

PADS AVAILABLE

S/SWC POWER RD & RAY RD | GILBERT, AZ



PROPERTY SUMMARY

AVAILABLE: Ground Lease Pads

RATES: Please call for rates

PROPERTY OVERVIEW

New pads adjacent to two large power centers anchored totaling $\pm 710,000$ SF GLA of national retail/ restaurants (<1% vacant). Great street exposure available. Loop 202 access.

TRAFFIC COUNTS

N: $\pm 30,492$ VPD (NB/SB)

E: $\pm 15,783$ VPD (EB/WB)

S: $\pm 35,374$ VPD (NB/SB)

W: $\pm 14,867$ VPD (EB/WB)

ADOT 2022

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	8,457	81,044	256,986
2028 Population	8,559	82,880	266,034
2023 Med HH Income	\$94,565	\$110,721	\$108,350

ESRI 2023 Estimates

AT THE INTERSECTION



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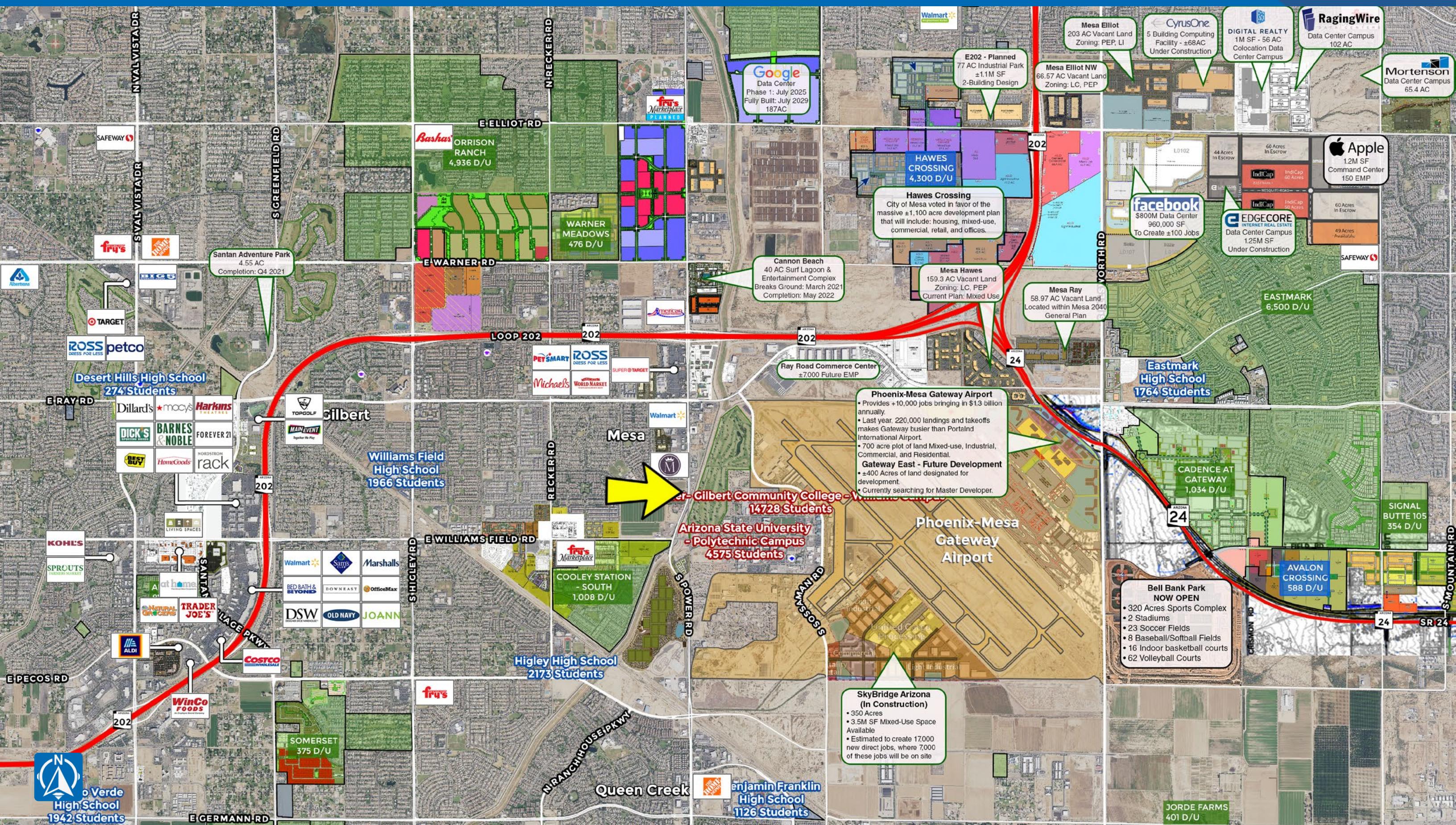
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

