

Former Albertsons

SWC Power Rd & Queen Creek Rd | Gilbert, AZ



PROPERTY HIGHLIGHTS

- 56,921 SF available
- Please call for rates
- Minutes away from Power Ranch Master-Planned Community; which has north of 10,000 homes
- Median household Incomes greater than \$90,000 within a 3 mile radius
- Strong daytime population; over 125,000 within a 5 mile radius
- Approximately 2 miles south of Phoenix-Mesa Gateway Airport; where ASU Polytechnic resides; with ±5,095 Students



TRAFFIC COUNTS

N: ±21,158 VPD (NB/SB)

S: ±17,336 VPD (NB/SB)

E: ±12,500 VPD (EB/WB)

W: ±14,398 VPD (EB/WB)

ADOT 2018, Queen Creek 2015

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	15,056	70,788	168,453
2023 Total Population	16,308	79,678	195,907
2018 Median HH Income	\$89,514	\$93,241	\$91,091
2018 Total Daytime Population	13,138	53,294	128,959
▪ Workers	4,145	14,132	40,197
▪ Residents	8,993	39,162	88,762

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

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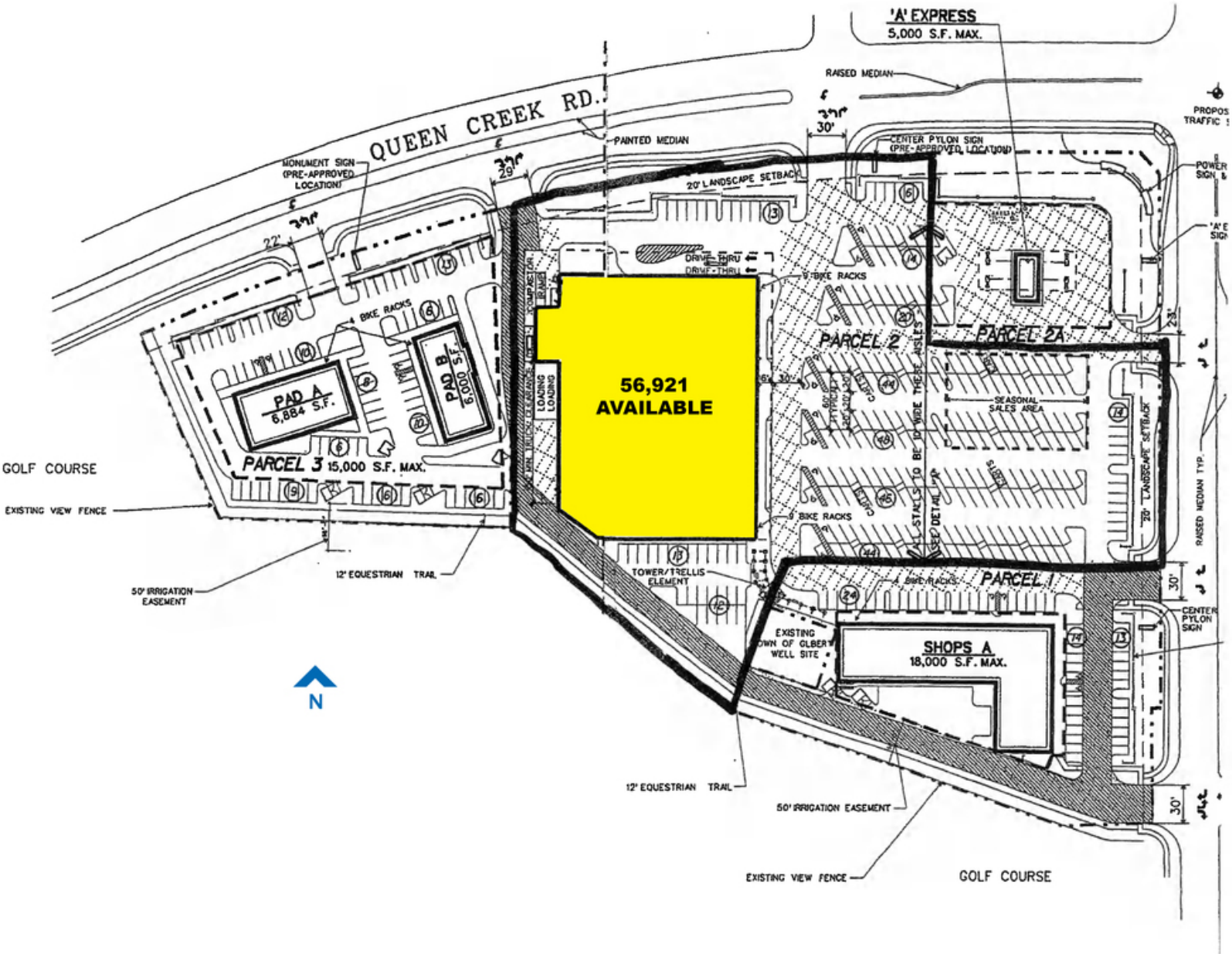
zpace@pcaemail.com

