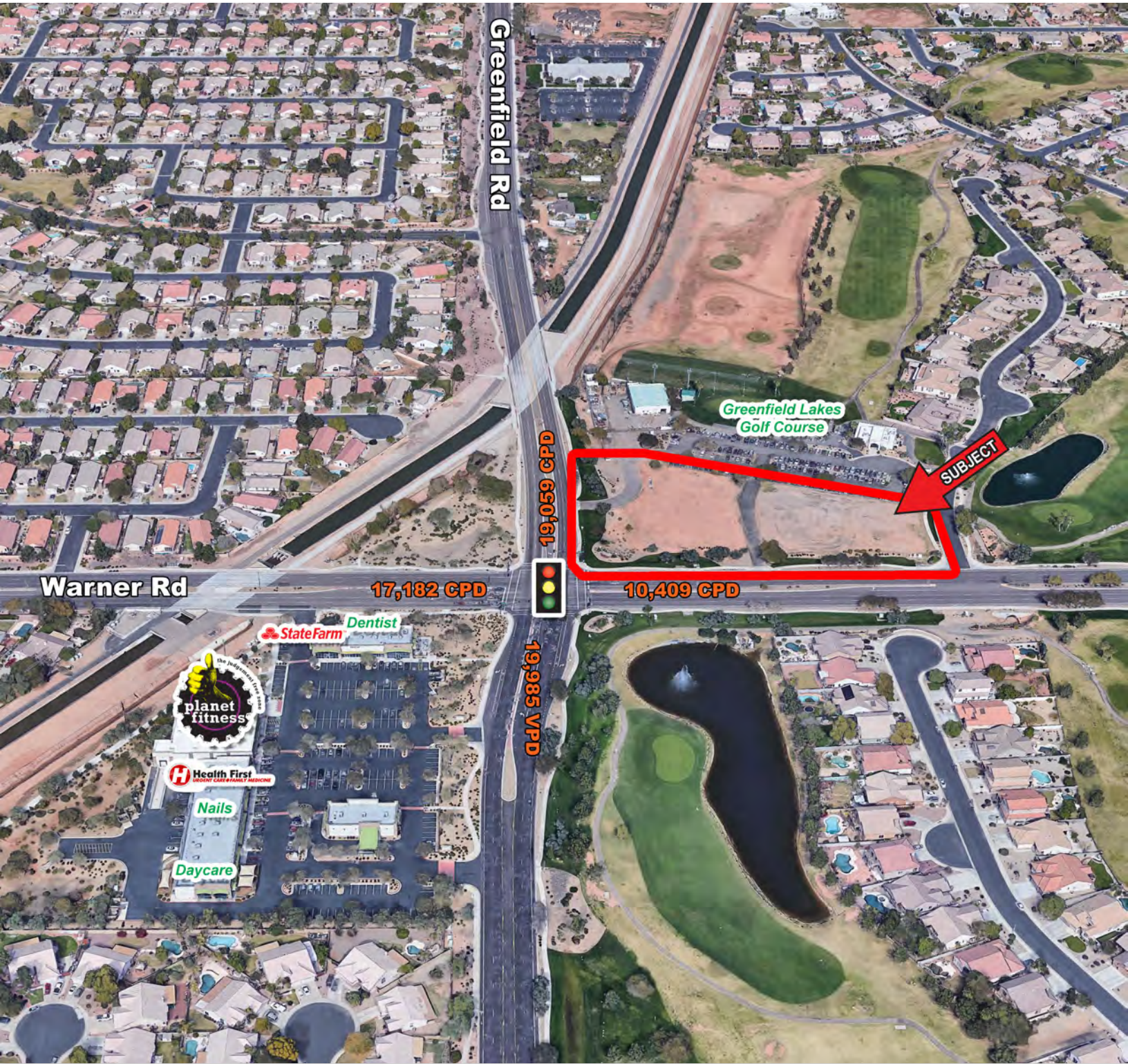


# HARD CORNER COMMERCIAL LAND IN GILBERT

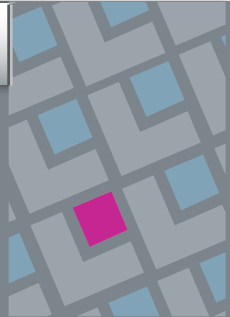
Warner Rd and Greenfield Rd - Northeast Corner  
Gilbert, Arizona



<a href="#">PROPERTY HIGHLIGHTS</a>	<a href="#">SITE PLAN / AVAILABILITY</a>	<a href="#">AERIAL</a>	<a href="#">CONTACT</a>	<a href="#">DEMOGRAPHICS</a>
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# HARD CORNER COMMERCIAL LAND IN GILBERT

Warner Rd and Greenfield Rd - Northeast Corner  
Gilbert, Arizona



◆ +/- 2 ACRES HARD CORNER AVAILABLE

## Property Highlights

- 1 mile north of the popular San Tan Village regional mall and Loop 202 freeway
- Some of the highest household incomes in the Metro Phoenix area
- Very few commercial corners available for development
- Zoned Neighborhood Commercial (NC) (This district permits small-scale neighborhood retail, office, and service uses under 25,000 square feet per user or stand-alone building)

