

Southwest Corner
McQueen & Riggs Road
Chandler, AZ

RIGGS MARKETPLACE NEIGHBORHOOD CENTER



CO-TENANTS



PROPERTY HIGHLIGHTS

- Extremely busy Fry's Marketplace (99,942 SF) anchored center.
- Affluent customer base in trade area.

PROPERTY SIZE

TRAFFIC COUNTS

Riggs Road: 18,200 CPD
(Source: City of Chandler 2010)

McQueen Road: 6,150 CPD

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	7,137	55,467	112,539
Average HH Income:	\$77,350	\$88,528	\$93,084
Households:	2,731	20,317	40,130
Median Age:	45.1	39.6	37.6

FOR MORE INFORMATION

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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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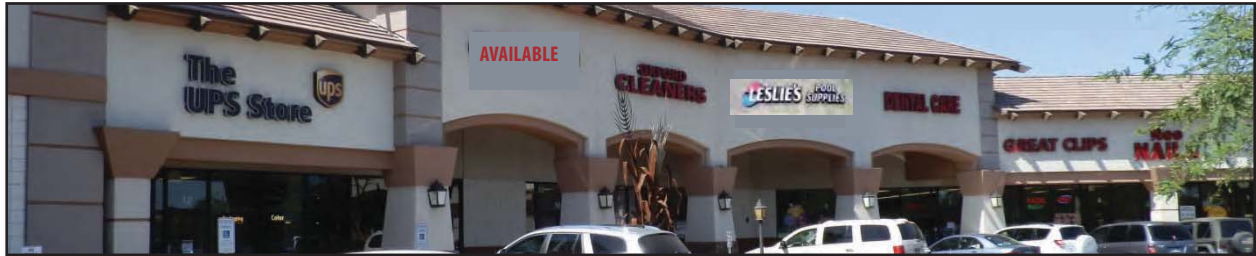
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Demographic and Income Comparison Profile

Riggs Marketplace
E Riggs Rd & S McQueen Rd, Chandler, AZ 85249
Ring: 1, 3, 5 Miles

Latitude: 33.21878
Longitude: -111.82394

	1 mile radius	3 miles radius	5 miles radius
2000 Summary			
Population	2,523	17,277	39,937
Households	1,349	8,098	16,833
Families	911	6,085	12,752
Average Household Size	1.87	2.13	2.37
Owner Occupied Housing Units	1,269	7,439	15,094
Renter Occupied Housing Units	80	659	1,738
Median Age	63.7	59.2	45.0
2010 Summary			
Population	7,137	55,467	112,539
Households	2,731	20,317	40,130
Families	1,964	15,436	30,358
Average Household Size	2.61	2.73	2.80
Owner Occupied Housing Units	2,408	17,637	33,508
Renter Occupied Housing Units	323	2,681	6,622
Median Age	45.1	39.6	37.6
2015 Summary			
Population	8,547	67,855	136,439
Households	3,167	24,399	47,967
Families	2,272	18,364	35,923
Average Household Size	2.70	2.78	2.84
Owner Occupied Housing Units	2,771	21,041	39,832
Renter Occupied Housing Units	396	3,358	8,135
Median Age	42.1	38.7	37.2
Trends: 2010-2015 Annual Rate			
Population	3.67%	4.11%	3.93%
Households	3.01%	3.73%	3.63%
Families	2.96%	3.53%	3.42%
Owner Households	2.85%	3.59%	3.52%
Median Household Income	4.57%	4.07%	3.66%