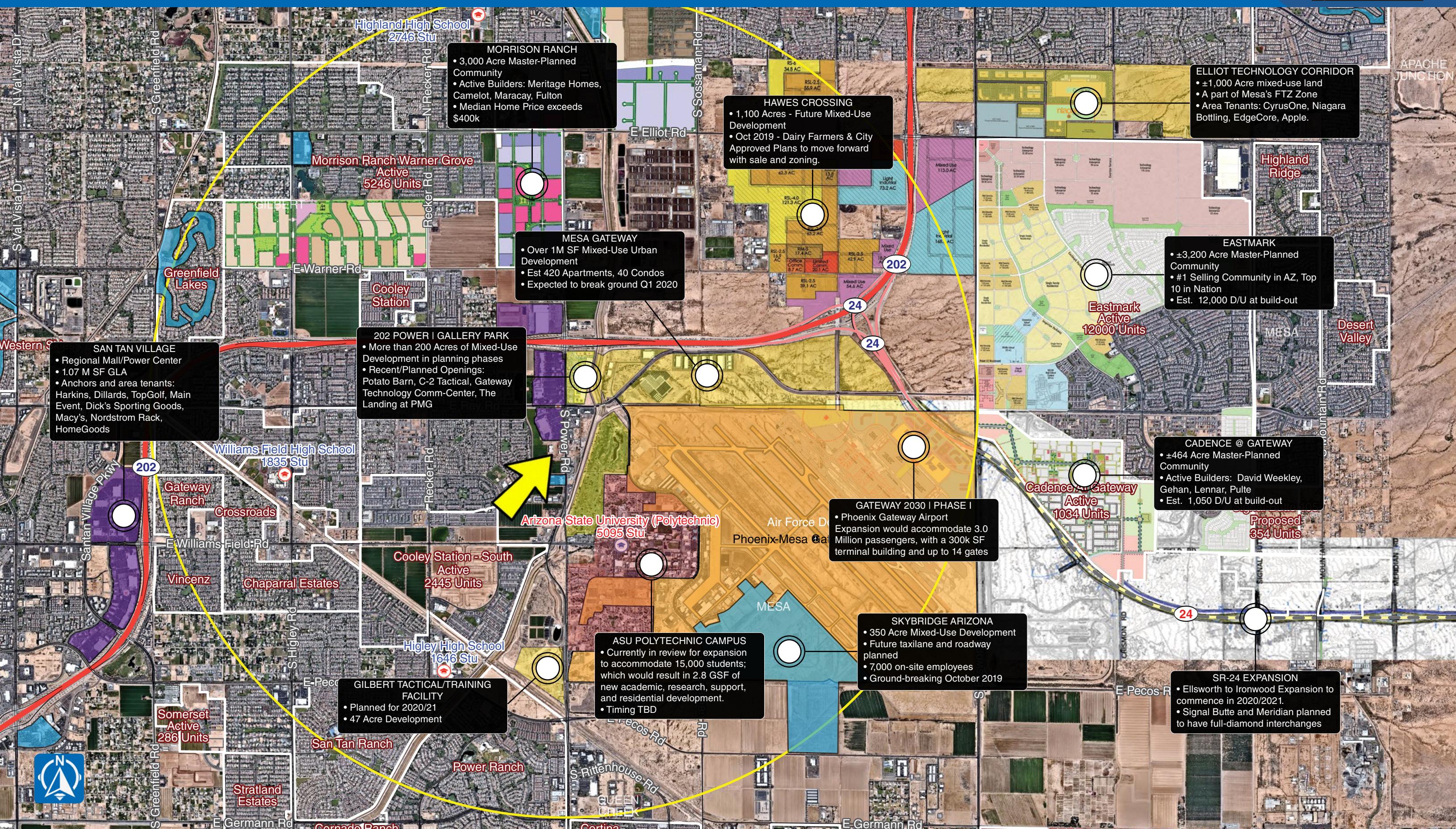
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PCA
PHOENIX COMMERCIAL ADVISORS
CHAINLINKS
RETAIL ADVISORS