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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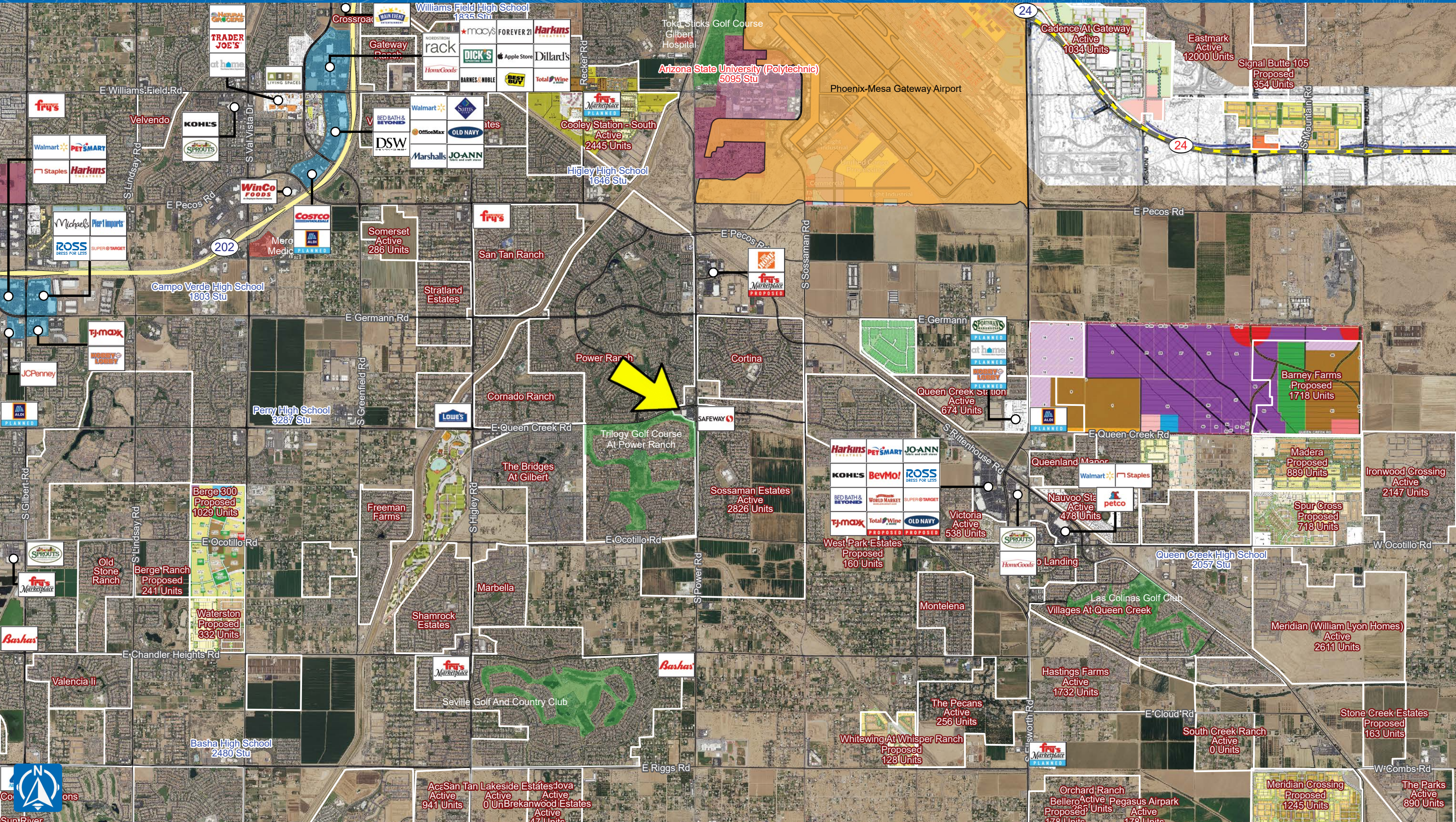


