

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

LINDSAY AND RIGGS

SOUTHEAST CORNER

CITY OF CHANDLER, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



LINDSAY ROAD AND RIGGS ROAD

CHANDLER, ARIZONA

LOCATION:

Located at the southeast corner of Lindsay Road and Riggs Road in Chandler, Arizona.

SIZE:

13.36 Acres (581,967 Square Feet)

ASSESSOR PARCEL NUMBER:

304-84-012

ZONING:

PAD / City of Chandler

[Riggs Ranch Marketplace Ordinance No. 3829 approving PAD Zoning](#)

PRICE:

\$4,073,769 (\$7.00/Square Foot)

TERMS:

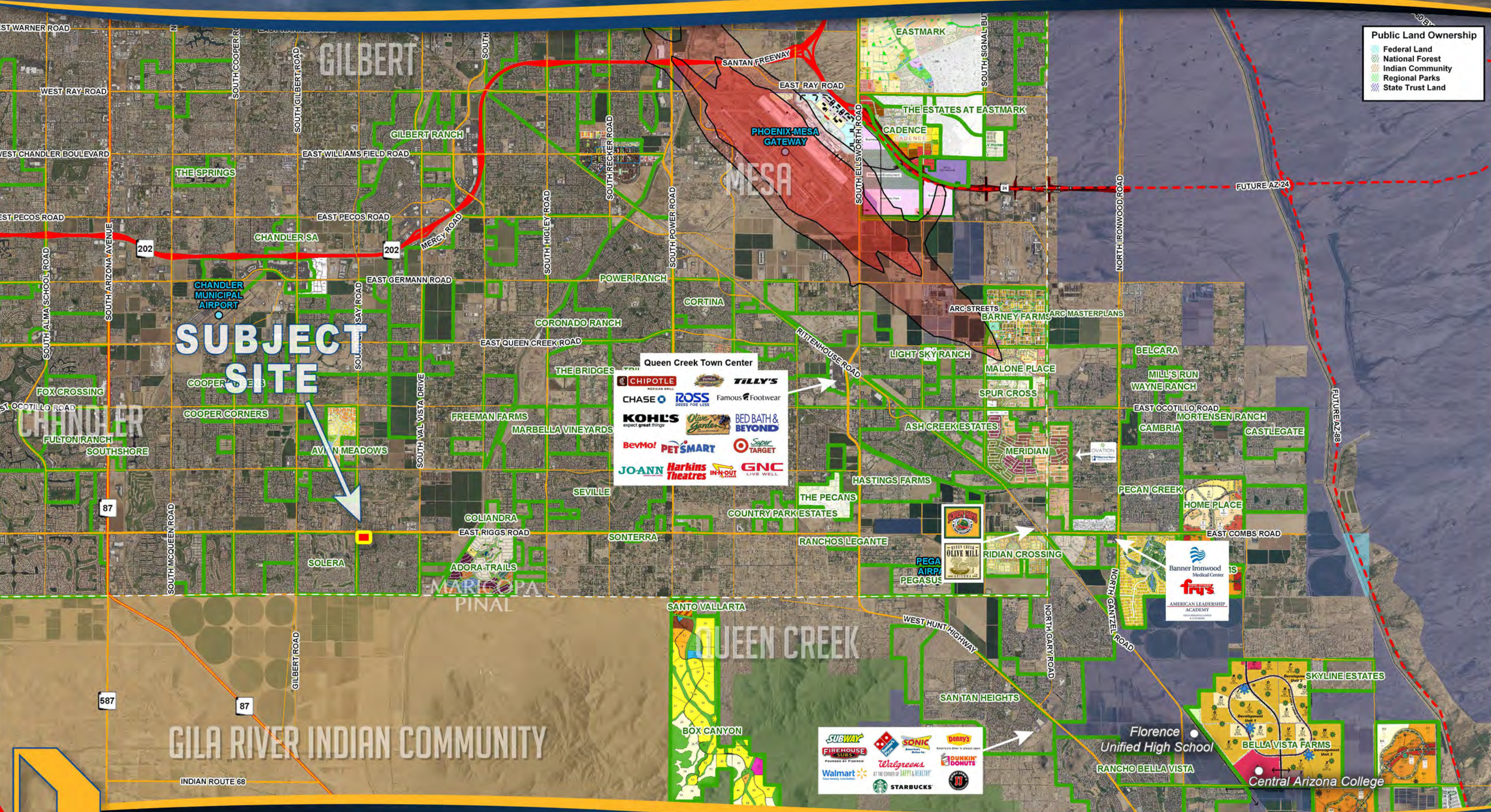
Cash

COMMENTS:

Approved uses within 86,500 square feet of building area include convenience store, gas station, car wash, retail shops, major retail, restaurant with patio, PAD building with drive through, restaurant shops, general office and bank with drive through.