## Traffic Counts

Warner Rd 19,059 VPD  
Greenfield Rd 10,409 VPD

**Total 29,468 VPD**

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,926	115,013	282,365
Med Household Income	\$98,758	\$95,226	\$86,529
Estimated Households	3,843	38,560	99,343
Daytime Demos	1,118	23,121	83,807

Source: SitesUSA

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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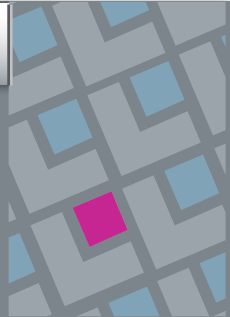
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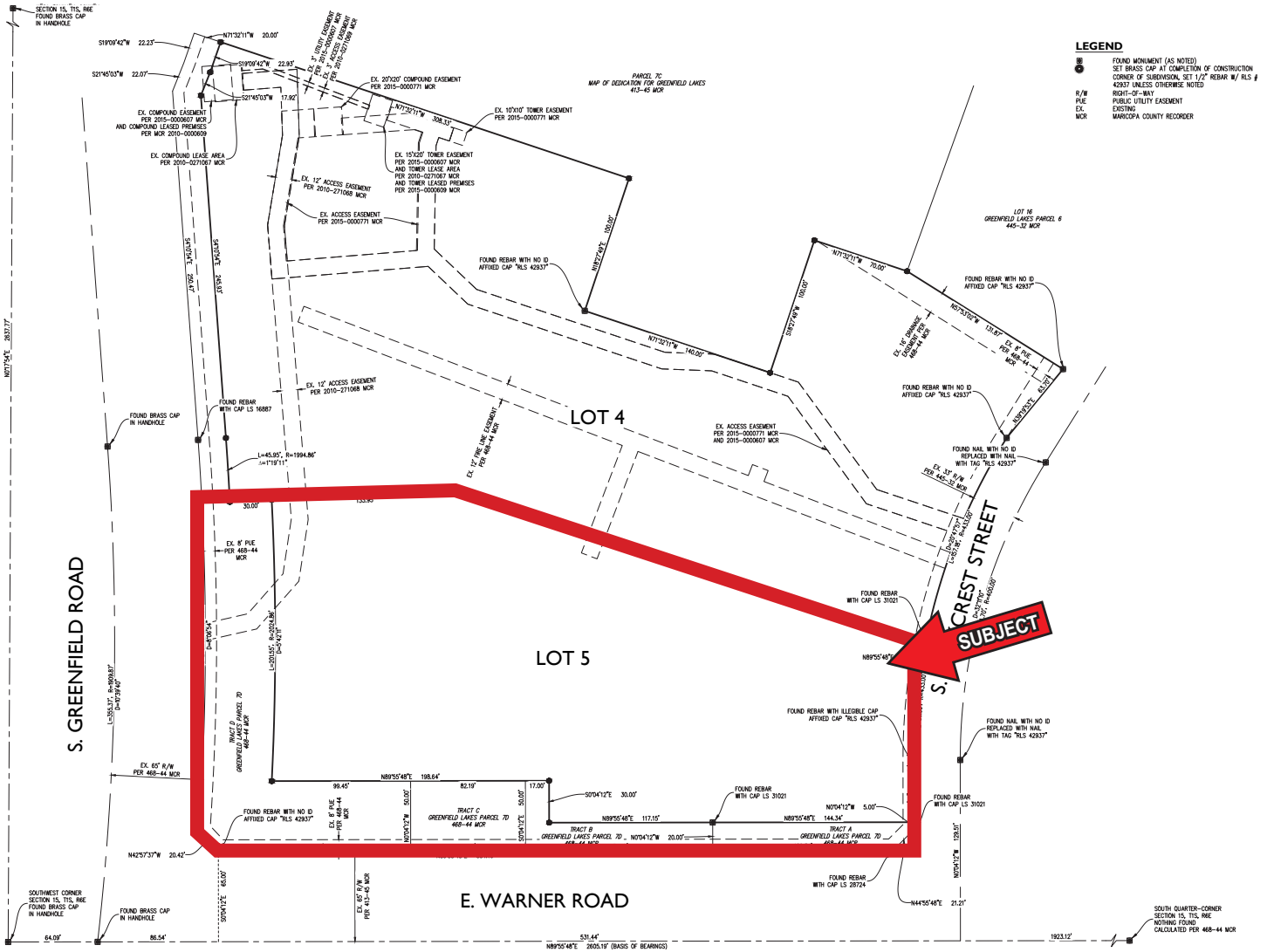
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# HARD CORNER COMMERCIAL LAND IN GILBERT

