

Southeast Corner
Loop 101 & Ray Road
Chandler, AZ

RAINTREE RANCH CENTER NEIGHBORHOOD CENTER



Developed by:
WEINGARTEN REALTY

CO-TENANTS



PROPERTY HIGHLIGHTS

- Upscale architecture.
- Rare neighborhood project on freeway site.
- High income and population density in trade area.

PROPERTY SIZE

± 17.23 Acres

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	19,261	132,396	312,618
Average HH Income:	\$93,795	\$93,826	\$88,552
Households:	7,084	46,642	112,650
Median Age:	33.5	34.4	33.7

FOR MORE INFORMATION

Joe Doucett
602.368.3555 x105
480.390.2262 Cell
Joe.Doucett@GDCRE.com

Tim Gunnink
602.368.3555 x104
602.617.0333 Cell
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2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.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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RAINTREE RANCH CENTER NEIGHBORHOOD CENTER

1,748 SF Available
Please Do Not Disturb tenant.



FOR MORE
INFORMATION

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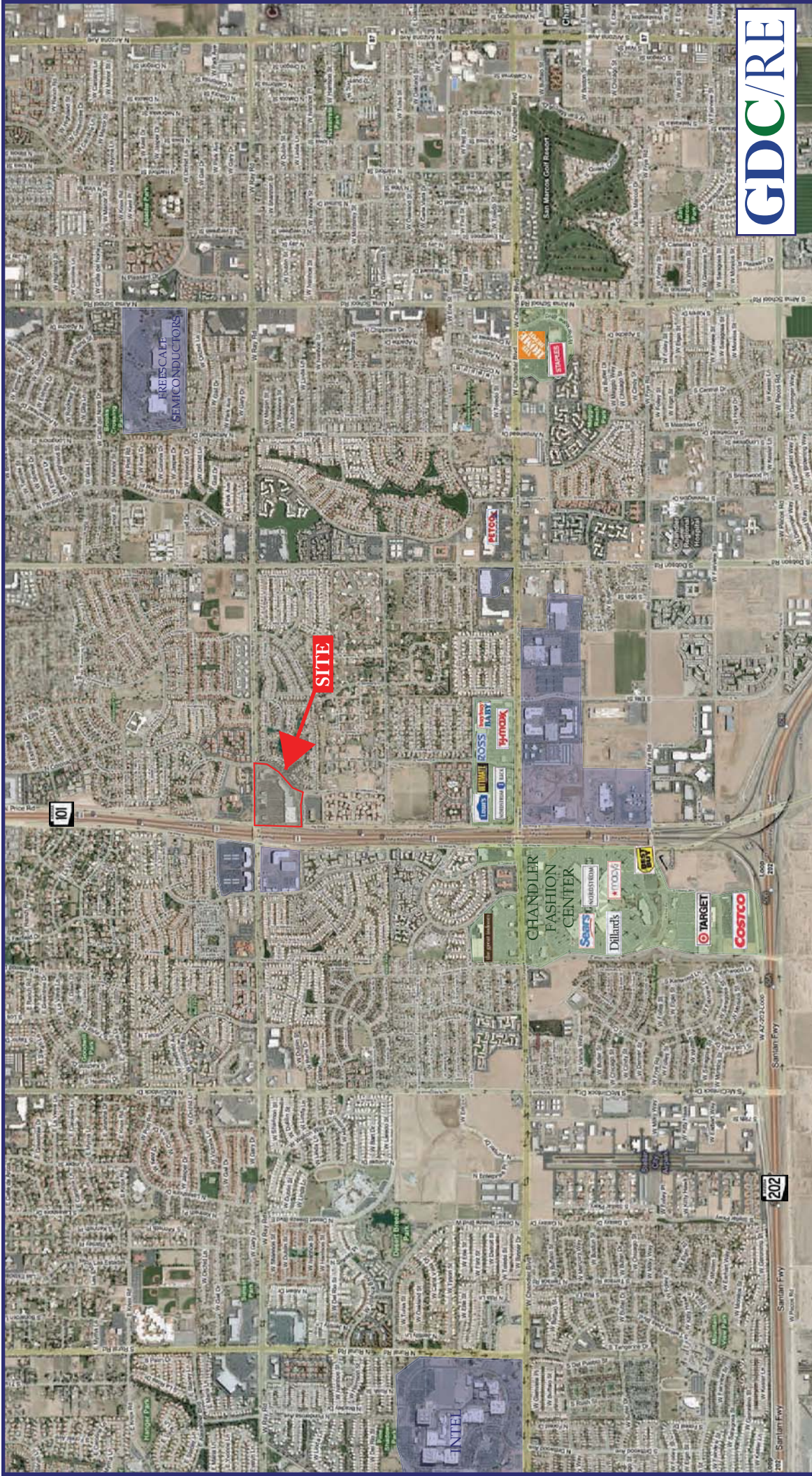
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GDC/RE