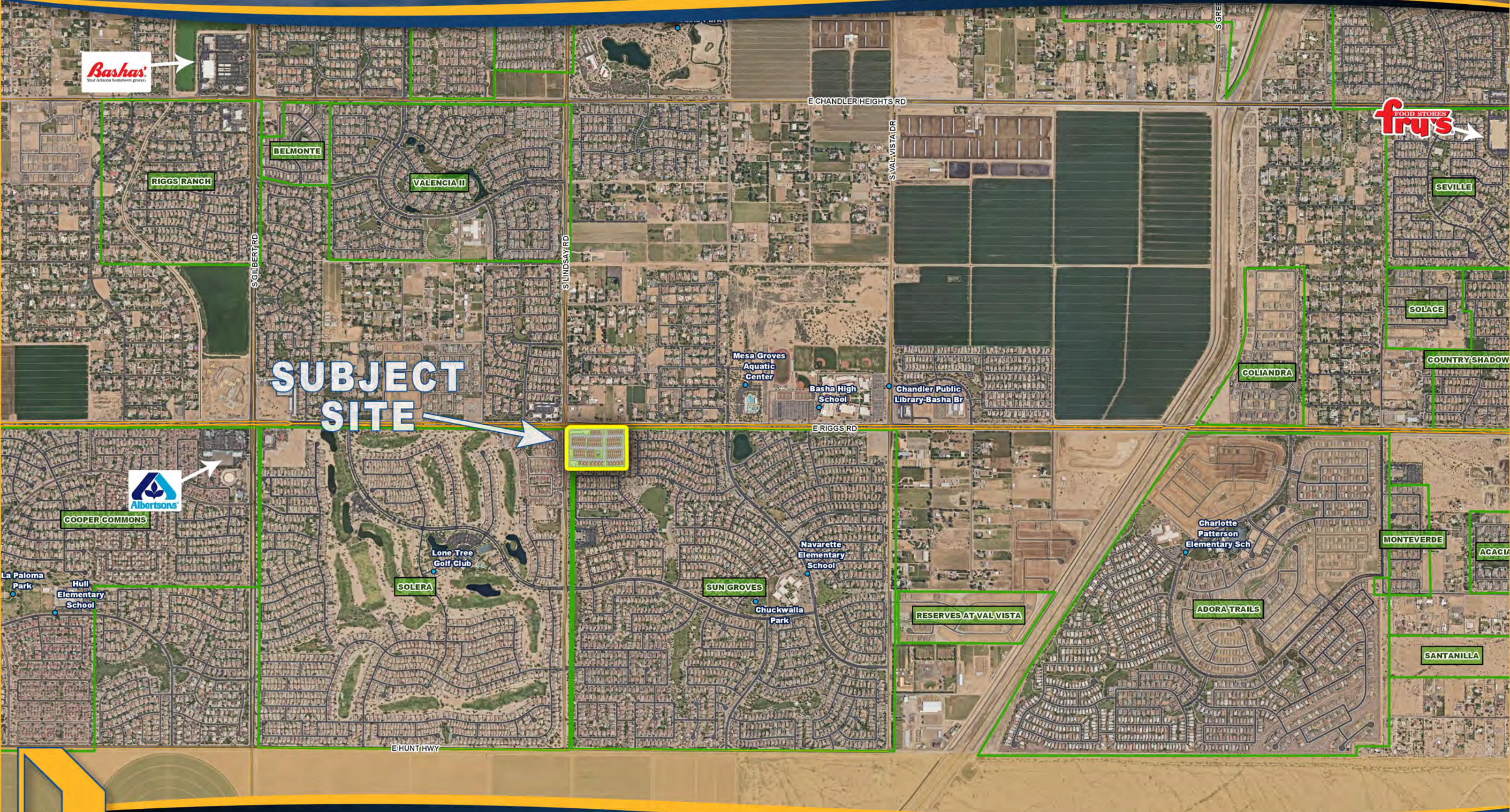
SOUTHEAST VALLEY SUBMARKET

LINDSAY ROAD AND RIGGS ROAD



LINDSAY ROAD AND RIGGS ROAD

SOUTHEAST CORNER



LINDSAY ROAD AND RIGGS ROAD

SOUTHEAST CORNER



Maricopa County Assessor
Paul D. Petersen

Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL

**SUBJECT
SITE** →

304-84-012

SUN GROVES
PHASE 1



La Valencia

CHANDLER, ARIZONA

PRELIMINARY DEVELOPMENT EXHIBIT



New Village Homes
Cottage Communities



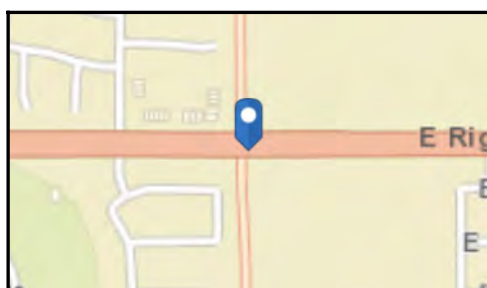
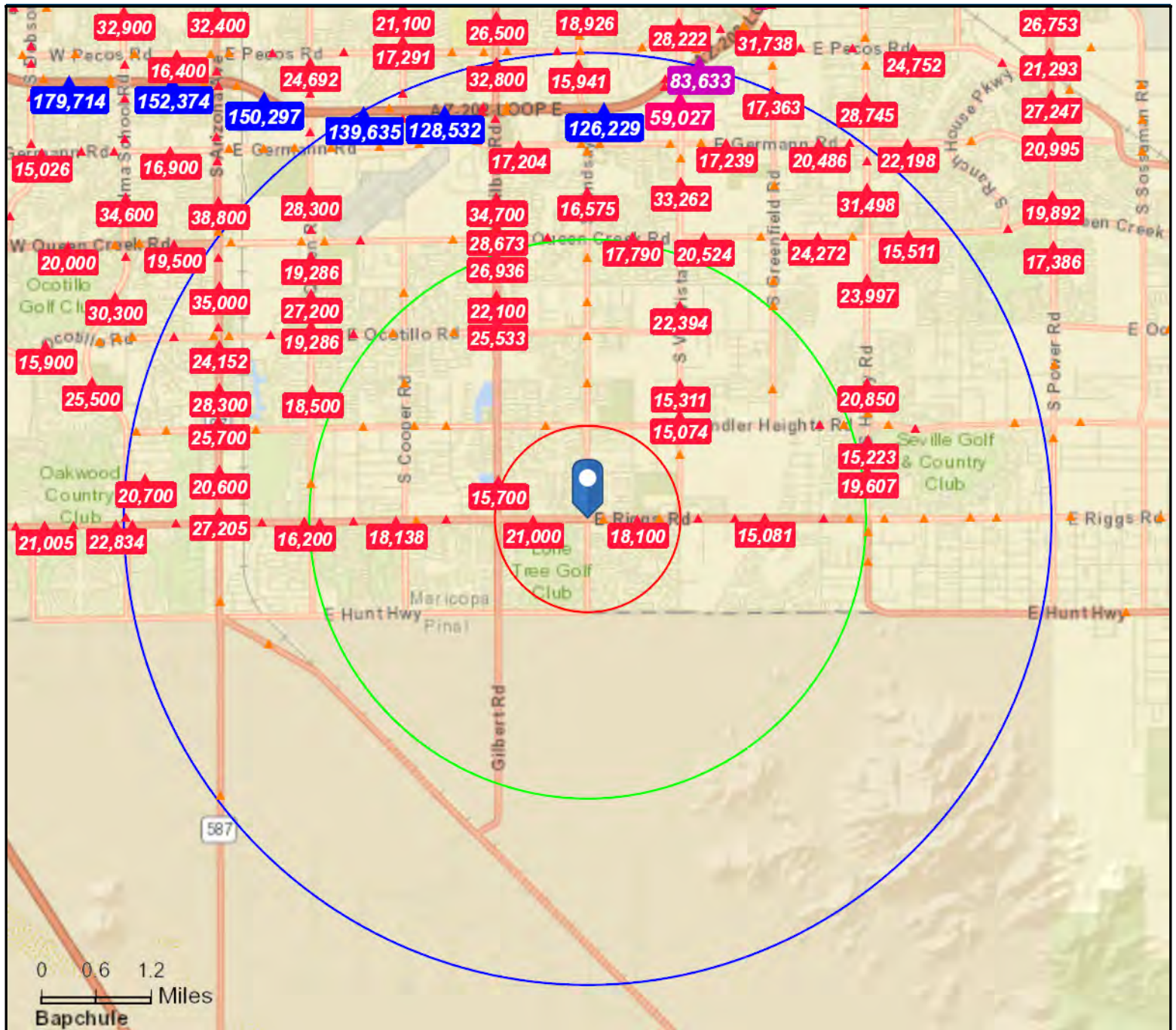
PRELIMINARY - NOT FOR CONSTRUCTION

Lindsay Road and Riggs Road
 14401-14487 E Riggs Rd, Chandler, Arizona, 85249
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

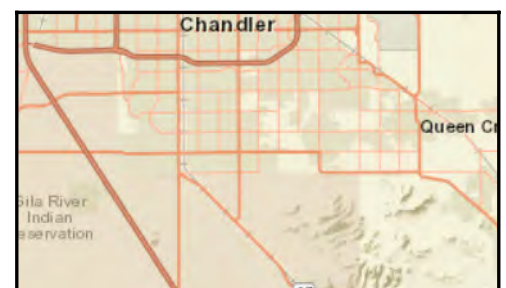
Latitude: 33.21913

Longitude: -111.77256



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

July 20, 2018



Traffic Count Profile

Lindsay Road and Riggs Road
14401-14487 E Riggs Rd, Chandler, Arizona, 85249
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	E Riggs Rd	S 146th St (0.07 miles E)	2012	13,651
0.24	144th St	E Capricorn Pl (0.02 miles N)	2017	9,800
0.42	144th St	E Doral Dr (0.07 miles S)	2017	3,900
0.53	E Riggs Rd	S Hillcrest Dr (0.04 miles W)	2017	18,100
0.56	144th St	E Cloud Dr (0.05 miles S)	2015	9,027
0.59	E Riggs Rd	S Santa Rita Way (0.07 miles W)	2017	21,000