Warner Rd and Greenfield Rd - Northeast Corner  
 Gilbert, Arizona



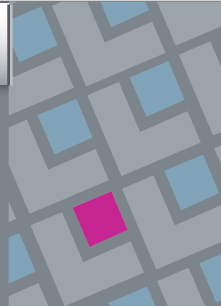
**LEGEND**

- FOUND MONUMENT (AS NOTED)
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION CORNER OF SUBDIVISION, SET 1/2" REBAR W/ TALS # 42937 UNLESS OTHERWISE NOTED
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- EXISTING
- MARICOPA COUNTY RECORDER

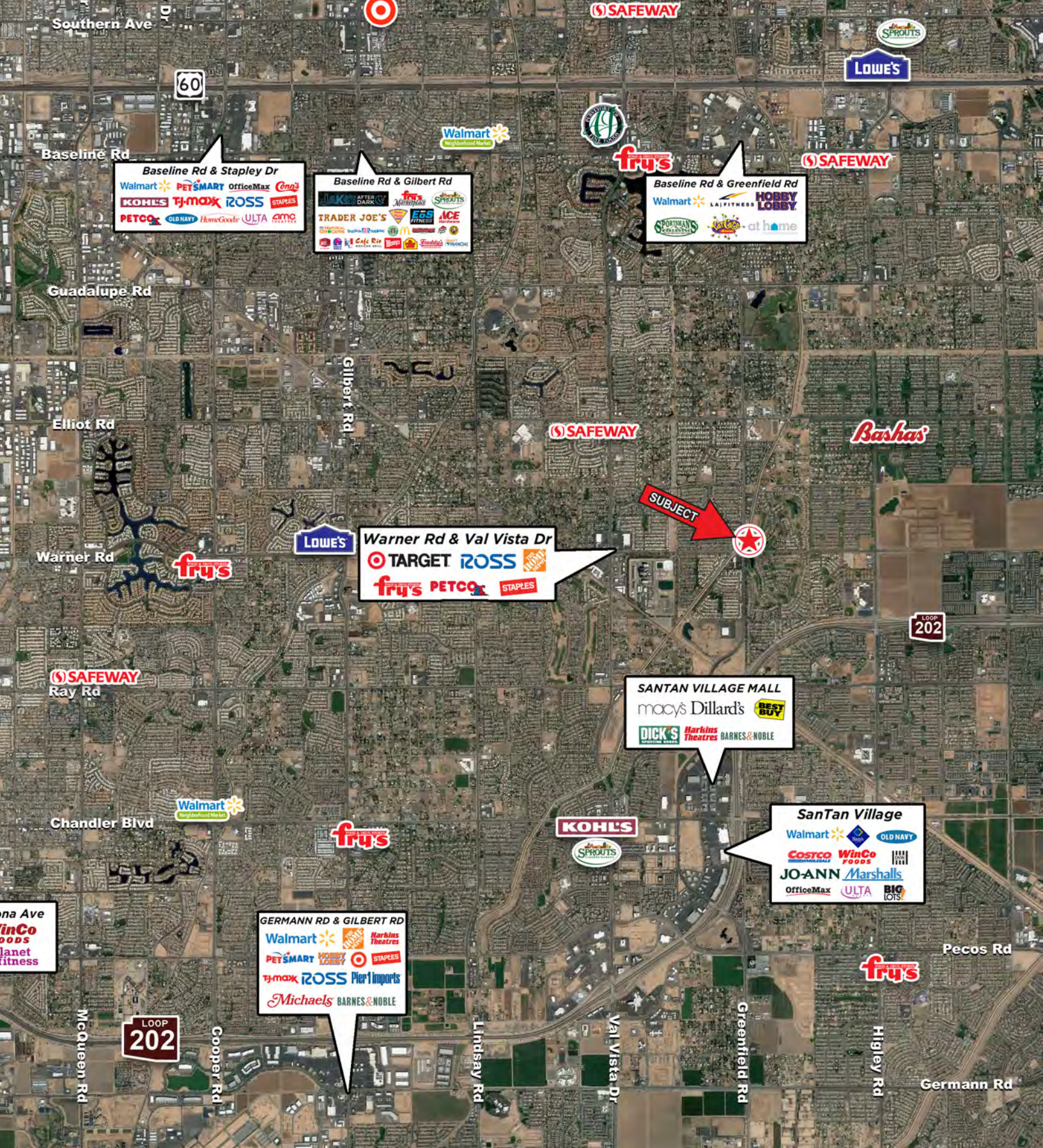
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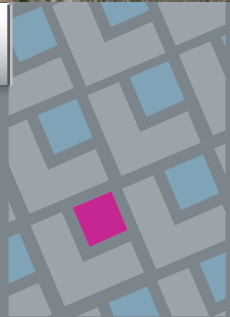