Power Rd & Queen Creek Rd GILBERT, AZ



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One Page Summary

Power Rd & Queen Creek Rd, Gilbert
 -111.686033235 33.2664249920001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.266425
 Longitude: -111.686033

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	137	5,581	15,751
2010 Total Population	13,508	53,098	113,736
2018 Total Population	15,056	70,788	168,453
2018 Group Quarters	12	256	441
2023 Total Population	16,308	79,678	195,907
2018-2023 Annual Rate	1.61%	2.39%	3.07%
2018 Total Daytime Population	13,138	53,294	128,959
Workers	4,145	14,132	40,197
Residents	8,993	39,162	88,762
Household Summary			
2000 Households	64	1,709	4,687
2000 Average Household Size	2.14	3.24	3.35
2010 Households	4,434	16,599	36,162
2010 Average Household Size	3.04	3.19	3.14
2018 Households	4,883	22,422	53,057
2018 Average Household Size	3.08	3.15	3.17
2023 Households	5,295	25,248	61,440
2023 Average Household Size	3.08	3.15	3.18
2018-2023 Annual Rate	1.63%	2.40%	2.98%
2010 Families	3,637	13,758	28,762
2010 Average Family Size	3.38	3.50	3.51
2018 Families	3,981	18,340	41,908
2018 Average Family Size	3.45	3.49	3.57
2023 Families	4,299	20,572	48,392
2023 Average Family Size	3.45	3.51	3.60
2018-2023 Annual Rate	1.55%	2.32%	2.92%
Housing Unit Summary			
2018 Housing Units	5,316	24,023	56,297
Owner Occupied Housing Units	73.3%	76.6%	75.0%
Renter Occupied Housing Units	18.5%	16.7%	19.2%
Vacant Housing Units	8.1%	6.7%	5.8%
Median Household Income			
2018	\$89,514	\$93,241	\$91,091
2023	\$102,600	\$104,326	\$102,355
Median Home Value			
2018	\$301,347	\$307,107	\$285,141
2023	\$336,076	\$346,857	\$325,252
Average Income Value			
Average Household Income	\$110,255	\$110,335	\$107,462
Per Capita Income			
2018	\$35,414	\$34,831	\$33,879
2023	\$42,216	\$41,100	\$39,607
Median Age			
2018	34.4	33.0	32.0
2018 Population 25+ by Educational Attainment			
Total	9,057	42,219	99,999
Less than 9th Grade	1.7%	1.9%	1.7%
9th - 12th Grade, No Diploma	1.7%	1.9%	2.4%
High School Graduate	12.2%	12.6%	14.0%
GED/Alternative Credential	1.4%	1.6%	1.8%
Some College, No Degree	25.2%	26.1%	25.9%
Associate Degree	9.8%	9.6%	10.3%
Bachelor's Degree	30.5%	30.8%	28.9%
Graduate/Professional Degree	17.4%	15.5%	15.2%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023