0.77	E Riggs Rd	S Black Hills Way (0.03 miles W)	2004	13,809
0.87	E Riggs Rd	S Mesquite Grove Way (0.06 miles E)	1998	2,400
0.97	136th St	E Riggs Rd (0.11 miles N)	2003	6,200
0.97	136th St	E Riggs Rd (0.08 miles S)	2004	7,531
1.01	152nd St	E Waterview Dr (0.04 miles S)	2015	4,483
1.01	Hunt Hwy	S Pearl Pl (0.01 miles E)	2017	3,800
1.03	Valvista Dr	152nd St (0.0 miles N)	2008	7,569
1.04	E Chandler Heights Rd	144th St (0.23999999 miles W)	2007	4,820
1.05	136th St	E Leo Pl (0.03 miles S)	2017	15,700
1.06	Hunt Hwy	S Granite Dr (0.25999999 miles E)	2017	5,000
1.07	E Riggs Rd	Eastern (0.06 miles W)	1998	2,300
1.10	136th St	E Doral Dr (0.04 miles N)	2017	7,100
1.11	E Chandler Heights Rd	144th St (0.44 miles E)	2017	10,900
1.14	144th St	E Chandler Heights Rd (0.13 miles S)	2007	4,400
1.16	152nd St	S Val Vista Dr (0.03 miles S)	2017	4,900
1.18	E Riggs Rd	Valvista Dr (0.19 miles W)	2014	19,618
1.21	152nd St	E Wood Dr (0.1 miles N)	2017	8,800
1.28	E Chandler Heights Rd	S 150th St (0.04 miles W)	2017	9,000
1.30	136th St	E Peach Tree Dr (0.08 miles N)	2004	7,600
1.31	Hunt Hwy	Gilbert Rd (0.11 miles W)	2011	3,384
1.31	136th St	E Wood Dr (0.12 miles S)	1998	1,300
1.33	E Chandler Heights Rd	136th St (0.1 miles W)	1998	1,300
1.45	W Hunt Hwy	136th St (0.09 miles E)	1998	200
1.46	144th St	E Brooks Farms Rd (0.05 miles N)	2017	10,400

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q1 2018).

