

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# 2400 WEST WARNER ROAD E/NEC LOOP 101 AND WARNER ROAD 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](http://WWW.NATHANANDASSOCIATESINC.COM)



# 2400 W. WARNER ROAD

## CHANDLER, ARIZONA

### LOCATION:

Site is located east of the northeast corner of Loop 101 and Warner Road at 2400 West Warner Road in the City of Chandler, Arizona.

### SIZE:

12.8 Acres

*\*Conceptual site plan shows 47 Lots – 40' x 95'*

### ASSESSOR PARCEL NUMBERS:

302-79-503 and 302-79-715

### ZONING:

SF-33 | City of Chandler

### PRICE:

\$4,000,000 or (\$312,500 per Acre)

### TERMS:

Cash

### PROPERTY TAXES:

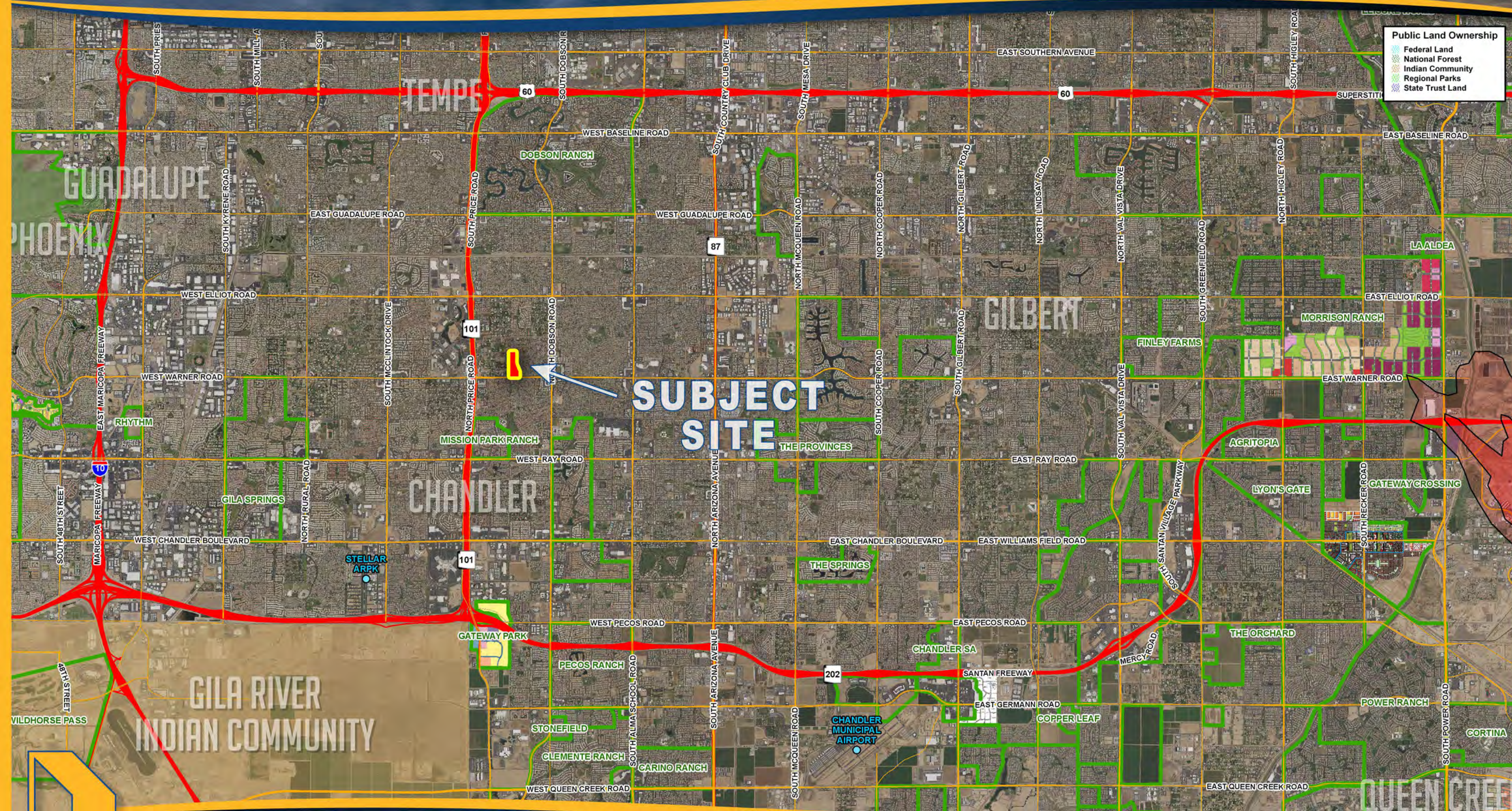
Property is currently a church; property tax assessments are currently not available.

### COMMENTS:

Seller will sell the site subject to rezone and final plat. Buyer understands that the north portion of the property serves as the retention basin for the property to the east.

# SOUTHEAST VALLEY SUBMARKET

2400 W. WARNER ROAD | W/NWC WARNER ROAD AND DOBSON ROAD



**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

**SUBJECT SITE**

# 2400 WEST WARNER ROAD

CHANDLER, ARIZONA

**Maricopa County Assessor**  
Paul D. Petersen

Zoning Category	
[Green Box]	AGRICULTURAL
[Red Box]	COMMERCIAL
[Blue Box]	ENTERTAINMENT
[Yellow Box]	INDUSTRIAL
[Purple Box]	MISC
[Light Blue Box]	PAD
[Light Green Box]	RESIDENTIAL

**SUBJECT SITE**

302-79-503

302-79-715

**LA FITNESS**

**STARBUCKS**

ARIZONA 101

ARIZONA 101

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

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.



