

DO NOT DISTURB TENANT



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

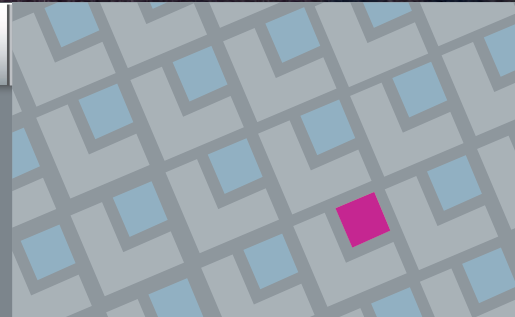
DEMOGRAPHICS

Brian Gast
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Bayshore Plaza

Northwest Corner of Warner Road and Cooper Road
Gilbert, Arizona



±25,569 SF AVAILABLE

Property Highlights

- **DO NOT DISTURB TENANT**
- Great National / Regional Co-Tenants
- Excellent Parking
- One of Gilbert's More Prominent Intersections with Great Demographics
- Warner Road Improved to Six Lanes
- Over 50,000 Cars Per Day Through Intersection
- Excellent Visibility from Both Warner and Cooper Roads

Traffic Counts

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

Nearby Tenants



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COOPER ROAD



WARNER ROAD

BAYSHORE PLAZA

SITE PLAN

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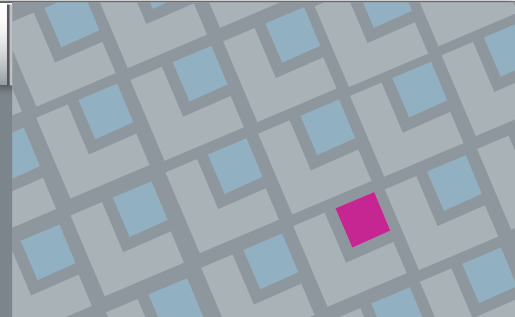
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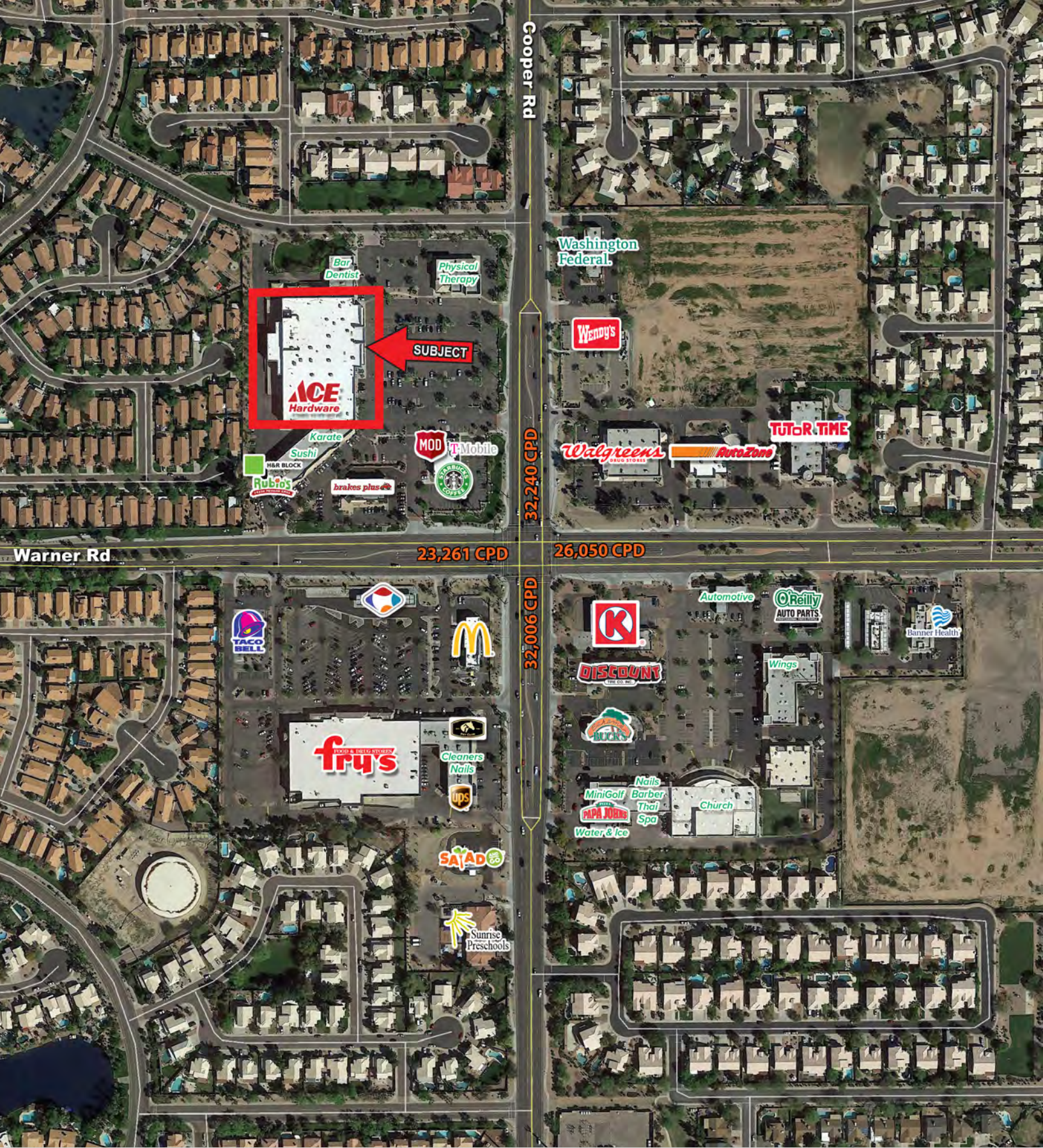
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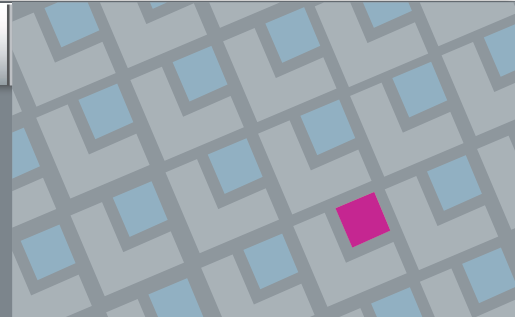