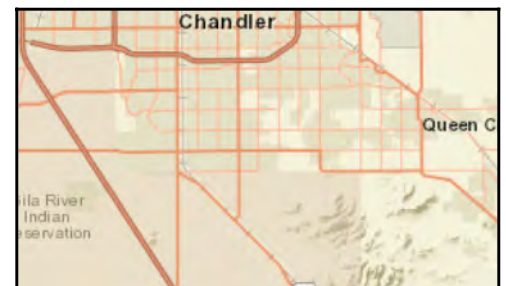
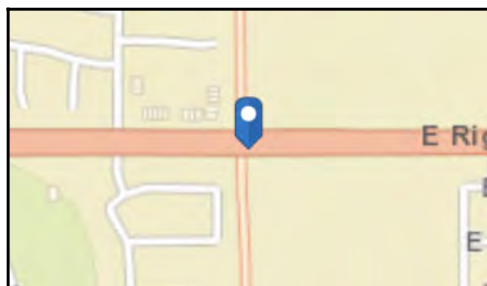
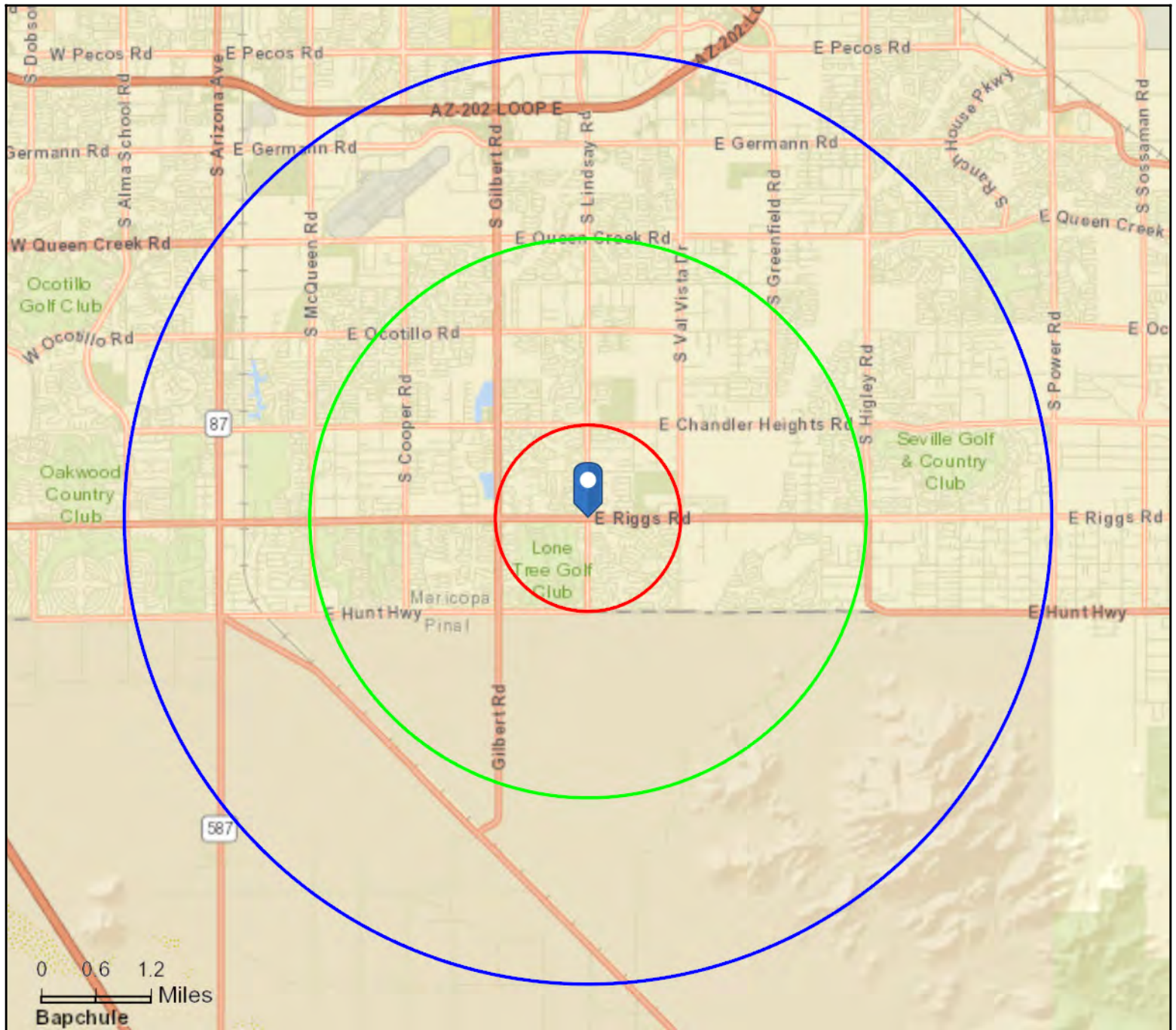
July 20, 2018