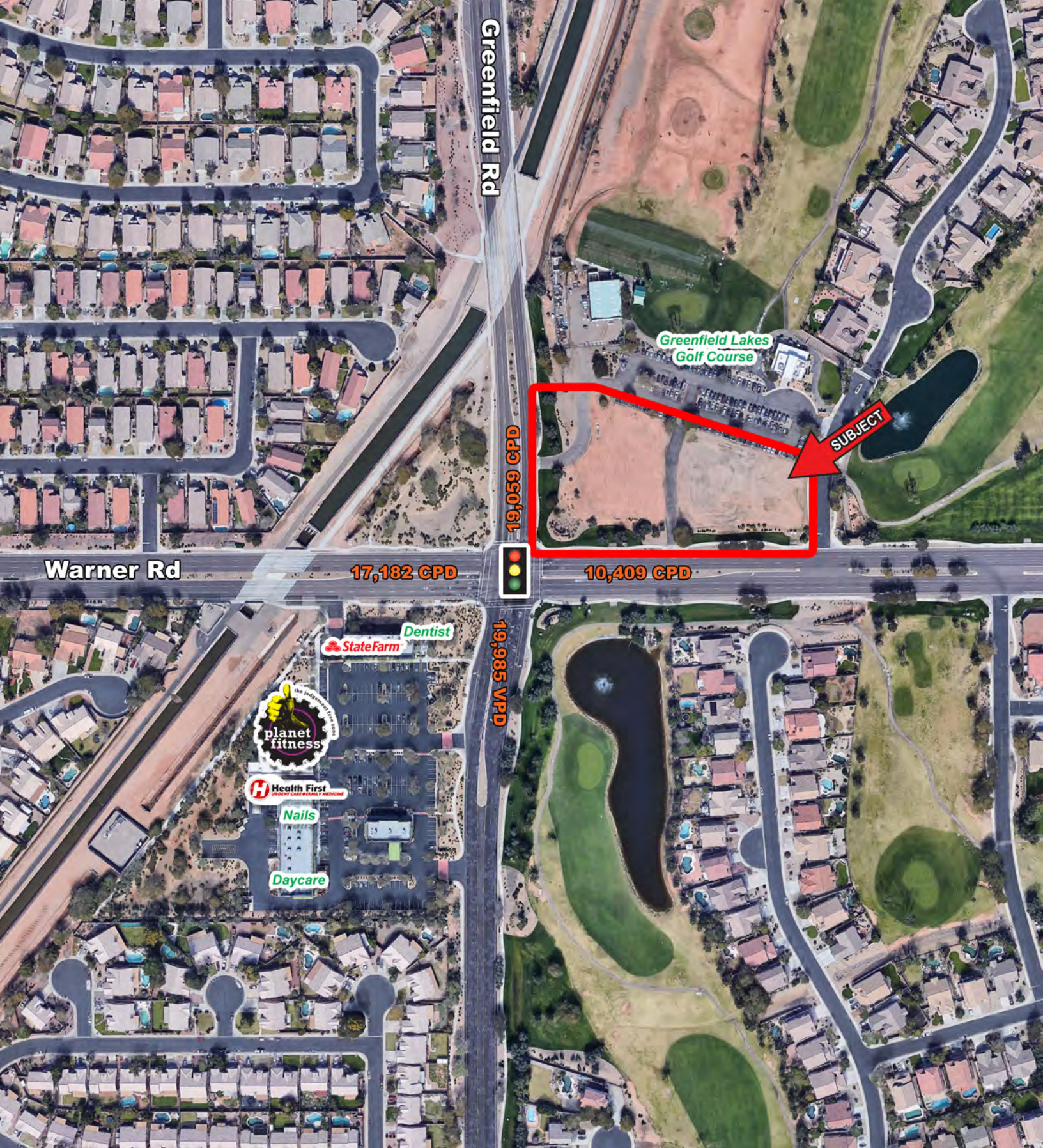
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Greenfield Rd

Greenfield Lakes Golf Course

SUBJECT

19,059 CPD

Warner Rd

17,182 CPD

10,409 CPD

19,985 VPD

Dentist

State Farm

planet fitness

Health First

Nails

Daycare

PROPERTY HIGHLIGHTS

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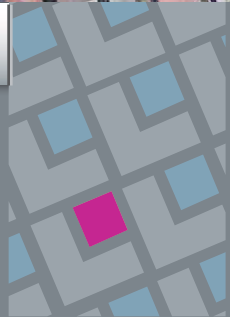
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# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3358/-111.7381