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Baseline Rd & Arizona Ave
Walmart **THE HOME DEPOT**
FRY'S **COSTCO WHOLESALE**

Baseline Rd & Stapley Dr
Walmart **PETSMART** **OfficeMax** **Cona's**
KOHL'S **TJ-MAXX** **ROSS** **STAPLES**
carter's **OLD NAVY** **HomeGoods** **ULTA** **AMC THEATRES**

Warner Rd & Arizona Ave
ASU **Research Park**
amazon **Amkor Technology**
Edward Jones **GoDaddy**

Cooper Rd & Warner Rd
FRY'S **ACE Hardware** **Starbucks**
TUTOR TIME **O'Reilly AUTO PARTS**
AutoZone **Walgreens**
Hummer Health **McDonald's**

Warner Rd & Val Vista Dr
TARGET **ROSS** **Home Depot**
FRY'S **PETCO** **STAPLES**

CHANDLER FASHION CENTER
Sears **Dillard's** **macy's** **Harkins Theatres**
NORDSTROM **COSTCO WHOLESALE** **TARGET** **Best Buy**
FOREVER 21 **BED BATH & BEYOND** **BARNES & NOBLE**

Loop 202 & Arizona Ave
Walmart **WinCo FOODS**
KOHL'S **planet fitness**

Williams Field Rd
GERMANN RD & GILBERT RD
Walmart **THE HOME DEPOT** **Harkins Theatres**
PETSMART **TJ-MAXX** **STAPLES**
TARGET **Ross** **Pier 1 Imports**
Michaels **BARNES & NOBLE**

Chandler Blvd & Loop 101
Walmart **PETSMART** **Michaels** **LOWE'S**
ROSS **OfficeMax** **ULTA** **TJ-MAXX**
NORDSTROM **RACK** **buybuy BABY** **Cona's** **Pier 1 Imports**