	1 mile	3 miles	5 miles
Population Summary			
2023 Total Population	8,457	81,044	256,986
2028 Total Population	8,559	82,880	266,034
2023-2028 Annual Rate	0.24%	0.45%	0.69%
2023 Total Daytime Population	8,304	60,194	213,371
Workers	4,124	19,999	82,773
Residents	4,180	40,195	130,598
Household Summary			
2023 Households	2,769	25,478	85,803
2023 Average Household Size	2.99	3.15	2.98
2028 Households	2,823	26,287	89,438
2028 Average Household Size	2.97	3.12	2.96
2023-2028 Annual Rate	0.39%	0.63%	0.83%
Housing Unit Summary			
2023 Housing Units	3,056	27,142	92,205
Owner Occupied Housing Units	52.6%	66.8%	69.0%
Renter Occupied Housing Units	38.0%	27.0%	24.1%
Vacant Housing Units	9.4%	6.1%	6.9%
Home Value			
2023 Median Home Value	\$349,540	\$431,421	\$433,401
Household Income			
2023 Median Household Income	\$94,565	\$110,721	\$108,350
2023 Average Household Income	\$114,299	\$141,043	\$139,126
2023 Per Capita Income	\$38,221	\$44,680	\$46,510
Median Age			
2023 Median Age	30.7	31.9	34.1
2023 Population by Race/Ethnicity			
Total	8,456	81,045	256,987
White Alone	63.3%	68.8%	71.2%
Black Alone	8.5%	5.3%	4.2%
American Indian Alone	1.4%	1.0%	1.0%
Asian Alone	6.3%	7.2%	5.8%
Pacific Islander Alone	0.5%	0.2%	0.3%
Some Other Race Alone	6.1%	4.8%	5.1%
Two or More Races	14.0%	12.8%	12.4%
Hispanic Origin	20.5%	17.5%	18.0%
Diversity Index	70.7	64.5	62.6
2023 Population 25+ by Educational Attainment			
Total	4,873	48,323	161,876
Less than 9th Grade	0.7%	1.2%	1.1%
9th - 12th Grade, No Diploma	3.1%	2.0%	2.2%
High School Graduate	11.9%	12.7%	15.6%
GED/Alternative Credential	1.3%	2.4%	2.5%
Some College, No Degree	24.3%	21.4%	21.6%
Associate Degree	12.4%	11.9%	11.9%
Bachelor's Degree	32.0%	32.9%	30.1%
Graduate/Professional Degree	14.3%	15.5%	15.0%
Business Summary			
Total Businesses:	244	1,183	4,977
Total Employees:	3,354	13,548	60,879
2023 Labor Force			
Civilian Population 16+	4,476	42,387	131,770
Population 16+ Employed	97.4%	97.8%	97.3%
Population 16+ Unemployment rate	2.5%	2.2%	2.7%
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	College Towns (14B)	Boomburbs (1C)	Boomburbs (1C)
3.		Workday Drive (4A)	Workday Drive (4A)

Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2023 and 2028

October 04, 2023