

# COOPER & RAY - PAD FOR SALE

Ray Road and Cooper Road - Southeast Corner  
Gilbert, Arizona

◆ Motivated Seller!



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

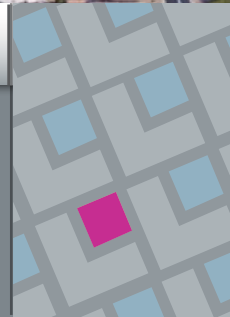
CONTACT

DEMOGRAPHICS

Brian Gast

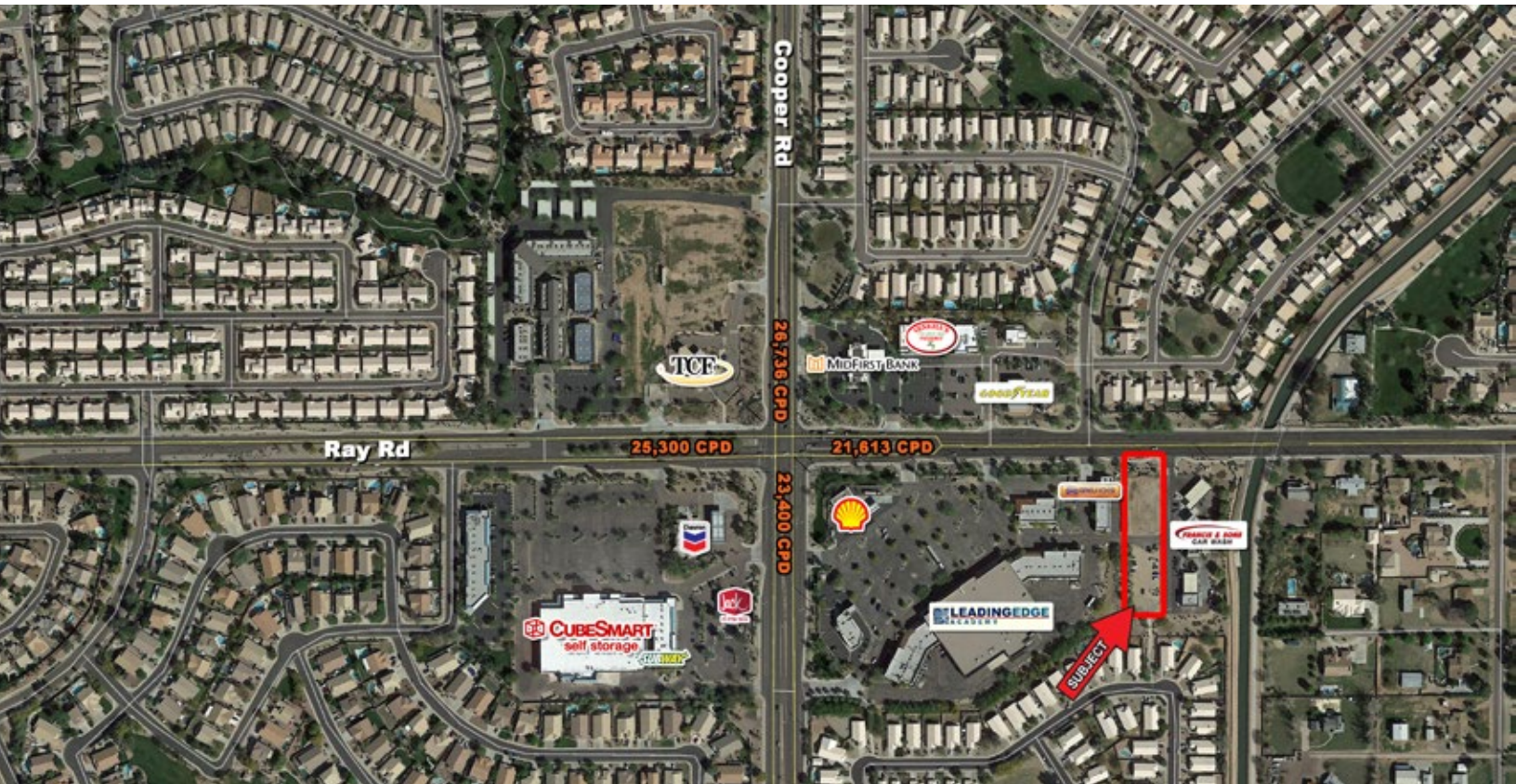
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Gilbert, Arizona



◆ Approximately 1.25 AC (54,307 SF) Zoned SC

## Property Highlights

- Average annual household incomes over \$100,000 within 1 mile
- Over 45,000 vehicles per day at the intersection
- Pad is adjacent to Francis & Sons Full Service Car Wash
- Less than 3 miles north of Loop 202