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3354/-111.8068

RF5

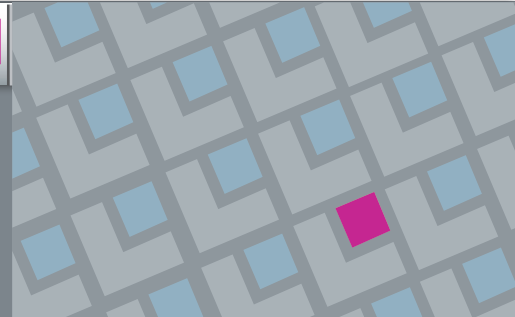
S Cooper Rd & W Warner Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	17,613		133,612		354,198	
Projected Population (2024)	19,127		145,329		386,046	
Census Population (2010)	17,114		128,321		327,241	
Census Population (2000)	17,462		122,074		298,650	
Projected Annual Growth (2019 to 2024)	1,514	1.7%	11,717	1.8%	31,849	1.8%
Historical Annual Growth (2010 to 2019)	499	0.3%	5,291	0.4%	26,957	0.8%
Historical Annual Growth (2000 to 2010)	-348	-0.2%	6,247	0.5%	28,591	1.0%
Estimated Population Density (2019)	5,609 psm		4,726 psm		4,511 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2019)	6,337		47,584		126,189	
Projected Households (2024)	6,630		49,837		132,239	
Census Households (2010)	6,102		45,110		115,348	
Census Households (2000)	5,829		40,590		99,933	
Estimated Households with Children (2019)	2,373	37.4%	18,629	39.2%	47,805	37.9%
Estimated Average Household Size (2019)	2.77		2.80		2.80	
Average Household Income						
Estimated Average Household Income (2019)	\$112,638		\$98,131		\$95,590	
Projected Average Household Income (2024)	\$126,997		\$110,296		\$107,514	
Estimated Average Family Income (2019)	\$119,739		\$108,752		\$108,521	
Median Household Income						
Estimated Median Household Income (2019)	\$91,521		\$82,280		\$78,877	
Projected Median Household Income (2024)	\$104,610		\$94,757		\$91,019	
Estimated Median Family Income (2019)	\$103,712		\$93,618		\$91,063	
Per Capita Income						
Estimated Per Capita Income (2019)	\$40,600		\$34,983		\$34,104	
Projected Per Capita Income (2024)	\$44,092		\$37,856		\$36,873	
Estimated Per Capita Income 5 Year Growth	\$3,492	8.6%	\$2,873	8.2%	\$2,769	8.1%
Estimated Average Household Net Worth (2019)	\$1,132,357		\$934,564		\$880,500	
Daytime Demos (2019)						
Total Businesses	587		4,939		14,413	
Total Employees	4,065		47,014		139,021	
Company Headquarter Businesses	2	0.3%	16	0.3%	47	0.3%
Company Headquarter Employees	42	1.0%	830	1.8%	5,097	3.7%
Employee Population per Business	6.9		9.5		9.6	
Residential Population per Business	30.0		27.1		24.6	