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RAINTREE RANCH CENTER



SEC Loop 101 & Ray Road
Chandler, Arizona

Raintree Ranch Center
N Price Rd & W Ray Rd, Chandler, AZ 85224
Ring: 1, 3, 5 Miles

Latitude: 33.32041
Longitude: -111.89353



This site is located in:

- City:** Chandler city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013522714
- ZIP Code:** 85224
- Census Block Group:** 040135227141
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Raintree Ranch Center
N Price Rd & W Ray Rd, Chandler, AZ 85224
Rings: 1, 3, 5 miles radii

Latitude: 33.32041
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	1 mile	3 miles	5 miles
2000 Summary			
Population	17,691	118,646	275,138
Households	6,628	42,139	100,101
Families	4,521	30,756	69,748
Average Household Size	2.67	2.80	2.73
Owner Occupied Housing Units	4,174	31,457	69,886
Renter Occupied Housing Units	2,454	10,682	30,215
Median Age	31.5	32.5	31.7
2010 Summary			
Population	19,261	132,396	312,618
Households	7,084	46,642	112,650
Families	4,581	32,489	74,828
Average Household Size	2.72	2.82	2.76
Owner Occupied Housing Units	4,284	32,362	73,257
Renter Occupied Housing Units	2,800	14,280	39,393
Median Age	33.5	34.4	33.7
2015 Summary			
Population	19,947	138,384	328,440
Households	7,297	48,659	118,020
Families	4,621	33,295	77,001
Average Household Size	2.73	2.83	2.77
Owner Occupied Housing Units	4,413	33,411	76,193
Renter Occupied Housing Units	2,884	15,247	41,827
Median Age	34.3	34.6	34.2
Trends: 2010-2015 Annual Rate			
Population	0.70%	0.89%	0.99%
Households	0.59%	0.85%	0.94%
Families	0.18%	0.49%	0.57%
Owner Households	0.60%	0.64%	0.79%
Median Household Income	3.49%	2.40%	2.32%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst



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2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	393	5.8%	2,381	5.7%	6,505	6.5%
\$15,000 - \$24,999	524	7.8%	2,849	6.8%	7,645	7.6%
\$25,000 - \$34,999	642	9.6%	4,089	9.7%	10,372	10.3%
\$35,000 - \$49,999	958	14.3%	6,635	15.8%	16,653	16.6%
\$50,000 - \$74,999	1,486	22.1%	10,910	25.9%	25,413	25.3%
\$75,000 - \$99,999	1,153	17.2%	6,698	15.9%	15,886	15.8%
\$100,000 - \$149,999	1,089	16.2%	5,924	14.1%	12,627	12.6%
\$150,000 - \$199,000	331	4.9%	1,534	3.6%	3,026	3.0%
\$200,000+	142	2.1%	1,088	2.6%	2,154	2.1%
Median Household Income	\$63,330		\$61,227		\$58,141	
Average Household Income	\$73,728		\$72,691		\$68,607	
Per Capita Income	\$28,414		\$25,988		\$25,125	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	270	3.8%	1,607	3.4%	4,793	4.3%
\$15,000 - \$24,999	331	4.7%	1,918	4.1%	5,311	4.7%
\$25,000 - \$34,999	387	5.5%	2,336	5.0%	6,444	5.7%
\$35,000 - \$49,999	753	10.6%	5,401	11.6%	14,152	12.6%
\$50,000 - \$74,999	1,461	20.6%	10,596	22.7%	25,732	22.8%
\$75,000 - \$99,999	1,151	16.2%	8,841	19.0%	20,847	18.5%
\$100,000 - \$149,999	1,817	25.7%	10,410	22.3%	24,372	21.6%
\$150,000 - \$199,000	592	8.4%	3,274	7.0%	6,377	5.7%
\$200,000+	321	4.5%	2,260	4.8%	4,622	4.1%
Median Household Income	\$80,821		\$78,038		\$74,869	
Average Household Income	\$93,795		\$93,826		\$88,552	
Per Capita Income	\$34,756		\$33,084		\$31,918	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	165	2.3%	1,052	2.2%	3,345	2.8%
\$15,000 - \$24,999	217	3.0%	1,345	2.8%	3,925	3.3%
\$25,000 - \$34,999	270	3.7%	1,707	3.5%	4,941	4.2%
\$35,000 - \$49,999	484	6.6%	3,642	7.5%	9,657	8.2%
\$50,000 - \$74,999	1,492	20.4%	11,088	22.8%	27,417	23.2%
\$75,000 - \$99,999	1,169	16.0%	9,222	19.0%	22,127	18.7%
\$100,000 - \$149,999	2,305	31.6%	13,204	27.1%	31,391	26.6%
\$150,000 - \$199,000	789	10.8%	4,444	9.1%	9,083	7.7%
\$200,000+	406	5.6%	2,955	6.1%	6,133	5.2%
Median Household Income	\$95,963		\$87,873		\$83,969	
Average Household Income	\$105,496		\$105,047		\$99,522	
Per Capita Income	\$38,850		\$36,965		\$35,760	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Comparison Profile