## Traffic Counts

Ray Rd 21,613 VPD  
Cooper Rd 23,400 VPD

**Total 45,013 VPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	20,161	154,684	366,664
Avg Household Income	\$101,203	\$82,621	\$82,846
Estimated Households	6,700	51,690	123,816
Daytime Population	10,554	110,353	261,650

Source: Pitney Bowes

## Nearby Tenants



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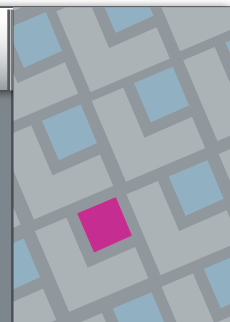
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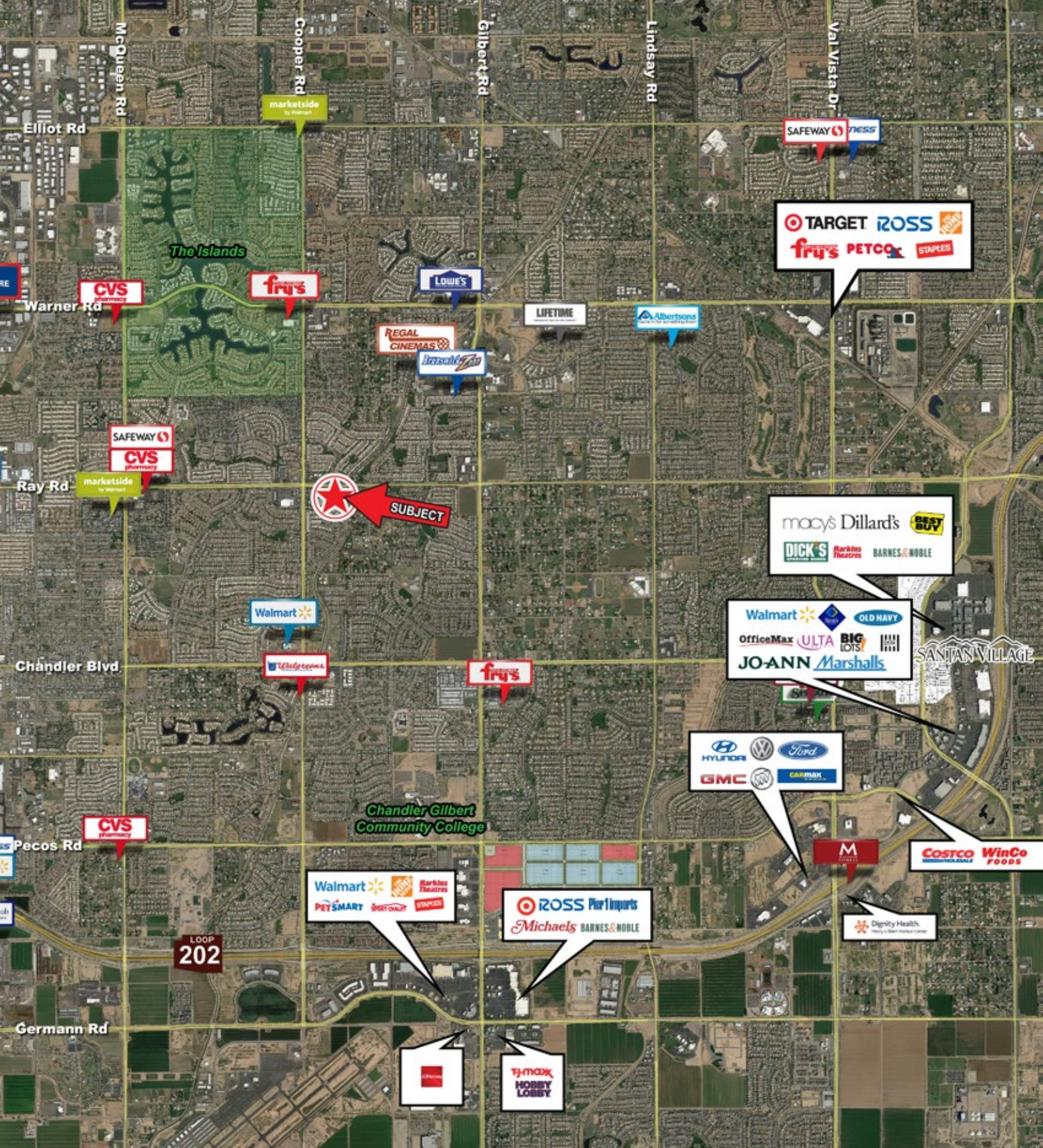
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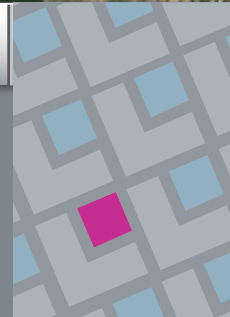
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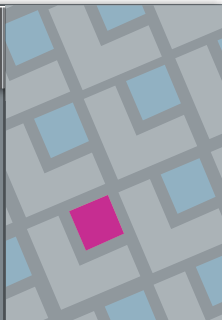
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# Demographic Full Report



