

IGNITE

COMMERCIAL
REAL ESTATE

HIGH PROFILE CORNER IN CHANDLER

SEC OF COOPER ROAD AND CHANDLER HEIGHTS ROAD | CHANDLER, AZ

2.18 ACRES OF PADS AND SHOPS REMAINING AVAILABLE FOR LEASE



FOR LEASING INQUIRIES:



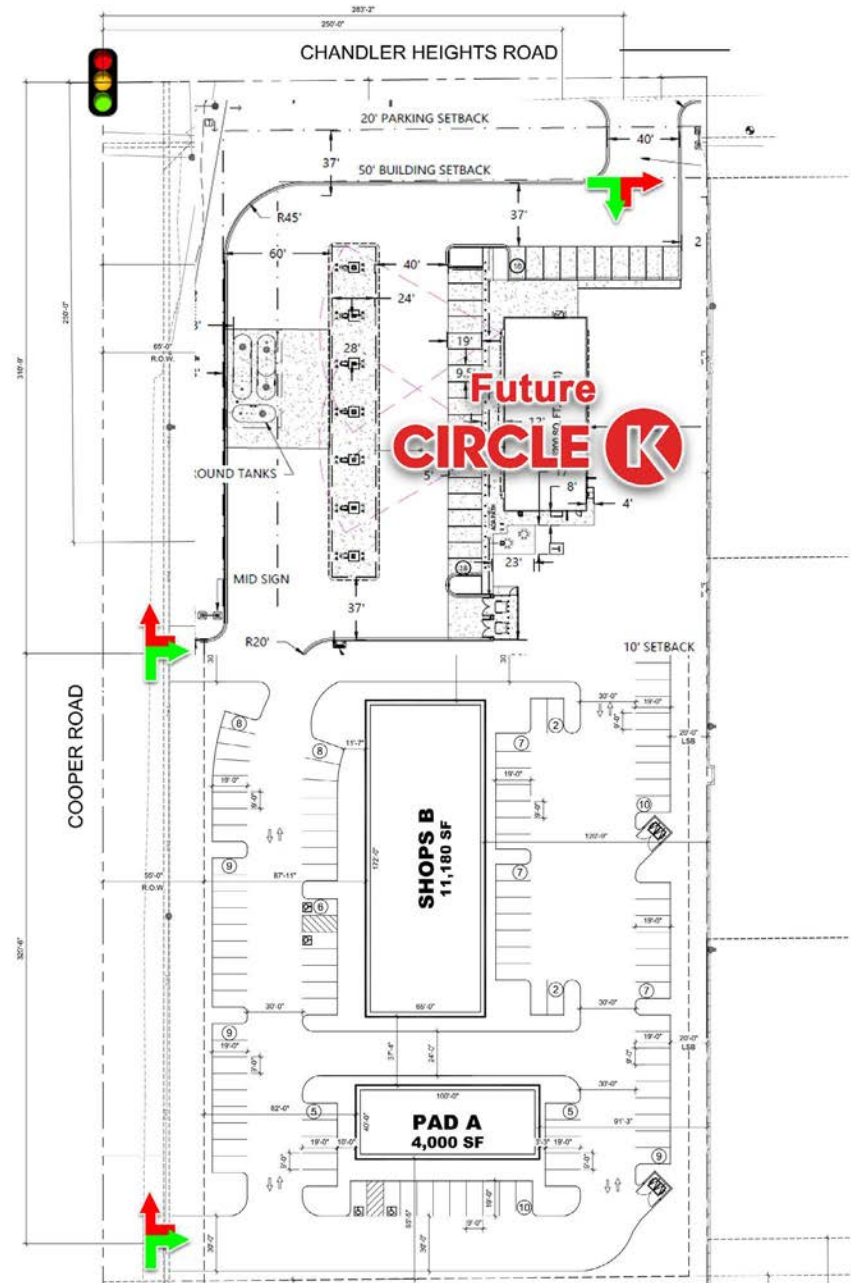
JESSE ROZIO

FOUNDER & CEO

480.603.6892

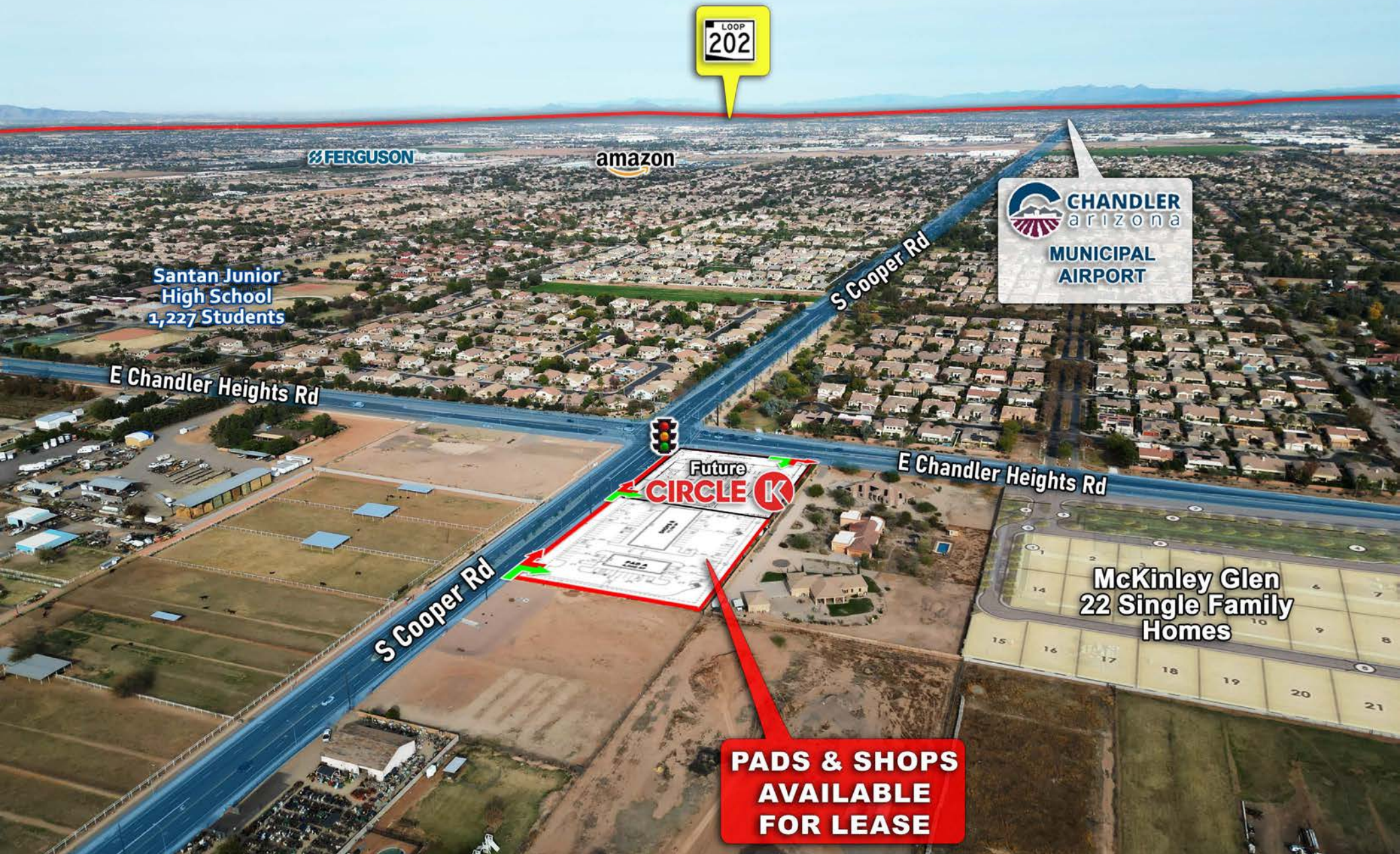
jesse@ignite-CRE.com

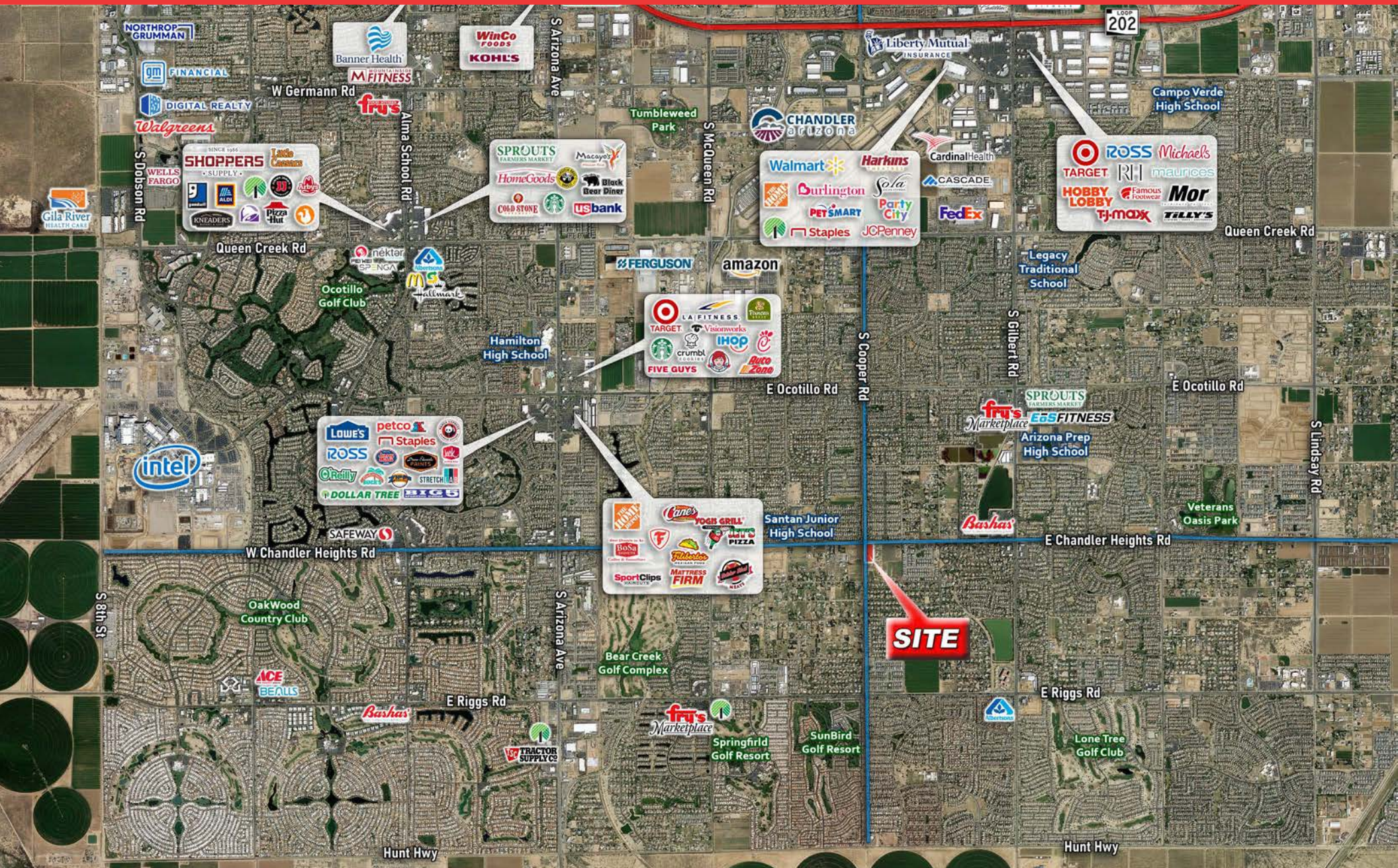
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	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	1,069	11,353	57,504
2010 Total Population	7,889	55,051	133,916
2023 Total Population	9,706	81,480	196,746
2028 Total Population	9,669	81,438	199,255
2019-2024 Annual Rate	-0.08%	-0.01%	0.25%
2023 Total Daytime Population	7,174	64,338	164,777