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S Cooper Rd & W Warner Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	13,132	74.6%	93,764	70.2%	247,978	70.0%
Black or African American (2019)	908	5.2%	7,656	5.7%	19,500	5.5%
American Indian or Alaska Native (2019)	180	1.0%	2,036	1.5%	5,652	1.6%
Asian (2019)	1,462	8.3%	8,541	6.4%	21,327	6.0%
Hawaiian or Pacific Islander (2019)	29	0.2%	350	0.3%	1,168	0.3%
Other Race (2019)	1,147	6.5%	15,174	11.4%	42,558	12.0%
Two or More Races (2019)	756	4.3%	6,091	4.6%	16,015	4.5%
Not Hispanic or Latino Population (2019)	14,142	80.3%	94,622	70.8%	248,248	70.1%
Hispanic or Latino Population (2019)	3,471	19.7%	38,990	29.2%	105,950	29.9%
Not Hispanic or Latino Population (2024)	15,201	79.5%	101,937	70.1%	267,779	69.4%
Hispanic or Latino Population (2024)	3,926	20.5%	43,392	29.9%	118,268	30.6%
Not Hispanic or Latino Population (2010)	14,685	85.8%	95,930	74.8%	238,556	72.9%
Hispanic or Latino Population (2010)	2,429	14.2%	32,391	25.2%	88,685	27.1%
Not Hispanic or Latino Population (2000)	15,502	88.8%	96,811	79.3%	232,423	77.8%
Hispanic or Latino Population (2000)	1,960	11.2%	25,263	20.7%	66,227	22.2%
Projected Hispanic Annual Growth (2019 to 2024)	455	2.6%	4,402	2.3%	12,318	2.3%
Historic Hispanic Annual Growth (2000 to 2019)	1,512	4.1%	13,727	2.9%	39,722	3.2%
Age Distribution (2019)						
Age Under 5	994	5.6%	8,719	6.5%	23,630	6.7%
Age 5 to 9 Years	1,121	6.4%	9,451	7.1%	24,612	6.9%
Age 10 to 14 Years	1,310	7.4%	10,289	7.7%	26,050	7.4%
Age 15 to 19 Years	1,282	7.3%	9,651	7.2%	24,921	7.0%
Age 20 to 24 Years	969	5.5%	8,641	6.5%	24,231	6.8%
Age 25 to 29 Years	1,173	6.7%	10,485	7.8%	29,422	8.3%
Age 30 to 34 Years	1,216	6.9%	10,091	7.6%	27,476	7.8%
Age 35 to 39 Years	1,268	7.2%	9,905	7.4%	25,808	7.3%
Age 40 to 44 Years	1,288	7.3%	9,391	7.0%	23,981	6.8%
Age 45 to 49 Years	1,369	7.8%	9,678	7.2%	24,257	6.8%
Age 50 to 54 Years	1,327	7.5%	8,666	6.5%	22,311	6.3%
Age 55 to 59 Years	1,188	6.7%	7,935	5.9%	21,193	6.0%
Age 60 to 64 Years	996	5.7%	6,546	4.9%	17,731	5.0%
Age 65 to 74 Years	1,313	7.5%	8,759	6.6%	23,573	6.7%
Age 75 to 84 Years	589	3.3%	3,980	3.0%	10,961	3.1%
Age 85 Years or Over	211	1.2%	1,424	1.1%	4,040	1.1%
Median Age	37.1		34.1		33.9	
Gender Age Distribution (2019)						
Female Population	9,033	51.3%	67,807	50.7%	178,528	50.4%
Age 0 to 19 Years	2,346	26.0%	18,610	27.4%	48,119	27.0%
Age 20 to 64 Years	5,526	61.2%	41,424	61.1%	109,215	61.2%
Age 65 Years or Over	1,161	12.9%	7,772	11.5%	21,193	11.9%
Female Median Age	37.9		34.9		34.8	
Male Population	8,580	48.7%	65,805	49.3%	175,670	49.6%
Age 0 to 19 Years	2,361	27.5%	19,499	29.6%	51,093	29.1%
Age 20 to 64 Years	5,267	61.4%	39,915	60.7%	107,195	61.0%
Age 65 Years or Over	951	11.1%	6,392	9.7%	17,382	9.9%
Male Median Age	36.3		33.2		33.0	

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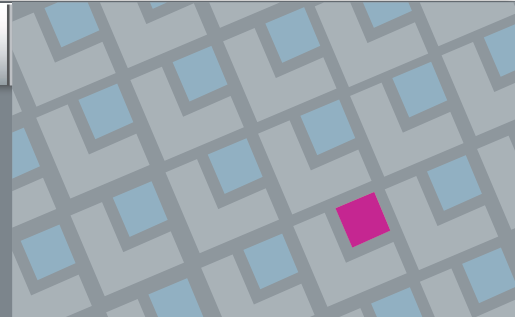
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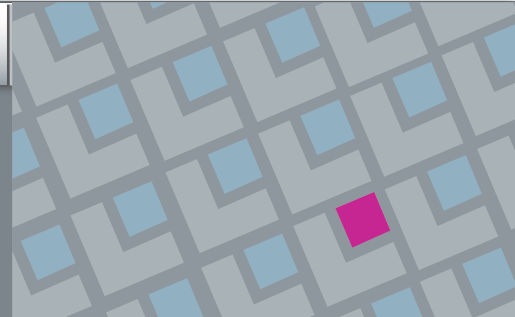
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RF5