Lindsay Road and Riggs Road
 14401-14487 E Riggs Rd, Chandler, Arizona, 85249
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913

Longitude: -111.77256





Executive Summary

Lindsay Road and Riggs Road
14401-14487 E Riggs Rd, Chandler, Arizona, 85249
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

	1 mile	3 miles	5 miles
Population			
2000 Population	287	6,495	16,791
2010 Population	8,363	38,278	86,524
2018 Population	10,116	57,545	123,681
2023 Population	11,170	66,153	142,646
2000-2010 Annual Rate	40.10%	19.41%	17.82%
2010-2018 Annual Rate	2.33%	5.07%	4.43%
2018-2023 Annual Rate	2.00%	2.83%	2.89%
2018 Male Population	48.3%	48.8%	49.0%
2018 Female Population	51.7%	51.2%	51.0%
2018 Median Age	37.6	36.1	36.4

In the identified area, the current year population is 123,681. In 2010, the Census count in the area was 86,524. The rate of change since 2010 was 4.43% annually. The five-year projection for the population in the area is 142,646 representing a change of 2.89% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	77.4%	76.6%	76.1%
2018 Black Alone	5.9%	4.7%	4.4%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	1.4%
2018 Asian Alone	8.0%	10.9%	10.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	3.6%	3.1%	3.2%
2018 Two or More Races	4.4%	3.9%	3.9%
2018 Hispanic Origin (Any Race)	14.0%	13.9%	14.0%

Persons of Hispanic origin represent 14.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	80	2,711	6,736
2010 Households	2,762	12,564	28,395
2018 Total Households	3,316	18,130	39,930
2023 Total Households	3,647	20,616	45,757
2000-2010 Annual Rate	42.50%	16.57%	15.47%
2010-2018 Annual Rate	2.24%	4.55%	4.22%
2018-2023 Annual Rate	1.92%	2.60%	2.76%
2018 Average Household Size	3.05	3.17	3.09

The household count in this area has changed from 28,395 in 2010 to 39,930 in the current year, a change of 4.22% annually. The five-year projection of households is 45,757, a change of 2.76% annually from the current year total. Average household size is currently 3.09, compared to 3.04 in the year 2010. The number of families in the current year is 32,698 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 20, 2018



Executive Summary

Lindsay Road and Riggs Road
14401-14487 E Riggs Rd, Chandler, Arizona, 85249
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$104,172	\$104,648	\$103,928
2023 Median Household Income	\$113,818	\$112,658	\$112,207
2018-2023 Annual Rate	1.79%	1.49%	1.54%
Average Household Income			
2018 Average Household Income	\$121,405	\$121,130	\$122,547
2023 Average Household Income	\$142,725	\$141,350	\$143,180
2018-2023 Annual Rate	3.29%	3.14%	3.16%
Per Capita Income			
2018 Per Capita Income	\$39,984	\$38,276	\$39,751
2023 Per Capita Income	\$46,813	\$44,172	\$46,122
2018-2023 Annual Rate	3.20%	2.91%	3.02%

Current median household income is \$103,928 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$112,207 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$122,547 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$143,180 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$39,751 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$46,122 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	83	3,487	7,961
2000 Owner Occupied Housing Units	64	2,483	6,195
2000 Renter Occupied Housing Units	16	228	541
2000 Vacant Housing Units	3	776	1,225
2010 Total Housing Units	3,051	14,039	31,610
2010 Owner Occupied Housing Units	2,343	10,970	24,523
2010 Renter Occupied Housing Units	419	1,594	3,872
2010 Vacant Housing Units	289	1,475	3,215
2018 Total Housing Units	3,626	19,473	42,904
2018 Owner Occupied Housing Units	2,839	16,229	34,893
2018 Renter Occupied Housing Units	477	1,901	5,037
2018 Vacant Housing Units	310	1,343	2,974
2023 Total Housing Units	3,989	21,855	48,610
2023 Owner Occupied Housing Units	3,186	18,678	40,166
2023 Renter Occupied Housing Units	460	1,938	5,592
2023 Vacant Housing Units	342	1,239	2,853

Currently, 81.3% of the 42,904 housing units in the area are owner occupied; 11.7%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 31,610 housing units in the area - 77.6% owner occupied, 12.2% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 14.54%. Median home value in the area is \$343,874, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.78% annually to \$375,654.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 20, 2018