**ORANGE TREE TRACT A**  
 CHANDLER, AZ  
**ADJACENT AREA CONTEXT MAP**

8888 SCALE: 1"=200' (24X36) APRIL 2017 NORTH  
**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.  
 U:\8888 Projects\049\PROJECTS\Orange Tree A\BASEMAP\ORANGE TREE - ADJ AREA CONTEXT MAP.dwg 8/10/2017 1:29 PM

**PROJECT SUMMARY**

Existing General Plan: Neighborhood - This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria as described in the text of the general plan.

Existing Zoning: Single Family District (SF-33)

Area Plan: The property is not located within a City of Chandler Area Plan.

Plat : The property is recorded in Book 213, of maps, Page 22, MCR in July of 1979. The existing uses of the property include:

- Southern half of Tract A is currently developed with a church
- Northern half of Tract A is developed with a retention basin. The final plat identifies the retention basin as a 'Retention Easement' which includes Detail "A" outlining the specific location and the maximum depth allowed within the retention area. The "Retention Easement Covenant" shown on the final plat outlines specific requirements associated with the Retention Easement noted as follows:

*An easement for the disposal of storm water runoff subject to the following terms and conditions, over, under and across the indicated properties.*

*Unless written authorization has been granted by the City of Chandler, the Owner(s) of "Tract A" of "Orangetree" development shall not at any time hereafter fill, alter or deviate from "Detail A" of this Plat and the proposed grades shown or reduce the volume of storage required within the easement. Nor the said Owner(s) shall not at any time hereafter block, obstruct, or impede in any manner the flow of water to or across or through the easements or drainage structures on said "Tract A" nor shall said Owner(s) cause or suffer to be erected on the easement area any building or structure. In the event damage results from violating this covenant to any property said Owner(s) agrees to repair at his own expense all such damage. The Owner(s) shall have a perpetual obligation to maintain the easement area and/or structure(s) described on the plat to the City of Chandler Standards for maintenance.*

**Surrounding Properties:**

Jurisdiction	GP/CP Land Use Designation	Zoning District	Existing Land Use	Name	
North	Chandler	Neighborhoods	SF-33	Residential (0.8 AC large lots)	Orangetree Subdivision
East	Chandler	Neighborhoods	SF-8.5	Residential (range from 7,200 to 11,000 sq. ft.)	Orangetree Subdivision
South	Chandler	Neighborhoods	SF-8.5	Residential (ranging from 7,200 to 10,000 sq. ft.)	Clearview Manor Subdivision
West	Maricopa County	Neighborhoods (Chandler Planning Area) Unincorporated Maricopa County (MC Comprehensive Plan)	RU-43	Foundation for Blind Children (1+ acre lots) City of Chandler Water Tank	Caballos Ranchitos Subdivision and Unsubdivided

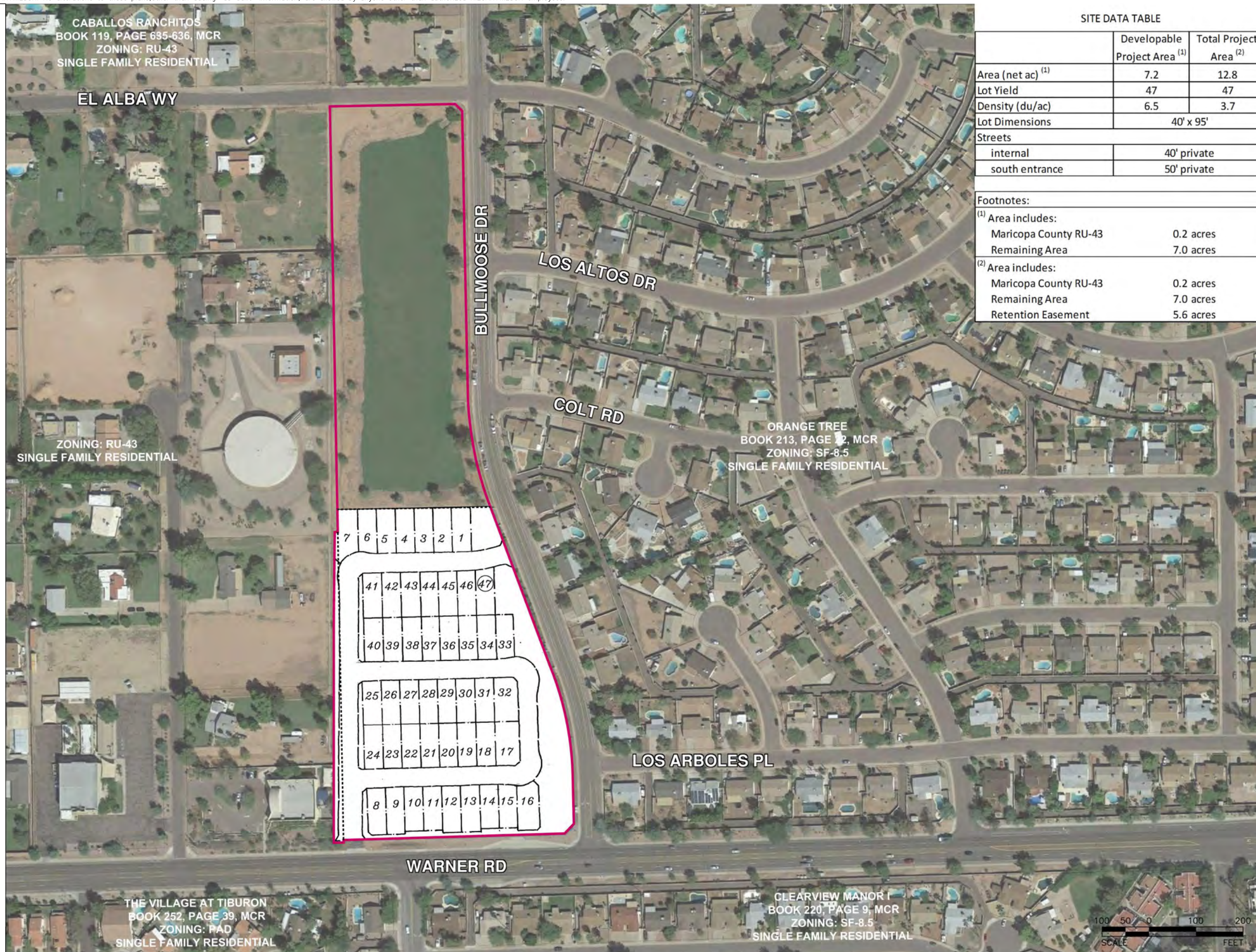
**Summary:**

The property is located within ¼-mile of Loop 101 (to the west) and ¼-mile of C-2 and higher density residential product (to the east). However, larger one-acre and 8,000 square foot lots are immediately adjacent to the property. Initial conversations with the City indicate potential support of a higher density development in the range of 5.5 du/ac. The concept provided is in general conformance with this density. The conceptual site plan provided assumes the following:

- The property can be rezoned to permit a high density single family detached development.
- The property can be rezoned to MF-1 to permit smaller lot sizes. SF-8.5 is the most dense single family zoning district. The minimum lot size permitted is 8,500 square feet. Below are the single family development standards for MF-1.

**MF-1 Single Family Development Standards**

Minimum Lot Width	N/A
Maximum Lot Coverage	45%
Maximum Building Height	
At Setback Line	25'
Absolute Max	35'
Minimum Setbacks	
Front	20'
Side(internal)	5'
Side (street)	10'
Rear	10'



**SITE DATA TABLE**

	Developable Project Area <sup>(1)</sup>	Total Project Area <sup>(2)</sup>
Area (net ac) <sup>(1)</sup>	7.2	12.8
Lot Yield	47	47
Density (du/ac)	6.5	3.7
Lot Dimensions	40' x 95'	
<b>Streets</b>		
internal	40' private	
south entrance	50' private	

**Footnotes:**

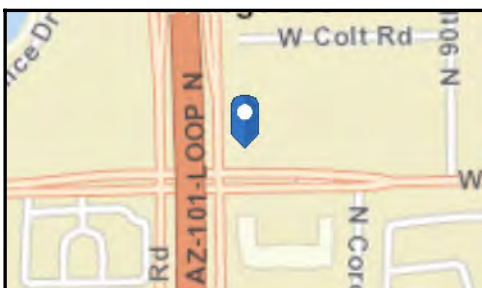
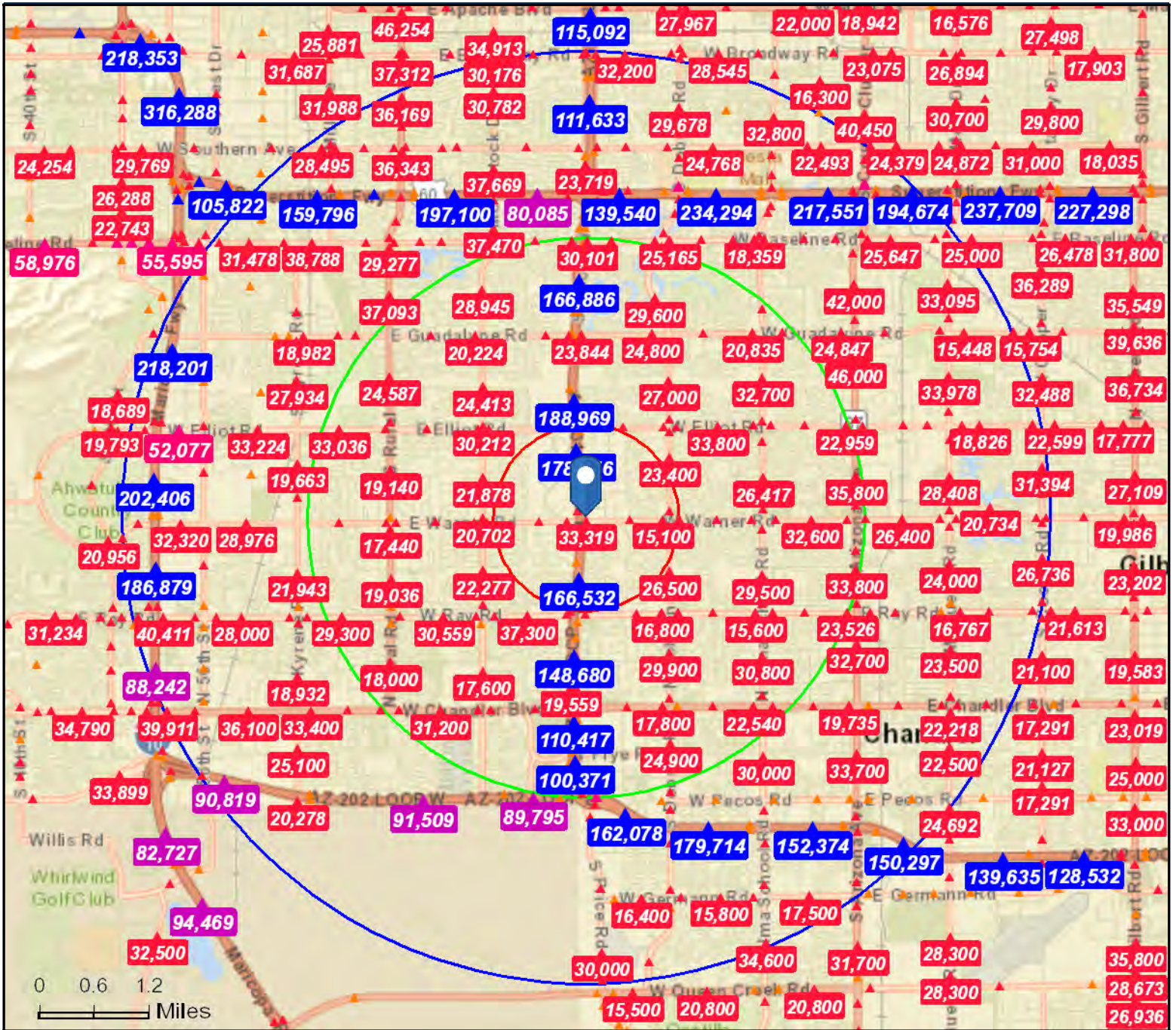
<sup>(1)</sup> Area includes:	
Maricopa County RU-43	0.2 acres
Remaining Area	7.0 acres
<sup>(2)</sup> Area includes:	
Maricopa County RU-43	0.2 acres
Remaining Area	7.0 acres
Retention Easement	5.6 acres