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Household Income Distribution (2019)						
HH Income \$200,000 or More	637	10.1%	3,503	7.4%	8,753	6.9%
HH Income \$150,000 to \$199,999	674	10.6%	4,432	9.3%	10,398	8.2%
HH Income \$100,000 to \$149,999	1,455	23.0%	9,121	19.2%	23,070	18.3%
HH Income \$75,000 to \$99,999	1,210	19.1%	8,243	17.3%	21,864	17.3%
HH Income \$50,000 to \$74,999	1,148	18.1%	9,128	19.2%	24,367	19.3%
HH Income \$35,000 to \$49,999	623	9.8%	5,219	11.0%	14,743	11.7%
HH Income \$25,000 to \$34,999	291	4.6%	3,098	6.5%	8,933	7.1%
HH Income \$15,000 to \$24,999	174	2.7%	2,548	5.4%	7,674	6.1%
HH Income Under \$15,000	125	2.0%	2,292	4.8%	6,386	5.1%
HH Income \$35,000 or More	5,747	90.7%	39,646	83.3%	103,196	81.8%
HH Income \$75,000 or More	3,976	62.7%	25,299	53.2%	64,086	50.8%
Housing (2019)						
Total Housing Units	6,493		48,931		129,753	
Housing Units Occupied	6,337	97.6%	47,584	97.2%	126,189	97.3%
Housing Units Owner-Occupied	5,087	80.3%	32,345	68.0%	78,606	62.3%
Housing Units, Renter-Occupied	1,251	19.7%	15,238	32.0%	47,583	37.7%
Housing Units, Vacant	156	2.5%	1,348	2.8%	3,564	2.8%
Marital Status (2019)						
Never Married	4,237	29.9%	36,088	34.3%	99,657	35.6%
Currently Married	7,209	50.8%	48,105	45.7%	124,364	44.4%
Separated	425	3.0%	4,101	3.9%	12,041	4.3%
Widowed	501	3.5%	4,121	3.9%	9,826	3.5%
Divorced	1,817	12.8%	12,739	12.1%	34,019	12.2%
Household Type (2019)						
Population Family	15,468	87.8%	115,150	86.2%	300,641	84.9%
Population Non-Family	2,054	11.7%	18,126	13.6%	52,343	14.8%
Population Group Quarters	91	0.5%	336	0.3%	1,214	0.3%
Family Households	4,776	75.4%	34,108	71.7%	87,670	69.5%
Non-Family Households	1,561	24.6%	13,475	28.3%	38,520	30.5%
Married Couple with Children	1,769	24.5%	12,351	25.7%	31,027	24.9%
Average Family Household Size	3.2		3.4		3.4	
Household Size (2019)						
1 Person Households	1,172	18.5%	9,856	20.7%	28,196	22.3%
2 Person Households	2,153	34.0%	14,986	31.5%	38,223	30.3%
3 Person Households	1,145	18.1%	8,258	17.4%	21,983	17.4%
4 Person Households	1,122	17.7%	7,750	16.3%	19,436	15.4%
5 Person Households	471	7.4%	3,859	8.1%	10,202	8.1%
6 or More Person Households	273	4.3%	2,874	6.0%	8,150	6.5%
Household Vehicles (2019)						
Households with 0 Vehicles Available	94	1.5%	1,571	3.3%	4,844	3.8%
Households with 1 Vehicles Available	1,515	23.9%	13,744	28.9%	38,934	30.9%
Households with 2 or More Vehicles Available	4,729	74.6%	32,269	67.8%	82,412	65.3%
Total Vehicles Available	13,681		94,596		245,492	
Average Vehicles Per Household	2.2		2.0		1.9	