Market Profile

Lindsay Road and Riggs Road
14401-14487 E Riggs Rd, Chandler, Arizona, 85249
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	287	6,495	16,791
2010 Total Population	8,363	38,278	86,524
2018 Total Population	10,116	57,545	123,681
2018 Group Quarters	5	57	101
2023 Total Population	11,170	66,153	142,646
2018-2023 Annual Rate	2.00%	2.83%	2.89%
2018 Total Daytime Population	6,407	37,173	93,752
Workers	1,019	5,437	25,415
Residents	5,388	31,736	68,337
Household Summary			
2000 Households	80	2,711	6,736
2000 Average Household Size	3.59	2.39	2.49
2010 Households	2,762	12,564	28,395
2010 Average Household Size	3.03	3.04	3.04
2018 Households	3,316	18,130	39,930
2018 Average Household Size	3.05	3.17	3.09
2023 Households	3,647	20,616	45,757
2023 Average Household Size	3.06	3.21	3.12
2018-2023 Annual Rate	1.92%	2.60%	2.76%
2010 Families	2,297	10,212	23,201
2010 Average Family Size	3.34	3.40	3.38
2018 Families	2,760	14,971	32,698
2018 Average Family Size	3.37	3.52	3.44
2023 Families	3,035	17,091	37,521
2023 Average Family Size	3.39	3.56	3.47
2018-2023 Annual Rate	1.92%	2.68%	2.79%
Housing Unit Summary			
2000 Housing Units	83	3,487	7,961
Owner Occupied Housing Units	77.1%	71.2%	77.8%
Renter Occupied Housing Units	19.3%	6.5%	6.8%
Vacant Housing Units	3.6%	22.3%	15.4%
2010 Housing Units	3,051	14,039	31,610
Owner Occupied Housing Units	76.8%	78.1%	77.6%
Renter Occupied Housing Units	13.7%	11.4%	12.2%
Vacant Housing Units	9.5%	10.5%	10.2%
2018 Housing Units	3,626	19,473	42,904
Owner Occupied Housing Units	78.3%	83.3%	81.3%
Renter Occupied Housing Units	13.2%	9.8%	11.7%
Vacant Housing Units	8.5%	6.9%	6.9%
2023 Housing Units	3,989	21,855	48,610
Owner Occupied Housing Units	79.9%	85.5%	82.6%
Renter Occupied Housing Units	11.5%	8.9%	11.5%
Vacant Housing Units	8.6%	5.7%	5.9%
Median Household Income			
2018	\$104,172	\$104,648	\$103,928
2023	\$113,818	\$112,658	\$112,207
Median Home Value			
2018	\$326,667	\$334,602	\$343,874
2023	\$363,219	\$364,933	\$375,654
Per Capita Income			
2018	\$39,984	\$38,276	\$39,751
2023	\$46,813	\$44,172	\$46,122
Median Age			
2010	36.4	36.2	35.8
2018	37.6	36.1	36.4
2023	37.5	35.4	35.8

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 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

July 20, 2018



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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	3,316	18,130	39,930
<\$15,000	5.6%	5.2%	4.5%
\$15,000 - \$24,999	2.3%	3.9%	3.5%
\$25,000 - \$34,999	4.0%	3.9%	3.9%
\$35,000 - \$49,999	7.2%	7.9%	7.9%
\$50,000 - \$74,999	15.4%	11.9%	12.8%
\$75,000 - \$99,999	12.1%	13.2%	14.0%
\$100,000 - \$149,999	25.1%	27.4%	26.9%
\$150,000 - \$199,999	15.9%	14.0%	13.1%
\$200,000+	12.2%	12.8%	13.4%
Average Household Income	\$121,405	\$121,130	\$122,547
2023 Households by Income			
Household Income Base	3,647	20,616	45,757
<\$15,000	4.7%	4.6%	4.0%
\$15,000 - \$24,999	1.7%	3.0%	2.7%
\$25,000 - \$34,999	3.1%	3.0%	3.1%
\$35,000 - \$49,999	6.0%	6.6%	6.6%
\$50,000 - \$74,999	13.5%	10.5%	11.2%
\$75,000 - \$99,999	11.2%	12.1%	12.8%
\$100,000 - \$149,999	25.6%	28.0%	27.7%
\$150,000 - \$199,999	17.7%	15.2%	14.4%
\$200,000+	16.5%	16.9%	17.6%
Average Household Income	\$142,725	\$141,350	\$143,180
2018 Owner Occupied Housing Units by Value			
Total	2,839	16,229	34,893
<\$50,000	0.7%	0.6%	0.8%
\$50,000 - \$99,999	0.1%	0.3%	0.3%
\$100,000 - \$149,999	0.3%	2.6%	2.4%
\$150,000 - \$199,999	10.2%	8.4%	6.9%
\$200,000 - \$249,999	15.5%	12.0%	11.7%
\$250,000 - \$299,999	17.4%	16.5%	15.7%
\$300,000 - \$399,999	21.7%	27.5%	27.8%
\$400,000 - \$499,999	8.7%	12.7%	17.1%
\$500,000 - \$749,999	18.4%	14.3%	13.1%
\$750,000 - \$999,999	6.0%	3.5%	3.0%
\$1,000,000 - \$1,499,999	0.0%	1.1%	1.0%
\$1,500,000 - \$1,999,999	1.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$401,128	\$385,460	\$384,157
2023 Owner Occupied Housing Units by Value			
Total	3,186	18,678	40,166
<\$50,000	0.2%	0.2%	0.3%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.1%	0.7%	0.7%
\$150,000 - \$199,999	5.0%	4.5%	3.5%
\$200,000 - \$249,999	12.0%	9.7%	8.8%
\$250,000 - \$299,999	16.5%	15.6%	14.4%
\$300,000 - \$399,999	25.6%	29.4%	29.4%
\$400,000 - \$499,999	11.4%	15.5%	21.0%
\$500,000 - \$749,999	21.0%	18.5%	17.0%
\$750,000 - \$999,999	7.4%	4.5%	3.8%
\$1,000,000 - \$1,499,999	0.0%	0.9%	0.8%
\$1,500,000 - \$1,999,999	0.7%	0.1%	0.1%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$431,091	\$418,302	\$417,313