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 Rings: 1, 3, 5 miles radii

Latitude: 33.32041
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	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	1,312	7.4%	9,063	7.6%	21,577	7.8%
Age 5 - 9	1,481	8.4%	9,857	8.3%	21,711	7.9%
Age 10 - 14	1,402	7.9%	10,126	8.5%	21,296	7.7%
Age 15 - 19	1,235	7.0%	8,892	7.5%	19,742	7.2%
Age 20 - 24	1,228	6.9%	7,028	5.9%	20,356	7.4%
Age 25 - 34	3,339	18.9%	19,363	16.3%	49,010	17.8%
Age 35 - 44	3,538	20.0%	23,340	19.7%	49,956	18.2%
Age 45 - 54	2,423	13.7%	16,987	14.3%	37,598	13.7%
Age 55 - 64	1,000	5.7%	7,471	6.3%	17,972	6.5%
Age 65 - 74	446	2.5%	3,642	3.1%	8,870	3.2%
Age 75 - 84	208	1.2%	2,043	1.7%	5,022	1.8%
Age 85+	79	0.4%	835	0.7%	2,030	0.7%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,470	7.6%	10,140	7.7%	24,904	8.0%
Age 5 - 9	1,350	7.0%	9,967	7.5%	23,575	7.5%
Age 10 - 14	1,293	6.7%	9,845	7.4%	22,490	7.2%
Age 15 - 19	1,311	6.8%	9,206	7.0%	20,540	6.6%
Age 20 - 24	1,256	6.5%	8,118	6.1%	20,275	6.5%
Age 25 - 34	3,474	18.0%	20,202	15.3%	51,365	16.4%
Age 35 - 44	3,328	17.3%	21,364	16.1%	51,685	16.5%
Age 45 - 54	3,021	15.7%	21,244	16.0%	45,707	14.6%
Age 55 - 64	1,784	9.3%	13,367	10.1%	30,234	9.7%
Age 65 - 74	636	3.3%	5,276	4.0%	12,845	4.1%
Age 75 - 84	254	1.3%	2,518	1.9%	6,128	2.0%
Age 85+	85	0.4%	1,147	0.9%	2,870	0.9%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,537	7.7%	10,533	7.6%	26,031	7.9%
Age 5 - 9	1,431	7.2%	10,479	7.6%	25,137	7.7%
Age 10 - 14	1,353	6.8%	10,437	7.5%	24,124	7.3%
Age 15 - 19	1,137	5.7%	8,958	6.5%	20,776	6.3%
Age 20 - 24	1,225	6.1%	8,210	5.9%	20,863	6.4%
Age 25 - 34	3,541	17.8%	21,385	15.5%	51,399	15.7%
Age 35 - 44	3,567	17.9%	21,817	15.8%	54,175	16.5%
Age 45 - 54	2,804	14.1%	20,050	14.5%	45,442	13.8%
Age 55 - 64	2,041	10.2%	15,019	10.9%	32,785	10.0%
Age 65 - 74	925	4.6%	7,433	5.4%	17,833	5.4%
Age 75 - 84	298	1.5%	2,852	2.1%	6,864	2.1%
Age 85+	89	0.4%	1,212	0.9%	3,010	0.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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Demographic and Income Comparison Profile