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RF5

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	13,923		103,257		275,039	
Estimated Civilian Employed	9,642	69.3%	71,959	69.7%	192,891	70.1%
Estimated Civilian Unemployed	341	2.4%	2,539	2.5%	6,832	2.5%
Estimated in Armed Forces	15	0.1%	45	-	154	-
Estimated Not in Labor Force	3,925	28.2%	28,714	27.8%	75,162	27.3%
Unemployment Rate	2.4%		2.5%		2.5%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	9,642		71,959		192,891	
Management, Business, Financial Operations	1,751	18.2%	12,718	17.7%	32,733	17.0%
Professional, Related	2,623	27.2%	16,644	23.1%	43,357	22.5%
Service	1,491	15.5%	11,777	16.4%	32,591	16.9%
Sales, Office	2,635	27.3%	19,972	27.8%	53,108	27.5%
Farming, Fishing, Forestry	11	0.1%	138	0.2%	333	0.2%
Construct, Extraction, Maintenance	392	4.1%	4,806	6.7%	14,526	7.5%
Production, Transport Material Moving	739	7.7%	5,904	8.2%	16,244	8.4%
White Collar Workers	7,009	72.7%	49,334	68.6%	129,197	67.0%
Blue Collar Workers	2,633	27.3%	22,625	31.4%	63,694	33.0%
Consumer Expenditure (2019)						
Total Household Expenditure	\$489.37 M		\$3.3 B		\$8.58 B	
Total Non-Retail Expenditure	\$257.31 M	52.6%	\$1.74 B	52.6%	\$4.52 B	52.6%
Total Retail Expenditure	\$232.06 M	47.4%	\$1.57 B	47.4%	\$4.07 B	47.4%
Apparel	\$17.45 M	3.6%	\$117.66 M	3.6%	\$305.17 M	3.6%
Contributions	\$16.25 M	3.3%	\$107.38 M	3.2%	\$277.22 M	3.2%
Education	\$15.14 M	3.1%	\$100.1 M	3.0%	\$257.43 M	3.0%
Entertainment	\$28.23 M	5.8%	\$188.64 M	5.7%	\$487.69 M	5.7%
Food and Beverages	\$71.76 M	14.7%	\$487.2 M	14.7%	\$1.27 B	14.8%
Furnishings and Equipment	\$17.52 M	3.6%	\$117.17 M	3.5%	\$303.01 M	3.5%
Gifts	\$12.18 M	2.5%	\$80.67 M	2.4%	\$208.99 M	2.4%
Health Care	\$40.87 M	8.4%	\$276.47 M	8.4%	\$718.93 M	8.4%
Household Operations	\$19.31 M	3.9%	\$129.54 M	3.9%	\$335.57 M	3.9%
Miscellaneous Expenses	\$9.27 M	1.9%	\$62.32 M	1.9%	\$161.64 M	1.9%
Personal Care	\$6.58 M	1.3%	\$44.39 M	1.3%	\$115.26 M	1.3%
Personal Insurance	\$3.59 M	0.7%	\$23.61 M	0.7%	\$60.67 M	0.7%
Reading	\$1.06 M	0.2%	\$7.14 M	0.2%	\$18.51 M	0.2%
Shelter	\$102.03 M	20.8%	\$693.64 M	21.0%	\$1.81 B	21.0%
Tobacco	\$2.73 M	0.6%	\$19.32 M	0.6%	\$51.06 M	0.6%
Transportation	\$90.25 M	18.4%	\$608.46 M	18.4%	\$1.58 B	18.4%
Utilities	\$35.15 M	7.2%	\$240.93 M	7.3%	\$629.09 M	7.3%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	11,937		86,861		230,754	
Elementary (Grade Level 0 to 8)	290	2.4%	3,327	3.8%	9,985	4.3%
Some High School (Grade Level 9 to 11)	332	2.8%	4,336	5.0%	12,068	5.2%
High School Graduate	1,926	16.1%	16,978	19.5%	46,710	20.2%
Some College	3,160	26.5%	21,953	25.3%	57,058	24.7%
Associate Degree Only	1,033	8.7%	8,544	9.8%	23,286	10.1%
Bachelor Degree Only	3,224	27.0%	20,791	23.9%	53,473	23.2%
Graduate Degree	1,972	16.5%	10,933	12.6%	28,174	12.2%