Workers	1,890	20,089	59,297
Residents	5,284	44,249	105,480
HOUSEHOLD SUMMARY			
2000 Households	311	4,920	22,347
2010 Households	2,189	18,934	48,474
2023 Households	2,814	27,868	70,310
2028 Households	2,833	28,087	71,718
2023 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	86.9%	79.5%	72.5%
Renter Occupied Housing Units	3.7%	14.6%	21.2%
2023 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$204,196	\$173,817	\$154,685
Average Home Value	\$669,308	\$548,979	\$517,114
2023 POPULATION BY RACE/ETHNICITY			
Total	9,705	81,479	196,745
White Alone	62.8%	63.7%	63.8%
Black Alone	3.9%	4.7%	5.0%
American Indian Alone	0.4%	0.7%	1.3%
Asian Alone	18.7%	16.4%	13.2%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	2.6%	3.3%	4.9%
Two or More Races	11.4%	11.0%	11.7%
Hispanic Origin	13.3%	13.4%	16.4%
Diversity Index	65.8	65.6	67.9
2023 POPULATION BY AGE			
Total	9,708	81,480	196,747
0 - 4	6.9%	7.3%	7.0%
5 - 9	10.0%	8.7%	8.0%
10 - 14	10.7%	8.7%	8.1%
15 - 24	12.5%	10.3%	11.0%
25 - 34	8.3%	10.1%	11.2%
35 - 44	18.0%	17.0%	15.7%
45 - 54	15.1%	12.8%	12.6%
55 - 64	9.6%	9.6%	9.8%
65 - 74	6.1%	9.2%	9.6%
75 - 84	2.1%	4.8%	5.2%
85 +	0.5%	1.4%	1.7%
18 +	67.0%	70.9%	72.6%
2023 Median Age	35.9	37.9	38.1
2023 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	5,812	52,882	129,577
Some College, No Degree	15.6%	16.3%	17.4%
Associate Degree	6.7%	9.2%	9.8%
Bachelor's Degree	36.5%	33.2%	31.8%
Graduate/Professional Degree	25.8%	23.5%	20.9%



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