Raintree Ranch Center
N Price Rd & W Ray Rd, Chandler, AZ 85224
Rings: 1, 3, 5 miles radii

Latitude: 33.32041
Longitude: -111.89353

2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,425	81.5%	95,920	80.8%	217,404	79.0%
Black Alone	686	3.9%	3,854	3.2%	9,691	3.5%
American Indian Alone	153	0.9%	1,212	1.0%	3,995	1.5%
Asian Alone	1,254	7.1%	5,773	4.9%	11,671	4.2%
Pacific Islander Alone	40	0.2%	170	0.1%	403	0.1%
Some Other Race Alone	651	3.7%	8,255	7.0%	23,747	8.6%
Two or More Races	482	2.7%	3,461	2.9%	8,228	3.0%
Hispanic Origin (Any Race)	1,858	10.5%	18,538	15.6%	49,383	17.9%
2010 Race and Ethnicity						
White Alone	14,137	73.4%	96,505	72.9%	222,068	71.0%
Black Alone	1,084	5.6%	6,334	4.8%	15,870	5.1%
American Indian Alone	205	1.1%	1,645	1.2%	5,672	1.8%
Asian Alone	1,895	9.8%	8,859	6.7%	18,067	5.8%
Pacific Islander Alone	57	0.3%	244	0.2%	624	0.2%
Some Other Race Alone	1,153	6.0%	13,597	10.3%	37,912	12.1%
Two or More Races	729	3.8%	5,212	3.9%	12,405	4.0%
Hispanic Origin (Any Race)	3,209	16.7%	30,254	22.9%	80,139	25.6%
2015 Race and Ethnicity						
White Alone	13,874	69.6%	95,867	69.3%	221,745	67.5%
Black Alone	1,314	6.6%	7,739	5.6%	19,382	5.9%
American Indian Alone	222	1.1%	1,794	1.3%	6,222	1.9%
Asian Alone	2,248	11.3%	10,627	7.7%	21,711	6.6%
Pacific Islander Alone	58	0.3%	246	0.2%	641	0.2%
Some Other Race Alone	1,388	7.0%	16,064	11.6%	44,376	13.5%
Two or More Races	842	4.2%	6,047	4.4%	14,363	4.4%
Hispanic Origin (Any Race)	3,895	19.5%	36,124	26.1%	95,136	29.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

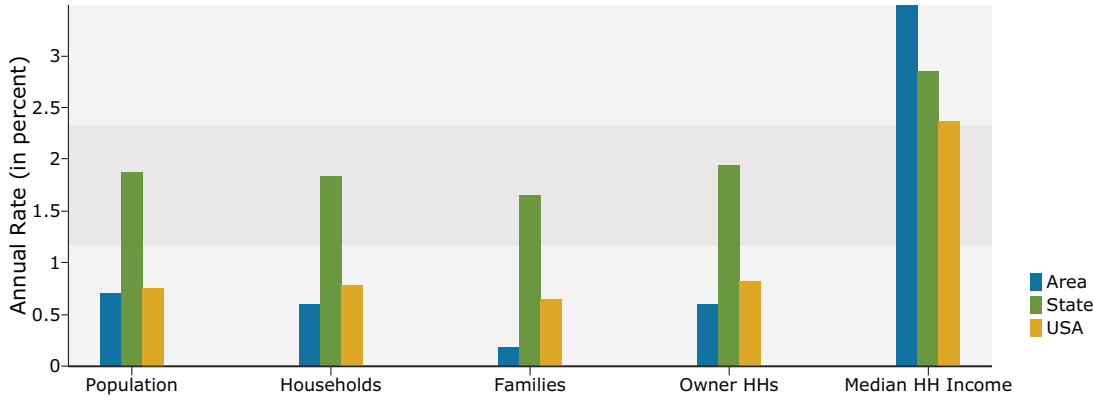
December 21, 2011

Raintree Ranch Center
 N Price Rd & W Ray Rd, Chandler, AZ 85224
 Rings: 1, 3, 5 miles radii