Velocity Retail Group, LLC

Ray Rd & Cooper Rd  
E Ray Rd & N Cooper Rd Chandler, AZ 85225

15 March 2017

Coordinates Longitude: -111.806970  
Latitude: 33.320920

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
2010 Total Pop.	18,433	143,906	335,510
-Percent Growth 2000-2010	14.70%	29.01%	35.32%
2015 Total Pop. (Est.)	20,161	154,684	366,664
-Percent Growth 2010-2015	9.37%	7.49%	9.29%
2000 Total Pop.	16,262	111,688	248,102
-Percent Growth 1990-2000	663.42%	134.36%	88.37%
1990 Total Pop.	2,105	47,598	131,627
<b>HOUSEHOLDS</b>			
1990 Total HHs	625	15,906	44,005
2000 Total HHs	5,250	36,589	83,090
-Percent HH Growth 1990-2000	740.00%	130.03%	88.82%
2010 Total HHs	6,004	47,103	111,309
-Percent HH Growth 2000-2010	14.36%	28.74%	33.96%
2015 Total HHs	6,700	51,690	123,816
-Percent HH Growth 2010-2015	11.59%	9.74%	11.24%
<b>RACE IDENTIFICATION</b>			
2010 White Pop.	14,441	102,549	250,188
-Percentage	78.35%	71.26%	74.57%
2010 Black Pop.	697	6,086	12,898
-Percentage	3.78%	4.23%	3.84%
2010 American Indian/Alaska Native	224	2,133	4,706
-Percentage	1.22%	1.48%	1.40%
2010 Asian/Hawaiian/Pacific Islander	1,281	6,789	16,553
-Percentage	6.95%	4.72%	4.93%
2010 Other Population (Incl 2+ Races)	1,789	26,348	51,166
-Percentage	9.71%	18.31%	15.25%
<b>HISPANIC DATA (Not an Race Designation)</b>			
2010 Hispanic Population	3,205	43,475	85,732
-Percentage	17.39%	30.21%	25.55%
2010 Non-Hispanic Population	15,228	100,431	249,778
-Percentage	82.61%	69.79%	74.45%
2010 White Hispanic Population	1,537	17,843	37,203
-Percentage	8.34%	12.40%	11.09%
2010 White Non-Hispanic Population	12,904	84,706	212,985
-Percentage	70.00%	58.86%	63.48%

Data Source: Pitney Bowes Business Insight  
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2010 All Other Races Hispanic Population	1,668	25,632	48,529
-Percentage	9.05%	17.81%	14.46%
2010 All Other Races Non-Hispanic Population	2,324	15,726	36,793
-Percentage	12.61%	10.93%	10.97%
2010 Median Household Income	\$90,260	\$75,483	\$74,952
2010 Average Household Income	\$101,203	\$82,621	\$82,846
2010 Per Capita Income	\$32,964	\$27,043	\$27,485
2010 Average Household Size	3.1	3.1	3.0
<b>HOUSEHOLD INCOME BRACKETS</b>			
2010 Household Income < \$10,000	19	923	1,919
-Percentage	0.32%	1.96%	1.72%
2010 Household Income \$10,000-\$14,999	10	775	1,498
-Percentage	0.17%	1.65%	1.35%
2010 Household Income \$15,000-\$19,999	11	783	1,803
-Percentage	0.18%	1.66%	1.62%
2010 Household Income \$20,000-\$24,999	35	1,273	2,543
-Percentage	0.58%	2.70%	2.28%
2010 Household Income \$25,000-\$29,999	16	1,087	2,744
-Percentage	0.27%	2.31%	2.47%
2010 Household Income \$30,000-\$34,999	20	1,470	3,182
-Percentage	0.33%	3.12%	2.86%
2010 Household Income \$35,000-\$39,999	42	1,509	3,072
-Percentage	0.70%	3.20%	2.76%
2010 Household Income \$40,000-\$44,999	46	1,867	4,120
-Percentage	0.77%	3.96%	3.70%
2010 Household Income \$45,000-\$49,999	63	1,835	4,281
-Percentage	1.05%	3.90%	3.85%
2010 Household Income \$50,000-\$59,999	195	4,130	10,404
-Percentage	3.25%	8.77%	9.35%
2010 Household Income \$60,000-\$74,999	759	7,614	20,151
-Percentage	12.64%	16.16%	18.10%
2010 Household Income \$75,000-\$99,999	2,925	14,723	35,408
-Percentage	48.73%	31.26%	31.81%
2010 Household Income \$100,000-\$124,999	1,402	6,158	13,595
-Percentage	23.35%	13.07%	12.21%
2010 Household Income \$125,000-\$149,999	351	1,668	3,411
-Percentage	5.85%	3.54%	3.06%
2010 Household Income \$150,000-\$199,999	90	961	2,111