RF5

E Warner Rd & S Greenfield Rd			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	11,926	115,013	282,365
Projected Population (2023)	12,804	123,769	304,198
Census Population (2010)	10,679	100,189	253,809
Census Population (2000)	8,800	60,051	181,077
Projected Annual Growth (2018 to 2023)	878 1.5%	8,756 1.5%	21,833 1.5%
Historical Annual Growth (2010 to 2018)	1,247 1.5%	14,824 1.8%	28,556 1.4%
Historical Annual Growth (2000 to 2010)	1,879 2.1%	40,138 6.7%	72,732 4.0%
Estimated Population Density (2018)	3,799 <i>psm</i>	4,069 <i>psm</i>	3,597 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	3,843	38,560	99,343
Projected Households (2023)	4,009	40,274	103,842
Census Households (2010)	3,421	32,885	87,851
Census Households (2000)	2,711	18,696	60,523
Estimated Households with Children (2018)	1,814 47.2%	17,050 44.2%	39,685 39.9%
Estimated Average Household Size (2018)	3.10	2.98	2.83
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$123,333	\$118,256	\$107,255
Projected Average Household Income (2023)	\$140,935	\$135,085	\$122,610
Estimated Average Family Income (2018)	\$131,491	\$131,852	\$122,697
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$98,758	\$95,226	\$86,529
Projected Median Household Income (2023)	\$115,056	\$110,438	\$100,099
Estimated Median Family Income (2018)	\$107,388	\$105,908	\$99,532
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$39,767	\$39,660	\$37,763
Projected Per Capita Income (2023)	\$44,144	\$43,968	\$41,880
Estimated Per Capita Income 5 Year Growth	\$4,376 11.0%	\$4,309 10.9%	\$4,117 10.9%
Estimated Average Household Net Worth (2018)	\$1,273,833	\$1,181,035	\$1,031,657
<b>Daytime Demos (2018)</b>			
Total Businesses	132	2,952	9,967
Total Employees	1,118	23,121	83,807
Company Headquarter Businesses	-	1	16 0.2%
Company Headquarter Employees	-	155 0.7%	2,548 3.0%
Employee Population per Business	8.4	7.8	8.4
Residential Population per Business	90.1	39.0	28.3

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

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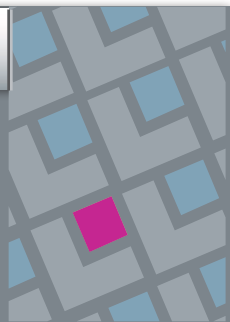
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RF5

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<b>Race &amp; Ethnicity</b>							
White (2018)	9,512	79.8%	90,458	78.7%	219,335	77.7%	
Black or African American (2018)	485	4.1%	5,200	4.5%	13,345	4.7%	
American Indian or Alaska Native (2018)	95	0.8%	977	0.8%	2,857	1.0%	
Asian (2018)	645	5.4%	7,250	6.3%	16,514	5.8%	
Hawaiian or Pacific Islander (2018)	20	0.2%	253	0.2%	664	0.2%	
Other Race (2018)	697	5.8%	5,911	5.1%	17,505	6.2%	
Two or More Races (2018)	472	4.0%	4,964	4.3%	12,146	4.3%	
Not Hispanic or Latino Population (2018)	9,617	80.6%	94,116	81.8%	226,925	80.4%	
Hispanic or Latino Population (2018)	2,309	19.4%	20,897	18.2%	55,441	19.6%	
Not Hispanic or Latino Population (2023)	10,197	79.6%	100,036	80.8%	241,432	79.4%	
Hispanic or Latino Population (2023)	2,607	20.4%	23,733	19.2%	62,767	20.6%	
Not Hispanic or Latino Population (2010)	8,860	83.0%	85,540	85.4%	212,623	83.8%	
Hispanic or Latino Population (2010)	1,819	17.0%	14,649	14.6%	41,186	16.2%	
Not Hispanic or Latino Population (2000)	7,695	87.5%	53,590	89.2%	159,131	87.9%	
Hispanic or Latino Population (2000)	1,104	12.5%	6,461	10.8%	21,946	12.1%	
Projected Hispanic Annual Growth (2018 to 2023)	298	2.6%	2,836	2.7%	7,326	2.6%	
Historic Hispanic Annual Growth (2000 to 2018)	1,205	6.1%	14,436	12.4%	33,495	8.5%	
<b>Age Distribution (2018)</b>							
Age Under 5	840	7.0%	8,382	7.3%	19,641	7.0%	
Age 5 to 9 Years	931	7.8%	9,057	7.9%	20,824	7.4%	
Age 10 to 14 Years	1,058	8.9%	9,680	8.4%	22,246	7.9%	
Age 15 to 19 Years	894	7.5%	8,316	7.2%	19,733	7.0%	
Age 20 to 24 Years	563	4.7%	6,118	5.3%	16,364	5.8%	
Age 25 to 29 Years	745	6.2%	8,268	7.2%	20,827	7.4%	
Age 30 to 34 Years	827	6.9%	8,895	7.7%	21,041	7.5%	
Age 35 to 39 Years	962	8.1%	9,111	7.9%	21,157	7.5%	
Age 40 to 44 Years	941	7.9%	8,492	7.4%	19,598	6.9%	
Age 45 to 49 Years	921	7.7%	8,397	7.3%	19,656	7.0%	
Age 50 to 54 Years	749	6.3%	7,153	6.2%	17,641	6.2%	
Age 55 to 59 Years	638	5.3%	6,370	5.5%	16,214	5.7%	
Age 60 to 64 Years	599	5.0%	5,336	4.6%	13,802	4.9%	
Age 65 to 74 Years	805	6.7%	7,209	6.3%	19,714	7.0%	
Age 75 to 84 Years	333	2.8%	3,180	2.8%	10,078	3.6%	
Age 85 Years or Over	122	1.0%	1,050	0.9%	3,829	1.4%	
Median Age	34.6		33.9		34.9		
<b>Gender Age Distribution (2018)</b>							
Female Population	5,985	50.2%	58,383	50.8%	143,874	51.0%	
Age 0 to 19 Years	1,793	30.0%	17,139	29.4%	39,932	27.8%	
Age 20 to 64 Years	3,505	58.6%	35,042	60.0%	85,413	59.4%	
Age 65 Years or Over	687	11.5%	6,201	10.6%	18,528	12.9%	
Female Median Age	35.1		34.6		35.8		
Male Population	5,940	49.8%	56,630	49.2%	138,492	49.0%	
Age 0 to 19 Years	1,929	32.5%	18,294	32.3%	42,512	30.7%	
Age 20 to 64 Years	3,438	57.9%	33,098	58.4%	80,887	58.4%	
Age 65 Years or Over	573	9.7%	5,238	9.2%	15,093	10.9%	
Male Median Age	34.0		33.1		33.9		