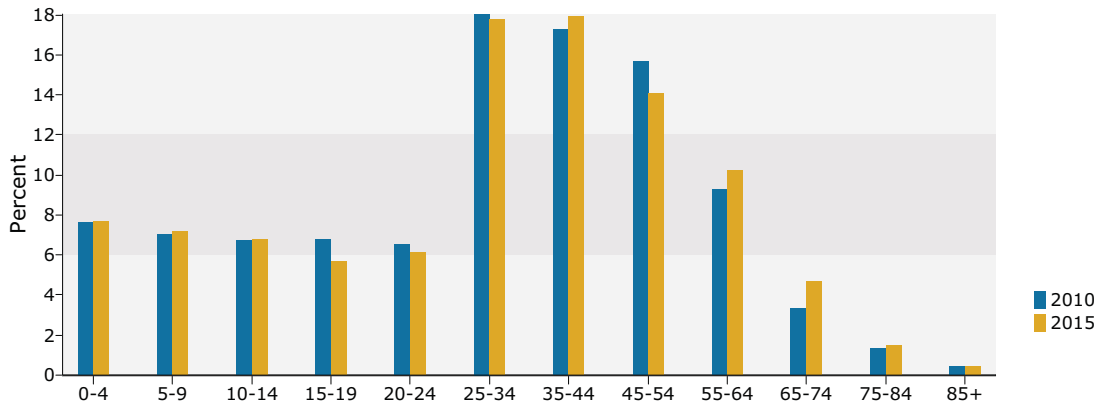
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 Longitude: -111.89353