**ORANGE TREE TRACT A  
CHANDLER, AZ  
CONCEPTUAL SITE PLAN 01**

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.33539  
 Longitude: -111.89197



- 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: ©2017 Kalibrate Technologies

May 08, 2018



# Traffic Count Profile

Loop 101 and Warner Road  
2856-2998 W Warner Rd, Chandler, Arizona, 85224  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
Longitude: -111.89197

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	W Warner Rd	N Price Rd (0.03 miles W)	2015	33,319
0.10	N Price Rd	W Warner Rd (0.07 miles N)	2010	9,775
0.11	N Price Rd	S Price Rd (0.07 miles NE)	2010	15,365
0.15	N Price Rd	E Cll de Arcos (0.08 miles S)	1998	13,200
0.20	E Warner Rd	S River Pkwy (0.13 miles W)	2010	28,448
0.22	N Price Rd	S Price Rd (0.11 miles SE)	2015	14,111
0.22	N Price Rd	S Price Rd (0.11 miles S)	2015	13,531
0.31	Price Fwy	W Warner Rd (0.27 miles N)	2015	2,834
0.32	N Price Rd	E Ranch Rd (0.01 miles W)	2015	5,925
0.34	N Price Rd	S Price Rd (0.09 miles NE)	2015	8,557
0.45	S Price Rd	N Price Rd (0.05 miles S)	2013	4,543
0.45	N Price Rd	S Price Rd (0.07 miles SE)	2013	3,272
0.47	W Warner Rd	N Bullmoose Dr (0.03 miles E)	2015	30,516
0.48	N Price Rd	E Caroline Ln (0.05 miles W)	2013	4,842
0.49	N Price Rd	E Caroline Ln (0.01 miles S)	2015	12,506
0.50	S River Pkwy	E Conference Dr (0.12 miles NE)	2015	3,169
0.51	E Warner Rd	S Fairfield Dr (0.02 miles W)	2015	29,659
0.65	Price Fwy	W Ray Rd (0.39 miles S)	2017	166,532
0.75	Price Fwy	W Elliot Rd (0.22 miles N)	2017	178,956
0.79	N Price Rd	W Elliot Rd (0.18 miles N)	2015	6,075
0.79	N Price Rd	W Elliot Rd (0.18 miles N)	2015	6,516
0.81	Price Fwy	W Ray Rd (0.24 miles S)	2015	15,910
0.81	N Price Rd	E Mission Park Blvd (0.06 miles E)	2015	19,373
0.82	W Warner Rd	N Dobson Rd (0.07 miles E)	1998	15,100
0.84	N Price Rd	W Elliot Rd (0.14 miles N)	2013	3,680
0.84	N Price Rd	W Elliot Rd (0.13 miles N)	2013	5,894
0.86	N Price Rd	E Mission Park Blvd (0.04 miles N)	2013	4,395
0.87	N Price Rd	W Park Ave (0.02 miles S)	2013	4,578
0.90	N Dobson Rd	W Warner Rd (0.09 miles S)	2015	21,999
0.90	N Dobson Rd	W Warner Rd (0.07 miles N)	1998	16,900

**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:** ©2017 Kalibrate Technologies

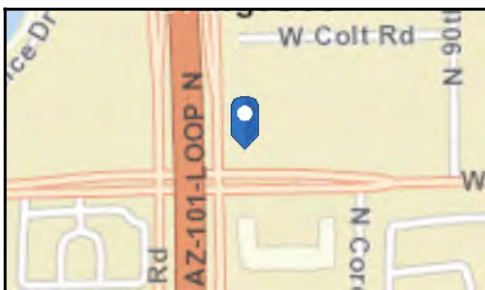
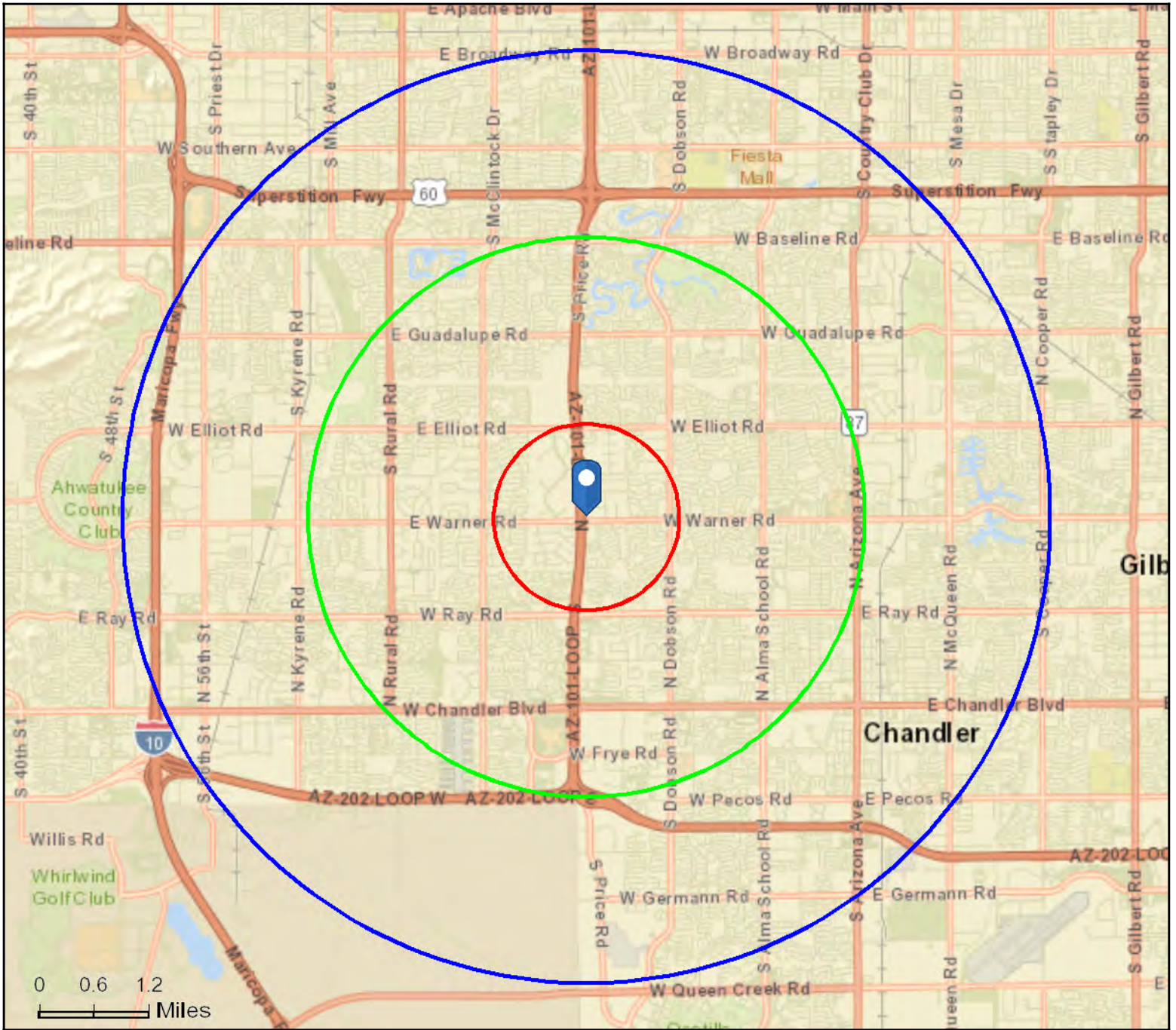