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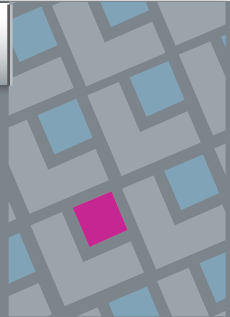
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RF5

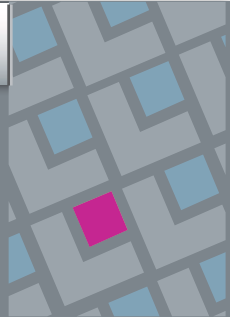
E Warner Rd & S Greenfield Rd		1 mi radius	3 mi radius	5 mi radius		
<b>Household Income Distribution (2018)</b>						
HH Income \$200,000 or More	478	12.4%	4,224	11.0%	9,025	9.1%
HH Income \$150,000 to \$199,999	428	11.1%	4,105	10.6%	9,301	9.4%
HH Income \$100,000 to \$149,999	943	24.5%	9,410	24.4%	21,352	21.5%
HH Income \$75,000 to \$99,999	705	18.3%	6,622	17.2%	16,218	16.3%
HH Income \$50,000 to \$74,999	587	15.3%	6,360	16.5%	17,599	17.7%
HH Income \$35,000 to \$49,999	263	6.8%	3,302	8.6%	10,457	10.5%
HH Income \$25,000 to \$34,999	214	5.6%	1,686	4.4%	5,849	5.9%
HH Income \$15,000 to \$24,999	106	2.8%	1,441	3.7%	5,013	5.0%
HH Income Under \$15,000	118	3.1%	1,410	3.7%	4,529	4.6%
HH Income \$35,000 or More	3,404	88.6%	34,023	88.2%	83,952	84.5%
HH Income \$75,000 or More	2,554	66.5%	24,361	63.2%	55,895	56.3%
<b>Housing (2018)</b>						
Total Housing Units	3,924		39,514		102,967	
Housing Units Occupied	3,843	97.9%	38,560	97.6%	99,343	96.5%
Housing Units Owner-Occupied	3,199	83.2%	29,676	77.0%	71,185	71.7%
Housing Units, Renter-Occupied	645	16.8%	8,884	23.0%	28,158	28.3%
Housing Units, Vacant	81	2.1%	954	2.4%	3,624	3.5%
<b>Marital Status (2018)</b>						
Never Married	2,607	28.7%	25,109	28.6%	65,434	29.8%
Currently Married	4,766	52.4%	48,118	54.7%	114,188	52.0%
Separated	364	4.0%	2,819	3.2%	7,103	3.2%
Widowed	292	3.2%	2,456	2.8%	7,757	3.5%
Divorced	1,069	11.8%	9,393	10.7%	25,173	11.5%
<b>Household Type (2018)</b>						
Population Family	10,908	91.5%	103,390	89.9%	246,470	87.3%
Population Non-Family	998	8.4%	11,504	10.0%	35,022	12.4%
Population Group Quarters	20	0.2%	118	0.1%	874	0.3%
Family Households	3,115	81.0%	30,013	77.8%	72,986	73.5%
Non-Family Households	728	19.0%	8,547	22.2%	26,357	26.5%
Married Couple with Children	1,381	29.0%	12,616	26.2%	28,280	24.8%
Average Family Household Size	3.5		3.4		3.4	
<b>Household Size (2018)</b>						
1 Person Households	524	13.6%	6,194	16.1%	19,675	19.8%
2 Person Households	1,058	27.5%	11,584	30.0%	31,063	31.3%
3 Person Households	773	20.1%	7,165	18.6%	17,543	17.7%
4 Person Households	798	20.8%	7,339	19.0%	16,821	16.9%
5 Person Households	422	11.0%	3,706	9.6%	8,340	8.4%
6 or More Person Households	268	7.0%	2,572	6.7%	5,902	5.9%
<b>Household Vehicles (2018)</b>						
Households with 0 Vehicles Available	59	1.5%	646	1.7%	2,307	2.3%
Households with 1 Vehicles Available	789	20.5%	8,891	23.1%	27,667	27.8%
Households with 2 or More Vehicles Available	2,995	77.9%	29,023	75.3%	69,369	69.8%
Total Vehicles Available	8,277		80,673		199,974	
Average Vehicles Per Household	2.2		2.1		2.0	