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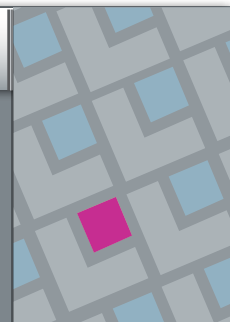
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-Percentage	1.50%	2.04%	1.90%
2010 Household Income \$200,000-\$249,999	5	120	395
-Percentage	0.08%	0.25%	0.35%
2010 Household Income \$250,000-\$499,999	11	195	644
-Percentage	0.18%	0.41%	0.58%
2010 Median Home Value	\$141,090	\$136,416	\$136,959
% 2010 Total Owner Occupied Housing Units	94.40%	76.78%	74.82%
% 2010 Total Renter Occupied Housing Units	5.60%	23.22%	25.18%
<b>EDUCATION</b>			
2010 Total Educational Attainment Age 25+	10,958	81,395	191,063
% 2010 High School Graduate (Incl Equivalency)	18.57%	20.28%	20.64%
% 2010 Bachelor's Degree	28.15%	21.57%	21.59%
% 2010 Master's Degree	11.17%	8.60%	8.89%
% 2010 Professional School Degree	0.71%	1.11%	1.25%
% 2010 Doctorate Degree	0.95%	0.78%	0.95%
(Education levels do not add to 100% since partial grade completions are not included.)			
<b>EMPLOYMENT</b>			
% 2010 White Collar Occupations	73.39%	66.03%	67.33%
% 2010 Blue Collar Occupations	26.61%	33.97%	32.67%
<b>SELECTED EMPLOYMENT CATEGORIES</b>			
% 2010 Management/Professional/Related	45.94%	38.84%	39.75%
% 2010 Service Occupation	9.93%	14.40%	14.00%
% 2010 Healthcare Support	0.78%	1.18%	1.26%
% 2010 Sales/Office	27.45%	27.19%	27.58%
% 2010 Office/Administrative Support	15.17%	14.62%	14.83%
% 2010 Farming/Fishing/Forestry	0.11%	0.67%	0.62%
% 2010 Construction/Extraction	5.09%	6.75%	6.35%
% 2010 Installation/Maintenance/Repair	3.51%	3.25%	3.39%
% 2010 Transportation/Material Moving	4.18%	3.89%	3.78%
(Categories are not exclusive, and do not add to 100%)			
2010 Total Daytime Population	10,554	110,353	261,650



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2010 Total Retail Sales Potential (MM)	\$97,886,274	\$651,591,041	\$1,566,471,886
<b>POPULATION BY AGE BRACKET</b>			
2010 Age 0-4	2,188	16,754	36,556
-Percentage	11.87%	11.64%	10.90%
2010 Age 5-9	1,785	14,278	32,396
-Percentage	9.68%	9.92%	9.66%
2010 Age 10-14	1,537	12,144	28,698
-Percentage	8.34%	8.44%	8.55%
2010 Age 15-19	1,125	9,781	23,715
-Percentage	6.10%	6.80%	7.07%
2010 Age 20-24	840	9,554	23,083
-Percentage	4.56%	6.64%	6.88%
2010 Age 25-34	3,881	29,271	64,775
-Percentage	21.05%	20.34%	19.31%
2010 Age 35-44	3,509	23,664	55,730
-Percentage	19.03%	16.44%	16.61%
2010 Age 45-54	1,982	14,988	37,465
-Percentage	10.75%	10.42%	11.17%
2010 Age 55-64	996	7,737	19,100
-Percentage	5.40%	5.38%	5.69%
2010 Age 65-74	389	3,409	7,729
-Percentage	2.11%	2.37%	2.30%
2010 Age 75-84	157	1,767	4,376
-Percentage	0.85%	1.23%	1.30%
2010 Age 85+	44	559	1,886
-Percentage	0.24%	0.39%	0.56%
2010 Age 0-14	5,510	43,176	97,650
2010 Age 15-34	5,846	48,606	111,573
2010 Age 35-64	6,487	46,389	112,295
2010 Age 65 and above	590	5,735	13,991
2010 Median Age Total Population	29.1	27.4	27.7
2010 Median Age Adult Population	36.5	35.9	36.6
% 2010 Female Population	50.33%	49.88%	49.86%
% 2010 Male Population	49.67%	50.12%	50.14%

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