Loop 101 and Warner Road  
2856-2998 W Warner Rd, Chandler, Arizona, 85224  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539

Longitude: -111.89197





# Executive Summary

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,953	132,336	323,627
2010 Population	12,182	126,786	323,123
2017 Population	13,010	135,332	350,221
2022 Population	13,813	143,876	374,914
2000-2010 Annual Rate	-0.61%	-0.43%	-0.02%
2010-2017 Annual Rate	0.91%	0.90%	1.12%
2017-2022 Annual Rate	1.21%	1.23%	1.37%
2017 Male Population	47.9%	49.3%	49.6%
2017 Female Population	52.1%	50.7%	50.4%
2017 Median Age	41.2	37.5	34.5

In the identified area, the current year population is 350,221. In 2010, the Census count in the area was 323,123. The rate of change since 2010 was 1.12% annually. The five-year projection for the population in the area is 374,914 representing a change of 1.37% annually from 2017 to 2022. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	79.8%	73.5%	67.9%
2017 Black Alone	3.8%	4.8%	6.2%
2017 American Indian/Alaska Native Alone	1.2%	2.0%	3.6%
2017 Asian Alone	7.5%	7.2%	7.0%
2017 Pacific Islander Alone	0.2%	0.3%	0.3%
2017 Other Race	3.8%	7.8%	10.4%
2017 Two or More Races	3.8%	4.3%	4.6%
2017 Hispanic Origin (Any Race)	15.2%	21.4%	25.8%

Persons of Hispanic origin represent 25.8% of the population in the identified area compared to 18.1% 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 70.9 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	4,733	47,724	120,293
2010 Households	4,930	50,118	127,470
2017 Total Households	5,251	53,368	137,900
2022 Total Households	5,570	56,630	147,376
2000-2010 Annual Rate	0.41%	0.49%	0.58%
2010-2017 Annual Rate	0.87%	0.87%	1.09%
2017-2022 Annual Rate	1.19%	1.19%	1.34%
2017 Average Household Size	2.47	2.53	2.53

The household count in this area has changed from 127,470 in 2010 to 137,900 in the current year, a change of 1.09% annually. The five-year projection of households is 147,376, a change of 1.34% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2010. The number of families in the current year is 83,696 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$74,446	\$68,188	\$59,281
2022 Median Household Income	\$80,615	\$75,655	\$65,384
2017-2022 Annual Rate	1.60%	2.10%	1.98%
<b>Average Household Income</b>			
2017 Average Household Income	\$93,399	\$88,067	\$78,412
2022 Average Household Income	\$104,025	\$98,169	\$88,237
2017-2022 Annual Rate	2.18%	2.20%	2.39%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$39,081	\$34,914	\$31,012
2022 Per Capita Income	\$43,438	\$38,826	\$34,814
2017-2022 Annual Rate	2.14%	2.15%	2.34%

Current median household income is \$59,281 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$65,384 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$78,412 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$88,237 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$31,012 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,814 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,896	49,711	126,734
2000 Owner Occupied Housing Units	3,678	35,386	77,686
2000 Renter Occupied Housing Units	1,054	12,338	42,607
2000 Vacant Housing Units	164	1,987	6,441
2010 Total Housing Units	5,201	53,577	138,189
2010 Owner Occupied Housing Units	3,489	33,038	72,491
2010 Renter Occupied Housing Units	1,441	17,080	54,979
2010 Vacant Housing Units	271	3,459	10,719
2017 Total Housing Units	5,423	56,272	147,033
2017 Owner Occupied Housing Units	3,490	32,895	72,573
2017 Renter Occupied Housing Units	1,761	20,472	65,327
2017 Vacant Housing Units	172	2,904	9,133
2022 Total Housing Units	5,676	59,285	155,965
2022 Owner Occupied Housing Units	3,678	34,832	77,205
2022 Renter Occupied Housing Units	1,892	21,798	70,170
2022 Vacant Housing Units	106	2,655	8,589