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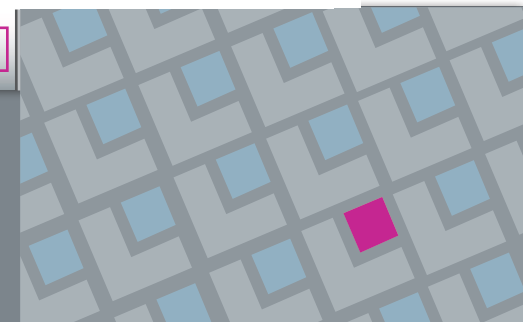
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Units In Structure (2019)						
1 Detached Unit	5,812	95.2%	35,981	79.8%	89,989	78.0%
1 Attached Unit	176	2.9%	2,354	5.2%	5,504	4.8%
2 to 4 Units	47	0.8%	1,819	4.0%	5,755	5.0%
5 to 9 Units	68	1.1%	2,279	5.1%	7,082	6.1%
10 to 19 Units	69	1.1%	1,633	3.6%	6,739	5.8%
20 to 49 Units	12	0.2%	552	1.2%	2,671	2.3%
50 or More Units	129	2.1%	1,662	3.7%	5,725	5.0%
Mobile Home or Trailer	20	0.3%	1,218	2.7%	2,567	2.2%
Other Structure	4	-	85	0.2%	157	0.1%
Homes Built By Year (2019)						
Homes Built 2010 or later	194	3.2%	1,969	4.4%	6,546	5.7%
Homes Built 2000 to 2009	779	12.8%	7,407	16.4%	22,185	19.2%
Homes Built 1990 to 1999	3,335	54.6%	18,341	40.7%	35,894	31.1%
Homes Built 1980 to 1989	1,410	23.1%	11,205	24.8%	29,860	25.9%
Homes Built 1970 to 1979	354	5.8%	5,073	11.2%	21,102	18.3%
Homes Built 1960 to 1969	97	1.6%	1,741	3.9%	6,103	5.3%
Homes Built 1950 to 1959	71	1.2%	1,229	2.7%	3,012	2.6%
Homes Built Before 1949	97	1.6%	619	1.4%	1,488	1.3%
Home Values (2019)						
Home Values \$1,000,000 or More	9	0.2%	93	0.3%	299	0.4%
Home Values \$500,000 to \$999,999	224	4.5%	1,529	4.9%	4,982	6.7%
Home Values \$400,000 to \$499,999	429	8.6%	2,183	7.0%	5,779	7.8%
Home Values \$300,000 to \$399,999	1,473	29.5%	6,939	22.2%	14,830	19.9%
Home Values \$200,000 to \$299,999	2,098	42.0%	12,883	41.1%	29,372	39.4%
Home Values \$150,000 to \$199,999	570	11.4%	4,932	15.7%	13,159	17.6%
Home Values \$100,000 to \$149,999	159	3.2%	1,922	6.1%	5,530	7.4%
Home Values \$70,000 to \$99,999	24	0.5%	467	1.5%	1,416	1.9%
Home Values \$50,000 to \$69,999	11	0.2%	166	0.5%	484	0.6%
Home Values \$25,000 to \$49,999	14	0.3%	198	0.6%	512	0.7%
Home Values Under \$25,000	68	1.4%	940	3.0%	1,970	2.6%
Owner-Occupied Median Home Value	\$286,173		\$261,376		\$259,331	
Renter-Occupied Median Rent	\$1,159		\$1,008		\$972	
Transportation To Work (2019)						
Drive to Work Alone	6,724	78.4%	50,772	77.7%	133,871	77.3%
Drive to Work in Carpool	939	10.9%	6,883	10.5%	19,406	11.2%
Travel to Work by Public Transportation	110	1.3%	1,086	1.7%	3,264	1.9%
Drive to Work on Motorcycle	55	0.6%	381	0.6%	978	0.6%
Walk or Bicycle to Work	123	1.4%	1,496	2.3%	4,237	2.4%
Other Means	57	0.7%	637	1.0%	1,616	0.9%
Work at Home	570	6.6%	4,046	6.2%	9,878	5.7%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,730	20.2%	13,784	21.1%	40,238	23.2%
Travel to Work in 15 to 29 Minutes	3,861	45.0%	29,301	44.9%	78,092	45.1%
Travel to Work in 30 to 59 Minutes	3,005	35.0%	20,835	31.9%	53,390	30.8%
Travel to Work in 60 Minutes or More	375	4.4%	3,399	5.2%	9,734	5.6%
Average Minutes Travel to Work	22.9		22.8		22.5	

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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DEMOGRAPHICS

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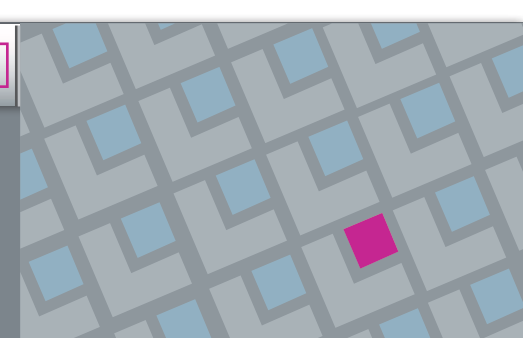
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