1 mile

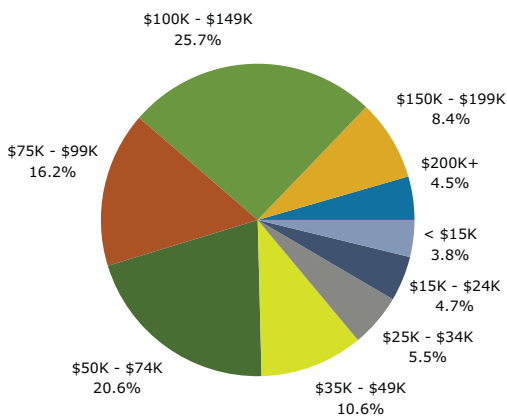
Trends 2010-2015



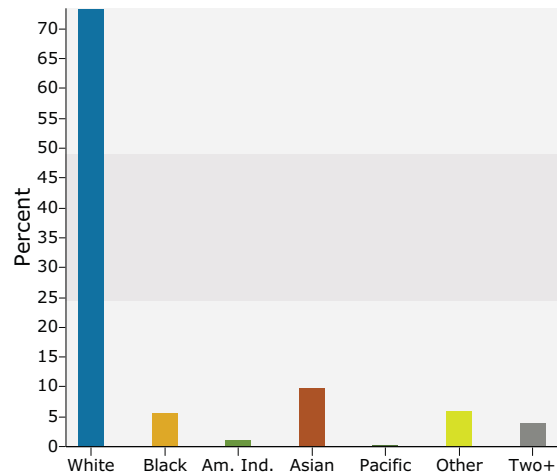
Population by Age



2010 Household Income



2010 Population by Race



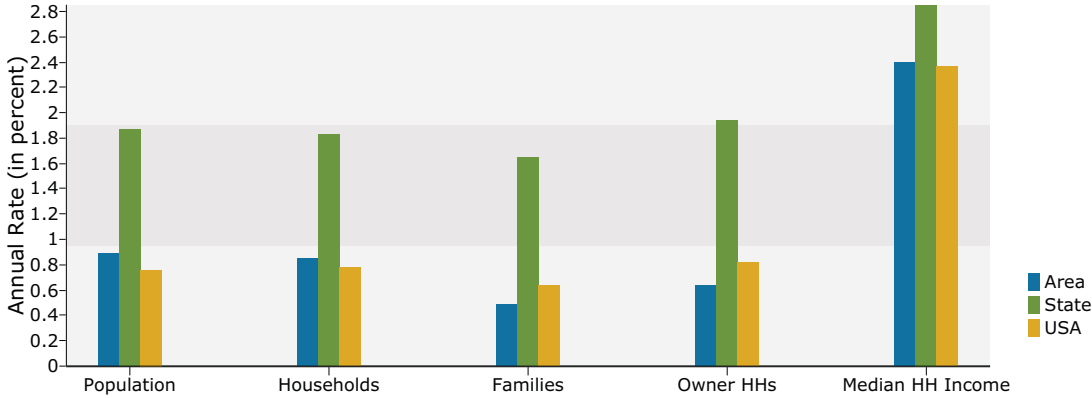
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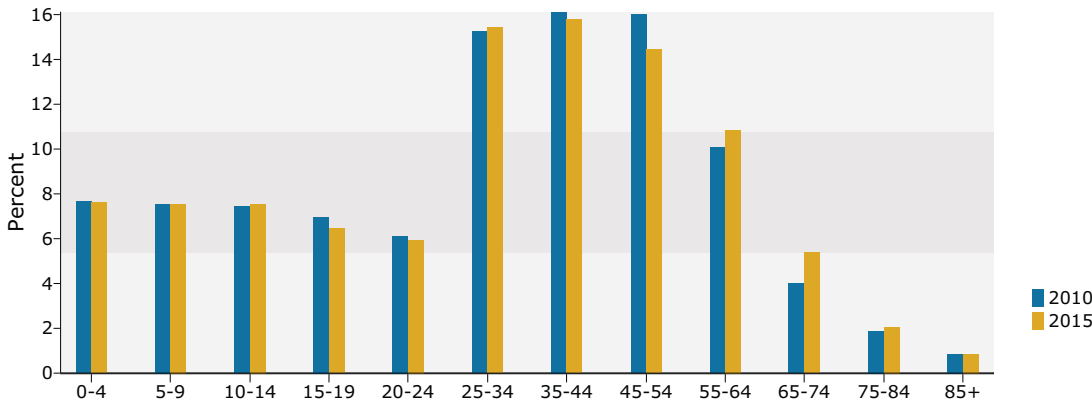
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3 miles

