contributions	\$8.89 M	3.4%	\$77.15 M	3.3%	\$252.7 M	3.3%
Education	\$8.7 M	3.3%	\$74.07 M	3.2%	\$241.52 M	3.2%
Entertainment	\$15.35 M	5.8%	\$133.63 M	5.8%	\$438.61 M	5.8%
Food and Beverages	\$38.72 M	14.6%	\$337.82 M	14.6%	\$1.11 B	14.7%
Furnishings and Equipment	\$9.49 M	3.6%	\$82.82 M	3.6%	\$271.91 M	3.6%
Gifts	\$6.73 M	2.5%	\$58.22 M	2.5%	\$190.25 M	2.5%
Health Care	\$21.55 M	8.1%	\$189.9 M	8.2%	\$627.57 M	8.3%
Household Operations	\$10.51 M	4.0%	\$91.43 M	4.0%	\$300.66 M	4.0%
Miscellaneous Expenses	\$5 M	1.9%	\$43.66 M	1.9%	\$143.73 M	1.9%
Personal Care	\$3.56 M	1.3%	\$31.03 M	1.3%	\$102.12 M	1.3%
Personal Insurance	\$1.96 M	0.7%	\$17.1 M	0.7%	\$55.83 M	0.7%
Reading	\$572.05 K	0.2%	\$5 M	0.2%	\$16.47 M	0.2%
Shelter	\$55.59 M	21.0%	\$482.61 M	20.9%	\$1.59 B	20.9%
Tobacco	\$1.41 M	0.5%	\$12.47 M	0.5%	\$41.86 M	0.6%
Transportation	\$48.5 M	18.3%	\$424.15 M	18.4%	\$1.4 B	18.4%
Utilities	\$18.62 M	7.0%	\$163.53 M	7.1%	\$542.39 M	7.1%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	5,750		57,473		189,098	
Elementary (Grade Level 0 to 8)	93	1.6%	1,096	1.9%	5,712	3.0%
Some High School (Grade Level 9 to 11)	54	0.9%	1,965	3.4%	6,738	3.6%
High School Graduate	680	11.8%	9,499	16.5%	31,811	16.8%
Some College	1,252	21.8%	13,084	22.8%	44,462	23.5%
Associate Degree Only	622	10.8%	6,026	10.5%	19,059	10.1%
Bachelor Degree Only	1,986	34.5%	16,692	29.0%	52,354	27.7%
Graduate Degree	1,063	18.5%	9,111	15.9%	28,961	15.3%

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Units In Structure (2019)						
1 Detached Unit	2,346	101.2%	25,444	107.0%	80,510	100.2%
1 Attached Unit	56	2.4%	834	3.5%	3,288	4.1%
2 to 4 Units	17	0.7%	280	1.2%	2,023	2.5%
5 to 9 Units	40	1.7%	444	1.9%	2,848	3.5%
10 to 19 Units	218	9.4%	494	2.1%	2,503	3.1%
20 to 49 Units	97	4.2%	426	1.8%	1,278	1.6%
50 or More Units	124	5.4%	836	3.5%	2,584	3.2%
Mobile Home or Trailer	11	0.5%	355	1.5%	1,900	2.4%
Other Structure	2	-	50	0.2%	99	0.1%
Homes Built By Year (2019)						
Homes Built 2010 or later	689	29.7%	3,739	15.7%	11,793	14.7%
Homes Built 2000 to 2009	1,618	69.8%	11,794	49.6%	37,581	46.8%
Homes Built 1990 to 1999	257	11.1%	8,539	35.9%	24,824	30.9%
Homes Built 1980 to 1989	87	3.7%	2,490	10.5%	10,705	13.3%
Homes Built 1970 to 1979	168	7.2%	1,635	6.9%	6,695	8.3%
Homes Built 1960 to 1969	62	2.7%	530	2.2%	2,662	3.3%
Homes Built 1950 to 1959	21	0.9%	276	1.2%	1,826	2.3%
Homes Built Before 1949	9	0.4%	160	0.7%	945	1.2%
Home Values (2019)						
Home Values \$1,000,000 or More	4	0.2%	74	0.4%	298	0.5%
Home Values \$500,000 to \$999,999	271	16.5%	1,865	10.1%	7,160	12.1%
Home Values \$400,000 to \$499,999	502	30.5%	2,706	14.6%	8,435	14.2%
Home Values \$300,000 to \$399,999	569	34.5%	6,723	36.3%	18,146	30.6%
Home Values \$200,000 to \$299,999	451	27.4%	7,155	38.6%	24,477	41.3%
Home Values \$150,000 to \$199,999	85	5.1%	1,972	10.6%	7,700	13.0%
Home Values \$100,000 to \$149,999	29	1.8%	641	3.5%	2,520	4.3%
Home Values \$70,000 to \$99,999	13	0.8%	124	0.7%	599	1.0%
Home Values \$50,000 to \$69,999	1	-	46	0.3%	185	0.3%
Home Values \$25,000 to \$49,999	7	0.4%	91	0.5%	321	0.5%
Home Values Under \$25,000	34	2.1%	414	2.2%	1,378	2.3%
Owner-Occupied Median Home Value	\$361,539		\$301,703		\$299,392	
Renter-Occupied Median Rent	\$1,215		\$1,214		\$1,099	
Transportation To Work (2019)						
Drive to Work Alone	3,421	76.2%	33,096	77.2%	110,101	77.4%
Drive to Work in Carpool	505	11.2%	4,518	10.5%	15,040	10.6%
Travel to Work by Public Transportation	57	1.3%	688	1.6%	2,243	1.6%
Drive to Work on Motorcycle	7	0.2%	139	0.3%	580	0.4%
Walk or Bicycle to Work	126	2.8%	789	1.8%	2,774	1.9%
Other Means	16	0.4%	331	0.8%	1,316	0.9%
Work at Home	360	8.0%	3,337	7.8%	10,230	7.2%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	921	20.5%	8,417	19.6%	26,584	18.7%
Travel to Work in 15 to 29 Minutes	1,692	37.7%	17,130	39.9%	57,680	40.5%
Travel to Work in 30 to 59 Minutes	1,357	30.2%	14,944	34.8%	49,399	34.7%
Travel to Work in 60 Minutes or More	395	8.8%	3,419	8.0%	10,269	7.2%
Average Minutes Travel to Work	24.1		25.1		25.0	

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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