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# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3358/-111.7381

RF5

## E Warner Rd & S Greenfield Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2018)</b>			
Estimated Labor Population Age 16 Years or Over	8,894	86,069	215,558
Estimated Civilian Employed	6,369 71.6%	61,639 71.6%	149,351 69.3%
Estimated Civilian Unemployed	181 2.0%	1,865 2.2%	4,609 2.1%
Estimated in Armed Forces	13 0.1%	154 0.2%	272 0.1%
Estimated Not in Labor Force	2,331 26.2%	22,411 26.0%	61,326 28.4%
Unemployment Rate	2.0%	2.2%	2.1%
<b>Occupation (2015)</b>			
Occupation: Population Age 16 Years or Over	6,041	60,541	149,702
Management, Business, Financial Operations	1,192 19.7%	11,278 18.6%	26,422 17.6%
Professional, Related	1,472 24.4%	16,178 26.7%	38,314 25.6%
Service	699 11.6%	8,461 14.0%	22,958 15.3%
Sales, Office	1,833 30.3%	16,202 26.8%	40,370 27.0%
Farming, Fishing, Forestry	2 -	43 0.1%	124 0.1%
Construct, Extraction, Maintenance	323 5.3%	3,753 6.2%	9,451 6.3%
Production, Transport Material Moving	521 8.6%	4,625 7.6%	12,063 8.1%
White Collar Workers	4,496 74.4%	43,659 72.1%	105,106 70.2%
Blue Collar Workers	1,544 25.6%	16,882 27.9%	44,596 29.8%
<b>Consumer Expenditure (2018)</b>			
Total Household Expenditure	\$314 M	\$3.06 B	\$7.33 B
Total Non-Retail Expenditure	\$165 M 52.5%	\$1.60 B 52.4%	\$3.83 B 52.3%
Total Retail Expenditure	\$149 M 47.5%	\$1.46 B 47.6%	\$3.50 B 47.7%
Apparel	\$11.1 M 3.5%	\$108 M 3.5%	\$258 M 3.5%
Contributions	\$15.3 M 4.9%	\$147 M 4.8%	\$344 M 4.7%
Education	\$13.1 M 4.2%	\$126 M 4.1%	\$295 M 4.0%
Entertainment	\$17.9 M 5.7%	\$174 M 5.7%	\$417 M 5.7%
Food and Beverages	\$44.7 M 14.2%	\$437 M 14.3%	\$1.05 B 14.4%
Furnishings and Equipment	\$11.3 M 3.6%	\$110 M 3.6%	\$261 M 3.6%
Gifts	\$8.45 M 2.7%	\$81.7 M 2.7%	\$193 M 2.6%
Health Care	\$23.4 M 7.4%	\$229 M 7.5%	\$558 M 7.6%
Household Operations	\$9.83 M 3.1%	\$94.7 M 3.1%	\$223 M 3.0%
Miscellaneous Expenses	\$4.44 M 1.4%	\$43.5 M 1.4%	\$105 M 1.4%
Personal Care	\$4.05 M 1.3%	\$39.5 M 1.3%	\$94.8 M 1.3%
Personal Insurance	\$2.56 M 0.8%	\$24.7 M 0.8%	\$58.1 M 0.8%
Reading	\$697 K 0.2%	\$6.80 M 0.2%	\$16.3 M 0.2%
Shelter	\$64.9 M 20.7%	\$631 M 20.6%	\$1.51 B 20.6%
Tobacco	\$1.63 M 0.5%	\$16.1 M 0.5%	\$40.0 M 0.5%
Transportation	\$58.5 M 18.6%	\$572 M 18.7%	\$1.38 B 18.8%
Utilities	\$22.1 M 7.0%	\$217 M 7.1%	\$527 M 7.2%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	7,641	73,461	183,558
Elementary (Grade Level 0 to 8)	98 1.3%	1,066 1.5%	3,578 1.9%
Some High School (Grade Level 9 to 11)	206 2.7%	2,212 3.0%	6,134 3.3%
High School Graduate	1,147 15.0%	12,531 17.1%	35,237 19.2%
Some College	2,110 27.6%	18,355 25.0%	47,414 25.8%
Associate Degree Only	1,075 14.1%	7,930 10.8%	19,434 10.6%
Bachelor Degree Only	1,949 25.5%	21,171 28.8%	47,739 26.0%
Graduate Degree	1,055 13.8%	10,197 13.9%	24,022 13.1%