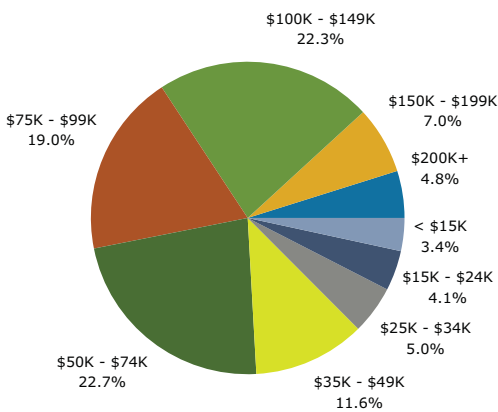
Trends 2010-2015



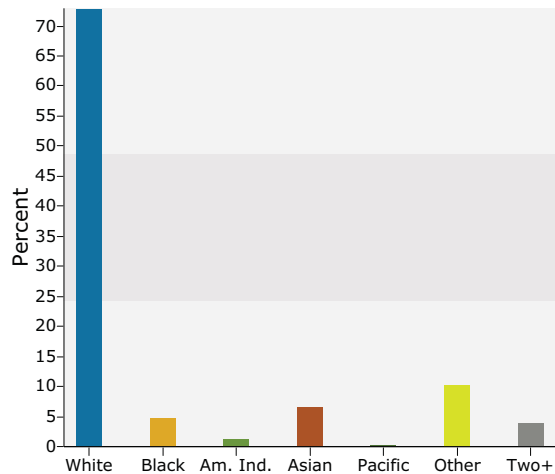
Population by Age



2010 Household Income



2010 Population by Race



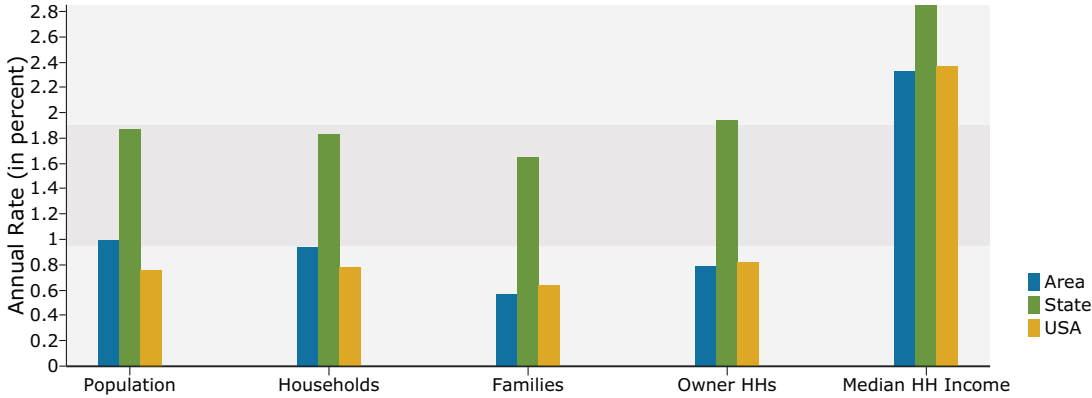
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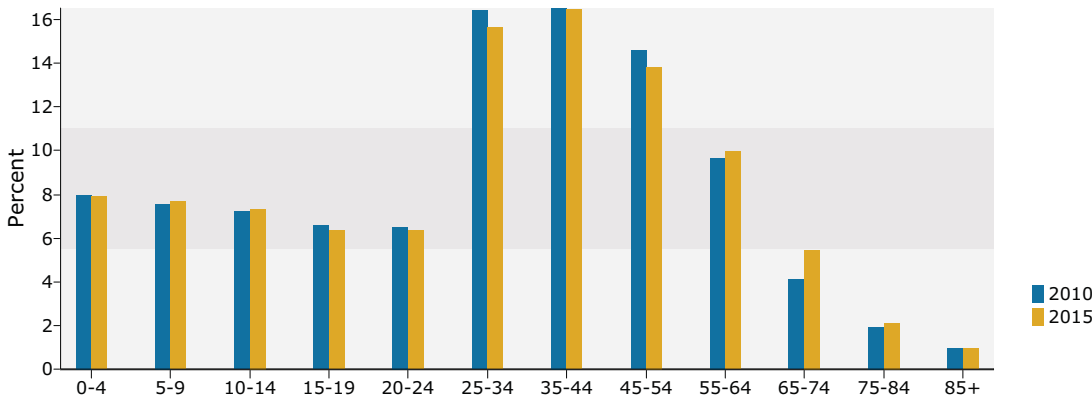
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5 miles

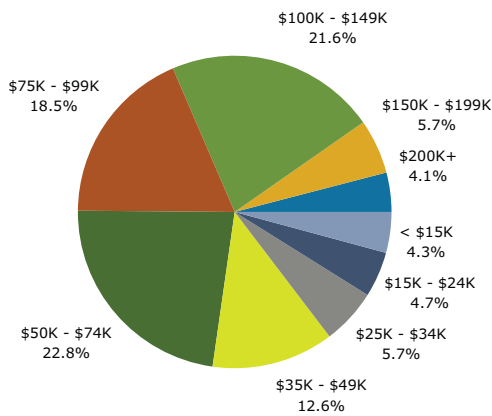
Trends 2010-2015



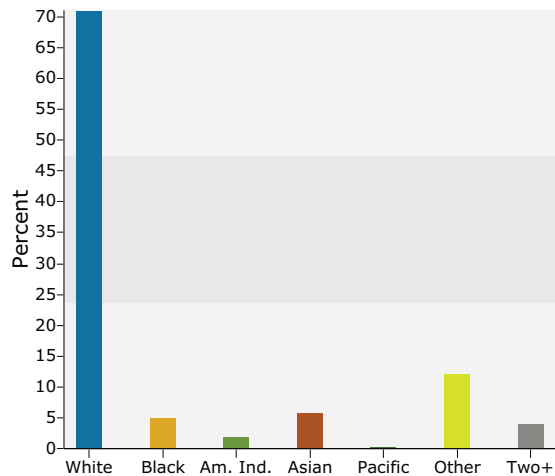
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.