Currently, 49.4% of the 147,033 housing units in the area are owner occupied; 44.4%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 138,189 housing units in the area - 52.5% owner occupied, 39.8% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 2.80%. Median home value in the area is \$234,162, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.05% annually to \$272,096.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	12,953	132,336	323,627
2010 Total Population	12,182	126,786	323,123
2017 Total Population	13,010	135,332	350,221
2017 Group Quarters	46	435	1,312
2022 Total Population	13,813	143,876	374,914
2017-2022 Annual Rate	1.21%	1.23%	1.37%
2017 Total Daytime Population	13,041	113,929	359,973
Workers	7,166	55,413	202,744
Residents	5,875	58,516	157,229
<b>Household Summary</b>			
2000 Households	4,733	47,724	120,293
2000 Average Household Size	2.72	2.76	2.68
2010 Households	4,930	50,118	127,470
2010 Average Household Size	2.46	2.52	2.53
2017 Households	5,251	53,368	137,900
2017 Average Household Size	2.47	2.53	2.53
2022 Households	5,570	56,630	147,376
2022 Average Household Size	2.47	2.53	2.54
2017-2022 Annual Rate	1.19%	1.19%	1.34%
2010 Families	3,175	32,569	78,565
2010 Average Family Size	3.02	3.04	3.12
2017 Families	3,335	34,150	83,696
2017 Average Family Size	3.04	3.06	3.14
2022 Families	3,515	35,990	88,826
2022 Average Family Size	3.05	3.08	3.15
2017-2022 Annual Rate	1.06%	1.06%	1.20%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,896	49,711	126,734
Owner Occupied Housing Units	75.1%	71.2%	61.3%
Renter Occupied Housing Units	21.5%	24.8%	33.6%
Vacant Housing Units	3.3%	4.0%	5.1%
2010 Housing Units	5,201	53,577	138,189
Owner Occupied Housing Units	67.1%	61.7%	52.5%
Renter Occupied Housing Units	27.7%	31.9%	39.8%
Vacant Housing Units	5.2%	6.5%	7.8%
2017 Housing Units	5,423	56,272	147,033
Owner Occupied Housing Units	64.4%	58.5%	49.4%
Renter Occupied Housing Units	32.5%	36.4%	44.4%
Vacant Housing Units	3.2%	5.2%	6.2%
2022 Housing Units	5,676	59,285	155,965
Owner Occupied Housing Units	64.8%	58.8%	49.5%
Renter Occupied Housing Units	33.3%	36.8%	45.0%
Vacant Housing Units	1.9%	4.5%	5.5%
<b>Median Household Income</b>			
2017	\$74,446	\$68,188	\$59,281
2022	\$80,615	\$75,655	\$65,384
<b>Median Home Value</b>			
2017	\$251,195	\$242,843	\$234,162
2022	\$290,714	\$280,694	\$272,096
<b>Per Capita Income</b>			
2017	\$39,081	\$34,914	\$31,012
2022	\$43,438	\$38,826	\$34,814
<b>Median Age</b>			
2010	39.4	36.0	33.1
2017	41.2	37.5	34.5
2022	41.5	38.4	35.3

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>2017 Households by Income</b>			
Household Income Base	5,251	53,368	137,899
<\$15,000	4.8%	6.2%	8.9%
\$15,000 - \$24,999	5.2%	6.3%	8.1%
\$25,000 - \$34,999	8.5%	8.1%	9.3%
\$35,000 - \$49,999	12.2%	13.4%	14.2%
\$50,000 - \$74,999	19.7%	20.1%	20.1%
\$75,000 - \$99,999	14.6%	15.2%	13.6%
\$100,000 - \$149,999	19.0%	17.6%	15.3%
\$150,000 - \$199,999	9.9%	7.4%	6.0%
\$200,000+	6.2%	5.7%	4.5%
Average Household Income	\$93,399	\$88,067	\$78,412
<b>2022 Households by Income</b>			
Household Income Base	5,570	56,630	147,375
<\$15,000	4.6%	6.0%	8.5%
\$15,000 - \$24,999	4.7%	5.7%	7.3%
\$25,000 - \$34,999	7.2%	6.9%	8.0%
\$35,000 - \$49,999	10.2%	11.4%	12.2%
\$50,000 - \$74,999	18.9%	19.4%	19.8%
\$75,000 - \$99,999	15.4%	16.2%	14.8%
\$100,000 - \$149,999	20.9%	19.6%	17.2%
\$150,000 - \$199,999	11.0%	8.2%	6.7%
\$200,000+	7.0%	6.5%	5.3%
Average Household Income	\$104,025	\$98,169	\$88,237
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	3,490	32,889	72,538
<\$50,000	1.4%	1.7%	3.3%
\$50,000 - \$99,999	1.7%	2.9%	3.9%
\$100,000 - \$149,999	9.6%	9.9%	10.6%
\$150,000 - \$199,999	20.1%	20.0%	20.0%
\$200,000 - \$249,999	16.8%	18.2%	18.0%
\$250,000 - \$299,999	16.8%	14.6%	14.8%
\$300,000 - \$399,999	18.7%	19.0%	17.1%
\$400,000 - \$499,999	6.8%	6.2%	6.1%
\$500,000 - \$749,999	3.5%	4.4%	4.2%
\$750,000 - \$999,999	3.7%	2.1%	1.3%
\$1,000,000 +	0.9%	1.1%	0.8%
Average Home Value	\$293,954	\$285,364	\$267,906
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	3,678	34,826	77,167
<\$50,000	0.4%	0.4%	1.5%
\$50,000 - \$99,999	0.6%	1.0%	1.8%
\$100,000 - \$149,999	3.9%	4.7%	5.5%
\$150,000 - \$199,999	13.2%	14.4%	14.5%
\$200,000 - \$249,999	16.4%	18.5%	18.6%
\$250,000 - \$299,999	19.0%	17.9%	18.2%
\$300,000 - \$399,999	24.6%	24.8%	22.7%
\$400,000 - \$499,999	11.1%	8.6%	8.7%
\$500,000 - \$749,999	5.0%	6.0%	5.9%
\$750,000 - \$999,999	4.9%	2.5%	1.6%
\$1,000,000 +	0.9%	1.2%	0.9%
Average Home Value	\$339,192	\$322,126	\$306,918