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

July 20, 2018



Market Profile

Lindsay Road and Riggs Road
14401-14487 E Riggs Rd, Chandler, Arizona, 85249
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	8,363	38,279	86,523
0 - 4	8.7%	8.7%	8.9%
5 - 9	9.9%	10.2%	10.2%
10 - 14	8.8%	9.0%	8.9%
15 - 24	9.8%	9.5%	9.4%
25 - 34	9.8%	10.2%	11.1%
35 - 44	19.3%	19.1%	19.1%
45 - 54	12.2%	12.5%	12.1%
55 - 64	10.0%	8.9%	8.8%
65 - 74	8.0%	7.4%	6.9%
75 - 84	2.7%	3.6%	3.7%
85 +	0.7%	0.9%	0.9%
18 +	67.7%	67.3%	67.6%
2018 Population by Age			
Total	10,116	57,542	123,682
0 - 4	8.0%	8.2%	8.1%
5 - 9	9.0%	9.5%	9.4%
10 - 14	8.9%	9.4%	9.1%
15 - 24	10.7%	11.0%	10.5%
25 - 34	8.7%	10.0%	10.4%
35 - 44	17.8%	17.2%	17.1%
45 - 54	12.8%	13.4%	12.8%
55 - 64	9.7%	9.3%	9.5%
65 - 74	9.9%	8.0%	8.2%
75 - 84	3.6%	3.2%	3.6%
85 +	0.9%	0.8%	1.2%
18 +	70.0%	68.4%	69.0%
2023 Population by Age			
Total	11,171	66,154	142,648
0 - 4	8.0%	8.4%	8.2%
5 - 9	8.8%	9.4%	9.1%
10 - 14	8.6%	9.0%	8.8%
15 - 24	10.0%	10.6%	10.4%
25 - 34	10.0%	12.0%	12.0%
35 - 44	18.1%	16.8%	16.6%
45 - 54	11.8%	12.5%	12.2%
55 - 64	8.6%	8.8%	8.9%
65 - 74	10.1%	8.0%	8.3%
75 - 84	5.0%	3.7%	4.2%
85 +	1.1%	0.8%	1.2%
18 +	70.6%	68.6%	69.3%
2010 Population by Sex			
Males	4,046	18,697	42,524
Females	4,317	19,581	44,000
2018 Population by Sex			
Males	4,883	28,100	60,629
Females	5,232	29,444	63,052
2023 Population by Sex			
Males	5,393	32,257	69,849
Females	5,777	33,896	72,797

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

July 20, 2018



Market Profile

Lindsay Road and Riggs Road
14401-14487 E Riggs Rd, Chandler, Arizona, 85249
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21913
Longitude: -111.77256