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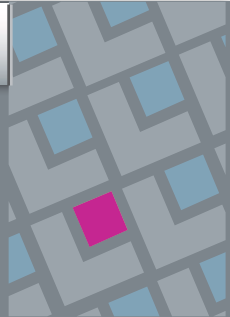
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E Warner Rd & S Greenfield Rd		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2015)</b>							
1 Detached Unit	3,422	100.0	33,072	100.6	80,616	91.8%	
1 Attached Unit	63	1.8%	1,472	4.5%	4,380	5.0%	
2 to 4 Units	17	0.5%	473	1.4%	1,983	2.3%	
5 to 9 Units	16	0.5%	544	1.7%	3,578	4.1%	
10 to 19 Units	23	0.7%	659	2.0%	3,367	3.8%	
20 to 49 Units	6	0.2%	359	1.1%	1,253	1.4%	
50 or More Units	45	1.3%	714	2.2%	2,905	3.3%	
Mobile Home or Trailer	66	1.9%	571	1.7%	1,466	1.7%	
Other Structure	-	-	22	0.1%	47	0.1%	
<b>Homes Built By Year (2015)</b>							
Homes Built 2010 or later	107	3.1%	814	2.5%	2,234	2.5%	
Homes Built 2000 to 2009	905	26.4%	14,239	43.3%	28,767	32.7%	
Homes Built 1990 to 1999	2,056	60.1%	12,892	39.2%	32,745	37.3%	
Homes Built 1980 to 1989	231	6.8%	4,116	12.5%	17,406	19.8%	
Homes Built 1970 to 1979	192	5.6%	2,197	6.7%	9,571	10.9%	
Homes Built 1960 to 1969	60	1.7%	634	1.9%	2,157	2.5%	
Homes Built 1950 to 1959	30	0.9%	373	1.1%	1,189	1.4%	
Homes Built Before 1949	23	0.7%	211	0.6%	739	0.8%	
<b>Home Values (2015)</b>							
Home Values \$1,000,000 or More	20	0.7%	179	0.7%	411	0.6%	
Home Values \$500,000 to \$999,999	234	8.3%	2,133	8.4%	4,650	7.3%	
Home Values \$400,000 to \$499,999	329	11.6%	2,528	9.9%	5,687	9.0%	
Home Values \$300,000 to \$399,999	515	18.2%	5,573	21.9%	12,857	20.3%	
Home Values \$200,000 to \$299,999	1,109	39.2%	11,019	43.3%	25,350	40.1%	
Home Values \$150,000 to \$199,999	489	17.3%	5,054	19.9%	13,402	21.2%	
Home Values \$100,000 to \$149,999	205	7.2%	1,742	6.8%	5,595	8.8%	
Home Values \$70,000 to \$99,999	20	0.7%	274	1.1%	1,144	1.8%	
Home Values \$50,000 to \$69,999	7	0.3%	98	0.4%	324	0.5%	
Home Values \$25,000 to \$49,999	19	0.7%	105	0.4%	253	0.4%	
Home Values Under \$25,000	52	1.8%	497	2.0%	1,403	2.2%	
Owner-Occupied Median Home Value	\$263,694		\$267,175		\$253,314		
Renter-Occupied Median Rent	\$1,239		\$1,103		\$1,036		
<b>Transportation To Work (2015)</b>							
Drive to Work Alone	4,244	77.4%	42,241	76.5%	106,184	76.7%	
Drive to Work in Carpool	598	10.9%	5,707	10.3%	14,222	10.3%	
Travel to Work by Public Transportation	111	2.0%	981	1.8%	2,328	1.7%	
Drive to Work on Motorcycle	20	0.4%	221	0.4%	640	0.5%	
Walk or Bicycle to Work	113	2.1%	1,086	2.0%	2,928	2.1%	
Other Means	53	1.0%	635	1.1%	1,569	1.1%	
Work at Home	344	6.3%	4,365	7.9%	10,577	7.6%	
<b>Travel Time (2015)</b>							
Travel to Work in 14 Minutes or Less	858	16.7%	10,077	19.8%	27,458	21.5%	
Travel to Work in 15 to 29 Minutes	2,349	45.7%	21,268	41.8%	55,628	43.5%	
Travel to Work in 30 to 59 Minutes	2,047	39.8%	20,321	39.9%	45,885	35.9%	
Travel to Work in 60 Minutes or More	394	7.7%	3,994	7.9%	9,406	7.4%	
Average Minutes Travel to Work	25.6		25.1		24.0		

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

CONTACT

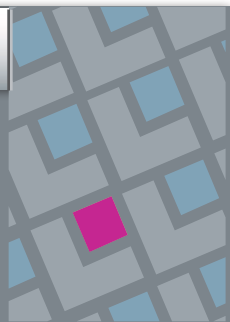
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