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	12,179	126,783	323,122
0 - 4	5.1%	6.0%	6.7%
5 - 9	5.3%	6.0%	6.4%
10 - 14	5.6%	6.5%	6.6%
15 - 24	13.9%	14.6%	16.2%
25 - 34	14.4%	15.7%	17.0%
35 - 44	12.8%	13.7%	13.8%
45 - 54	17.5%	16.0%	14.5%
55 - 64	15.0%	12.6%	10.6%
65 - 74	5.9%	5.5%	4.8%
75 - 84	3.0%	2.5%	2.4%
85 +	1.6%	1.0%	1.0%
18 +	79.7%	77.3%	76.3%
<b>2017 Population by Age</b>			
Total	13,012	135,333	350,221
0 - 4	4.8%	5.6%	6.3%
5 - 9	5.0%	5.7%	6.1%
10 - 14	5.2%	5.8%	5.9%
15 - 24	12.1%	12.8%	14.4%
25 - 34	14.7%	16.6%	18.2%
35 - 44	13.0%	13.6%	13.5%
45 - 54	14.0%	13.6%	12.7%
55 - 64	16.7%	13.9%	11.8%
65 - 74	9.3%	8.3%	7.1%
75 - 84	3.4%	3.0%	2.8%
85 +	1.8%	1.2%	1.2%
18 +	81.7%	79.4%	78.2%
<b>2022 Population by Age</b>			
Total	13,812	143,876	374,913
0 - 4	4.9%	5.6%	6.4%
5 - 9	5.0%	5.5%	5.9%
10 - 14	5.1%	5.8%	5.9%
15 - 24	11.2%	11.9%	13.5%
25 - 34	15.1%	16.0%	17.9%
35 - 44	13.3%	14.5%	14.2%
45 - 54	12.8%	12.4%	11.6%
55 - 64	15.0%	13.2%	11.5%
65 - 74	11.6%	9.8%	8.3%
75 - 84	4.3%	4.0%	3.6%
85 +	1.8%	1.2%	1.2%
18 +	81.9%	79.8%	78.5%
<b>2010 Population by Sex</b>			
Males	5,824	62,551	160,412
Females	6,358	64,235	162,711
<b>2017 Population by Sex</b>			
Males	6,231	66,708	173,878
Females	6,779	68,624	176,343
<b>2022 Population by Sex</b>			
Males	6,605	70,767	185,283
Females	7,208	73,108	189,630

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	12,182	126,785	323,123
White Alone	82.9%	77.1%	71.6%
Black Alone	3.2%	4.1%	5.4%
American Indian Alone	1.0%	1.8%	3.2%
Asian Alone	6.3%	6.1%	5.9%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	3.3%	7.0%	9.6%
Two or More Races	3.1%	3.6%	3.9%
Hispanic Origin	13.7%	19.4%	24.0%
Diversity Index	47.1	58.8	67.0
<b>2017 Population by Race/Ethnicity</b>			
Total	13,009	135,332	350,222
White Alone	79.8%	73.5%	67.9%
Black Alone	3.8%	4.8%	6.2%
American Indian Alone	1.2%	2.0%	3.6%
Asian Alone	7.5%	7.2%	7.0%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	3.8%	7.8%	10.4%
Two or More Races	3.8%	4.3%	4.6%
Hispanic Origin	15.2%	21.4%	25.8%
Diversity Index	52.3	63.6	70.9
<b>2022 Population by Race/Ethnicity</b>			
Total	13,812	143,876	374,913
White Alone	77.1%	70.7%	65.0%
Black Alone	4.3%	5.4%	6.9%
American Indian Alone	1.3%	2.2%	3.8%
Asian Alone	8.8%	8.3%	8.1%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	4.0%	8.3%	10.9%
Two or More Races	4.4%	4.8%	5.0%
Hispanic Origin	16.6%	22.9%	27.2%
Diversity Index	56.3	67.0	73.7
<b>2010 Population by Relationship and Household Type</b>			
Total	12,182	126,786	323,123
In Households	99.7%	99.7%	99.6%
In Family Households	80.6%	80.7%	78.7%
Householder	26.8%	25.7%	24.3%
Spouse	20.7%	18.7%	16.8%
Child	28.0%	29.9%	30.3%
Other relative	3.2%	3.8%	4.5%
Nonrelative	1.8%	2.5%	2.9%
In Nonfamily Households	19.1%	19.0%	20.9%
In Group Quarters	0.3%	0.3%	0.4%
Institutionalized Population	0.0%	0.1%	0.1%
Noninstitutionalized Population	0.3%	0.2%	0.2%