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	8,363	38,278	86,525
White Alone	81.3%	80.6%	79.9%
Black Alone	4.9%	4.1%	3.8%
American Indian Alone	0.5%	0.6%	1.5%
Asian Alone	6.4%	8.6%	8.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.2%	2.8%	2.8%
Two or More Races	3.6%	3.2%	3.2%
Hispanic Origin	12.5%	12.0%	12.3%
Diversity Index	47.9	48.0	49.3
2018 Population by Race/Ethnicity			
Total	10,116	57,544	123,681
White Alone	77.4%	76.6%	76.1%
Black Alone	5.9%	4.7%	4.4%
American Indian Alone	0.6%	0.7%	1.4%
Asian Alone	8.0%	10.9%	10.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	3.1%	3.2%
Two or More Races	4.4%	3.9%	3.9%
Hispanic Origin	14.0%	13.9%	14.0%
Diversity Index	53.8	54.3	54.9
2023 Population by Race/Ethnicity			
Total	11,171	66,153	142,647
White Alone	74.2%	73.2%	72.8%
Black Alone	6.7%	5.4%	5.0%
American Indian Alone	0.7%	0.7%	1.4%
Asian Alone	9.3%	12.8%	12.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	3.9%	3.4%	3.5%
Two or More Races	5.0%	4.4%	4.4%
Hispanic Origin	15.3%	15.3%	15.4%
Diversity Index	58.2	58.8	59.4
2010 Population by Relationship and Household Type			
Total	8,363	38,278	86,524
In Households	100.0%	99.9%	99.9%
In Family Households	93.0%	92.2%	92.1%
Householder	27.6%	26.7%	27.0%
Spouse	24.0%	23.5%	23.5%
Child	37.1%	37.4%	36.9%
Other relative	2.9%	3.2%	3.3%
Nonrelative	1.4%	1.4%	1.5%
In Nonfamily Households	7.0%	7.7%	7.8%
In Group Quarters	0.0%	0.1%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.1%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2018 Population 25+ by Educational Attainment			
Total	6,419	35,637	77,755
Less than 9th Grade	1.7%	1.4%	1.4%
9th - 12th Grade, No Diploma	2.0%	2.7%	2.8%
High School Graduate	13.4%	15.6%	13.5%
GED/Alternative Credential	1.1%	1.2%	1.3%
Some College, No Degree	25.3%	22.8%	22.6%
Associate Degree	8.4%	8.9%	8.9%
Bachelor's Degree	30.4%	29.3%	30.8%
Graduate/Professional Degree	17.7%	18.2%	18.7%
2018 Population 15+ by Marital Status			
Total	7,504	41,943	90,729
Never Married	19.0%	22.2%	22.2%
Married	69.4%	66.5%	66.2%
Widowed	5.1%	4.7%	4.2%
Divorced	6.5%	6.6%	7.3%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	97.0%	95.6%	95.8%
Civilian Unemployed (Unemployment Rate)	3.0%	4.4%	4.2%
2018 Employed Population 16+ by Industry			
Total	4,804	26,235	56,291
Agriculture/Mining	0.3%	0.4%	0.5%
Construction	2.9%	3.8%	5.0%
Manufacturing	14.3%	15.6%	14.1%
Wholesale Trade	3.8%	3.2%	2.6%
Retail Trade	11.4%	8.5%	9.8%
Transportation/Utilities	3.1%	3.9%	4.1%
Information	1.9%	1.4%	1.2%
Finance/Insurance/Real Estate	12.0%	10.8%	10.9%
Services	45.6%	48.4%	47.7%
Public Administration	4.9%	3.9%	4.1%
2018 Employed Population 16+ by Occupation			
Total	4,804	26,235	56,292
White Collar	75.9%	73.9%	74.7%
Management/Business/Financial	21.9%	22.3%	21.8%
Professional	27.0%	28.8%	29.2%
Sales	14.1%	11.9%	12.8%
Administrative Support	12.9%	10.9%	10.8%
Services	13.8%	13.0%	13.1%
Blue Collar	10.3%	13.1%	12.3%
Farming/Forestry/Fishing	0.4%	0.2%	0.1%
Construction/Extraction	0.8%	3.0%	3.0%
Installation/Maintenance/Repair	3.0%	3.4%	2.9%
Production	3.0%	3.8%	3.0%
Transportation/Material Moving	3.1%	2.7%	3.3%
2010 Population By Urban/ Rural Status			
Total Population	8,363	38,278	86,524
Population Inside Urbanized Area	100.0%	99.6%	98.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.4%	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	2,762	12,564	28,395
Households with 1 Person	13.3%	14.9%	14.2%
Households with 2+ People	86.7%	85.1%	85.8%
Family Households	83.2%	81.3%	81.7%
Husband-wife Families	72.5%	71.5%	71.1%
With Related Children	39.8%	40.5%	39.6%
Other Family (No Spouse Present)	10.6%	9.8%	10.6%
Other Family with Male Householder	3.0%	3.2%	3.6%
With Related Children	2.3%	2.4%	2.5%
Other Family with Female Householder	7.6%	6.6%	7.0%
With Related Children	5.4%	4.6%	4.9%
Nonfamily Households	3.5%	3.8%	4.1%
All Households with Children	47.6%	47.8%	47.4%
Multigenerational Households	3.9%	4.3%	4.2%
Unmarried Partner Households	4.1%	4.5%	4.8%
Male-female	3.5%	3.6%	3.9%
Same-sex	0.7%	0.9%	0.8%
2010 Households by Size			
Total	2,762	12,564	28,396
1 Person Household	13.3%	14.9%	14.2%
2 Person Household	34.2%	32.0%	33.1%
3 Person Household	15.9%	15.4%	15.6%
4 Person Household	20.0%	20.5%	20.4%
5 Person Household	10.2%	10.4%	10.1%
6 Person Household	4.3%	4.4%	4.2%
7 + Person Household	2.1%	2.4%	2.4%
2010 Households by Tenure and Mortgage Status			
Total	2,762	12,564	28,395
Owner Occupied	84.8%	87.3%	86.4%
Owned with a Mortgage/Loan	73.5%	74.9%	73.1%
Owned Free and Clear	11.3%	12.4%	13.2%
Renter Occupied	15.2%	12.7%	13.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,051	14,039	31,610
Housing Units Inside Urbanized Area	100.0%	99.6%	99.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.4%	1.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments			
	1. Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
	2. Up and Coming Families	Up and Coming Families	Up and Coming Families
	3. Silver & Gold (9A)	The Elders (9C)	The Elders (9C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$10,647,534	\$58,260,796	\$129,752,989
Average Spent	\$3,210.96	\$3,213.50	\$3,249.51
Spending Potential Index	148	148	149
Education: Total \$	\$6,578,389	\$36,101,815	\$80,024,272
Average Spent	\$1,983.83	\$1,991.27	\$2,004.11
Spending Potential Index	137	138	138
Entertainment/Recreation: Total \$	\$15,361,591	\$83,419,373	\$186,214,451
Average Spent	\$4,632.57	\$4,601.18	\$4,663.52
Spending Potential Index	144	143	145
Food at Home: Total \$	\$22,935,159	\$124,491,058	\$278,532,879
Average Spent	\$6,916.51	\$6,866.58	\$6,975.53
Spending Potential Index	138	137	139
Food Away from Home: Total \$	\$17,157,743	\$93,618,547	\$208,831,516
Average Spent	\$5,174.23	\$5,163.74	\$5,229.94
Spending Potential Index	147	147	149
Health Care: Total \$	\$26,549,599	\$143,556,384	\$321,229,333
Average Spent	\$8,006.51	\$7,918.17	\$8,044.81
Spending Potential Index	140	138	140
HH Furnishings & Equipment: Total \$	\$10,322,434	\$56,121,431	\$125,214,133
Average Spent	\$3,112.92	\$3,095.50	\$3,135.84
Spending Potential Index	149	148	150
Personal Care Products & Services: Total \$	\$4,105,352	\$22,473,682	\$50,070,618
Average Spent	\$1,238.04	\$1,239.59	\$1,253.96
Spending Potential Index	150	150	151
Shelter: Total \$	\$77,937,580	\$425,416,708	\$949,711,696
Average Spent	\$23,503.49	\$23,464.79	\$23,784.42
Spending Potential Index	140	140	142
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,760,728	\$63,987,992	\$142,785,337
Average Spent	\$3,546.66	\$3,529.40	\$3,575.89
Spending Potential Index	143	142	144
Travel: Total \$	\$10,936,999	\$59,944,951	\$133,160,984
Average Spent	\$3,298.25	\$3,306.40	\$3,334.86
Spending Potential Index	153	154	155
Vehicle Maintenance & Repairs: Total \$	\$5,065,014	\$27,399,638	\$61,313,789
Average Spent	\$1,527.45	\$1,511.29	\$1,535.53
Spending Potential Index	142	141	143

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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