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>2017 Population 25+ by Educational Attainment</b>			
Total	9,490	94,964	235,685
Less than 9th Grade	1.5%	2.4%	4.2%
9th - 12th Grade, No Diploma	2.6%	4.2%	5.5%
High School Graduate	14.8%	15.2%	15.5%
GED/Alternative Credential	2.7%	2.7%	2.9%
Some College, No Degree	21.5%	25.1%	25.4%
Associate Degree	8.4%	8.8%	8.9%
Bachelor's Degree	27.4%	25.0%	23.4%
Graduate/Professional Degree	21.1%	16.6%	14.2%
<b>2017 Population 15+ by Marital Status</b>			
Total	11,060	112,220	285,958
Never Married	32.0%	36.2%	40.3%
Married	46.3%	47.2%	43.2%
Widowed	5.8%	3.8%	3.9%
Divorced	15.9%	12.8%	12.6%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.7%	95.8%	95.2%
Civilian Unemployed (Unemployment Rate)	4.3%	4.2%	4.8%
<b>2017 Employed Population 16+ by Industry</b>			
Total	7,267	78,318	196,716
Agriculture/Mining	0.0%	0.2%	0.3%
Construction	3.7%	4.8%	4.6%
Manufacturing	10.0%	10.5%	9.6%
Wholesale Trade	3.0%	2.4%	2.2%
Retail Trade	10.3%	12.0%	12.8%
Transportation/Utilities	5.5%	4.5%	4.4%
Information	1.6%	1.9%	2.0%
Finance/Insurance/Real Estate	11.3%	9.9%	9.9%
Services	51.4%	50.5%	50.9%
Public Administration	3.3%	3.3%	3.3%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	7,266	78,318	196,713
White Collar	78.0%	71.0%	68.0%
Management/Business/Financial	21.0%	17.4%	15.7%
Professional	29.2%	26.8%	24.5%
Sales	13.1%	11.9%	11.9%
Administrative Support	14.7%	15.0%	15.8%
Services	13.1%	16.0%	18.0%
Blue Collar	8.8%	13.0%	14.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	1.5%	3.0%	2.9%
Installation/Maintenance/Repair	2.1%	2.6%	3.0%
Production	2.9%	4.0%	4.2%
Transportation/Material Moving	2.3%	3.4%	3.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	12,182	126,786	323,123
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	4,929	50,118	127,470
Households with 1 Person	26.9%	25.1%	27.4%
Households with 2+ People	73.1%	74.9%	72.6%
Family Households	64.4%	65.0%	61.6%
Husband-wife Families	49.7%	47.2%	42.4%
With Related Children	20.3%	20.6%	19.8%
Other Family (No Spouse Present)	14.7%	17.8%	19.2%
Other Family with Male Householder	4.5%	5.6%	6.1%
With Related Children	2.5%	3.3%	3.6%
Other Family with Female Householder	10.1%	12.2%	13.1%
With Related Children	5.6%	7.6%	8.6%
Nonfamily Households	8.7%	9.9%	11.0%
All Households with Children	28.7%	32.0%	32.5%
Multigenerational Households	2.7%	3.6%	3.9%
Unmarried Partner Households	6.7%	7.9%	8.6%
Male-female	6.0%	7.1%	7.8%
Same-sex	0.7%	0.8%	0.8%
<b>2010 Households by Size</b>			
Total	4,930	50,117	127,470
1 Person Household	26.9%	25.1%	27.4%
2 Person Household	36.9%	35.0%	32.9%
3 Person Household	16.5%	17.5%	16.9%
4 Person Household	12.5%	13.4%	12.9%
5 Person Household	4.7%	5.7%	5.9%
6 Person Household	1.6%	2.0%	2.4%
7 + Person Household	0.8%	1.3%	1.7%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,930	50,118	127,470
Owner Occupied	70.8%	65.9%	56.9%
Owned with a Mortgage/Loan	59.8%	55.7%	47.3%
Owned Free and Clear	11.0%	10.2%	9.6%
Renter Occupied	29.2%	34.1%	43.1%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	5,201	53,577	138,189
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

Loop 101 and Warner Road  
 2856-2998 W Warner Rd, Chandler, Arizona, 85224  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.33539  
 Longitude: -111.89197

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
	1. Bright Young Professionals	Bright Young Professionals	Bright Young Professionals
	2. Home Improvement (4B)	Home Improvement (4B)	Young and Restless (11B)
	3. Savvy Suburbanites (1D)	Young and Restless (11B)	Home Improvement (4B)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$13,336,686	\$128,638,456	\$300,701,477
Average Spent	\$2,539.84	\$2,410.40	\$2,180.58
Spending Potential Index	118	112	101
Education: Total \$	\$8,943,937	\$85,678,989	\$199,186,746
Average Spent	\$1,703.28	\$1,605.44	\$1,444.43
Spending Potential Index	117	110	99
Entertainment/Recreation: Total \$	\$18,835,507	\$180,312,524	\$415,095,678
Average Spent	\$3,587.03	\$3,378.66	\$3,010.12
Spending Potential Index	115	108	96
Food at Home: Total \$	\$30,105,544	\$290,886,455	\$688,173,974
Average Spent	\$5,733.30	\$5,450.58	\$4,990.38
Spending Potential Index	114	108	99
Food Away from Home: Total \$	\$20,686,366	\$199,639,680	\$469,921,722
Average Spent	\$3,939.51	\$3,740.81	\$3,407.70
Spending Potential Index	118	112	102
Health Care: Total \$	\$32,810,494	\$312,664,193	\$710,342,659
Average Spent	\$6,248.43	\$5,858.65	\$5,151.14
Spending Potential Index	112	105	92
HH Furnishings & Equipment: Total \$	\$11,951,538	\$114,539,697	\$263,952,854
Average Spent	\$2,276.05	\$2,146.22	\$1,914.09
Spending Potential Index	117	110	98
Personal Care Products & Services: Total \$	\$4,903,636	\$46,938,332	\$108,647,479
Average Spent	\$933.85	\$879.52	\$787.87
Spending Potential Index	117	110	99
Shelter: Total \$	\$99,690,927	\$959,828,497	\$2,249,930,930
Average Spent	\$18,985.13	\$17,985.09	\$16,315.67
Spending Potential Index	117	111	100
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,189,928	\$134,996,876	\$304,719,702
Average Spent	\$2,702.33	\$2,529.55	\$2,209.72
Spending Potential Index	115	108	94
Travel: Total \$	\$12,753,489	\$120,923,974	\$270,897,231
Average Spent	\$2,428.77	\$2,265.85	\$1,964.45
Spending Potential Index	117	109	95
Vehicle Maintenance & Repairs: Total \$	\$6,449,749	\$61,978,330	\$143,802,430
Average Spent	\$1,228.29	\$1,161.34	\$1,042.80
Spending Potential Index	115	108	97

**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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.