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



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	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Households by Income						
< \$15,000	177	13.4%	688	8.6%	1,297	7.8%
\$15,000 - \$24,999	153	11.6%	681	8.5%	1,503	9.0%
\$25,000 - \$34,999	214	16.2%	903	11.3%	1,718	10.3%
\$35,000 - \$49,999	275	20.8%	1,509	18.8%	2,711	16.2%
\$50,000 - \$74,999	248	18.8%	1,719	21.5%	3,712	22.2%
\$75,000 - \$99,999	91	6.9%	1,065	13.3%	2,489	14.9%
\$100,000 - \$149,999	100	7.6%	907	11.3%	2,151	12.9%
\$150,000 - \$199,000	36	2.7%	292	3.6%	610	3.6%
\$200,000+	27	2.0%	244	3.0%	527	3.2%
Median Household Income	\$39,695		\$52,281		\$56,135	
Average Household Income	\$55,593		\$68,369		\$71,120	
Per Capita Income	\$29,641		\$31,801		\$29,933	
2010 Households by Income						
< \$15,000	249	9.1%	1,308	6.4%	2,209	5.5%
\$15,000 - \$24,999	244	8.9%	1,471	7.2%	2,662	6.6%
\$25,000 - \$34,999	225	8.2%	1,255	6.2%	2,150	5.4%
\$35,000 - \$49,999	416	15.2%	2,534	12.5%	4,573	11.4%
\$50,000 - \$74,999	531	19.4%	4,120	20.3%	7,785	19.4%
\$75,000 - \$99,999	342	12.5%	3,100	15.3%	6,393	15.9%
\$100,000 - \$149,999	500	18.3%	4,420	21.8%	9,738	24.3%
\$150,000 - \$199,000	92	3.4%	911	4.5%	2,207	5.5%
\$200,000+	133	4.9%	1,197	5.9%	2,412	6.0%
Median Household Income	\$61,449		\$71,140		\$76,994	
Average Household Income	\$77,350		\$88,528		\$93,084	
Per Capita Income	\$29,226		\$31,886		\$33,234	
2015 Households by Income						
< \$15,000	190	6.0%	1,021	4.2%	1,734	3.6%
\$15,000 - \$24,999	192	6.1%	1,152	4.7%	2,132	4.4%
\$25,000 - \$34,999	187	5.9%	1,012	4.1%	1,753	3.7%
\$35,000 - \$49,999	307	9.7%	1,796	7.4%	3,266	6.8%
\$50,000 - \$74,999	666	21.0%	5,136	21.0%	9,438	19.7%
\$75,000 - \$99,999	432	13.6%	3,800	15.6%	7,588	15.8%
\$100,000 - \$149,999	805	25.4%	6,921	28.4%	14,524	30.3%
\$150,000 - \$199,000	169	5.3%	1,604	6.6%	3,695	7.7%
\$200,000+	220	6.9%	1,958	8.0%	3,836	8.0%
Median Household Income	\$76,851		\$86,843		\$92,170	
Average Household Income	\$93,829		\$104,177		\$107,724	
Per Capita Income	\$34,284		\$36,818		\$37,925	

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.

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	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Population by Age						
Age 0 - 4	47	1.9%	752	4.4%	2,659	6.7%
Age 5 - 9	40	1.6%	651	3.8%	2,372	5.9%
Age 10 - 14	42	1.7%	562	3.3%	1,980	5.0%
Age 15 - 19	35	1.4%	452	2.6%	1,474	3.7%
Age 20 - 24	26	1.0%	361	2.1%	1,110	2.8%
Age 25 - 34	85	3.4%	1,551	9.0%	5,313	13.3%
Age 35 - 44	116	4.6%	1,530	8.9%	5,079	12.7%
Age 45 - 54	253	10.0%	1,607	9.3%	4,103	10.3%
Age 55 - 64	718	28.5%	3,170	18.3%	5,375	13.5%
Age 65 - 74	820	32.5%	4,239	24.5%	6,369	15.9%
Age 75 - 84	304	12.1%	2,139	12.4%	3,585	9.0%
Age 85+	35	1.4%	264	1.5%	521	1.3%
2010 Population by Age						
Age 0 - 4	489	6.9%	4,328	7.8%	9,569	8.5%
Age 5 - 9	432	6.1%	3,909	7.0%	8,776	7.8%
Age 10 - 14	385	5.4%	3,550	6.4%	8,046	7.1%
Age 15 - 19	322	4.5%	2,836	5.1%	6,125	5.4%
Age 20 - 24	264	3.7%	2,126	3.8%	4,271	3.8%
Age 25 - 34	865	12.1%	7,231	13.0%	14,592	13.0%
Age 35 - 44	804	11.3%	7,731	13.9%	18,074	16.1%
Age 45 - 54	698	9.8%	6,230	11.2%	13,429	11.9%
Age 55 - 64	835	11.7%	5,725	10.3%	10,805	9.6%
Age 65 - 74	1,251	17.5%	6,602	11.9%	10,561	9.4%
Age 75 - 84	660	9.2%	4,141	7.5%	6,425	5.7%
Age 85+	131	1.8%	1,056	1.9%	1,866	1.7%
2015 Population by Age						
Age 0 - 4	624	7.3%	5,419	8.0%	11,663	8.5%
Age 5 - 9	567	6.6%	5,076	7.5%	11,103	8.1%
Age 10 - 14	507	5.9%	4,609	6.8%	10,136	7.4%
Age 15 - 19	390	4.6%	3,534	5.2%	7,758	5.7%
Age 20 - 24	323	3.8%	2,711	4.0%	5,521	4.0%
Age 25 - 34	1,097	12.8%	8,880	13.1%	17,418	12.8%
Age 35 - 44	1,035	12.1%	9,486	14.0%	20,735	15.2%
Age 45 - 54	771	9.0%	7,409	10.9%	16,429	12.0%
Age 55 - 64	781	9.1%	6,411	9.4%	12,450	9.1%
Age 65 - 74	1,398	16.4%	7,933	11.7%	13,158	9.6%
Age 75 - 84	864	10.1%	4,977	7.3%	7,714	5.7%
Age 85+	189	2.2%	1,410	2.1%	2,352	1.7%

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



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Latitude: 33.21878
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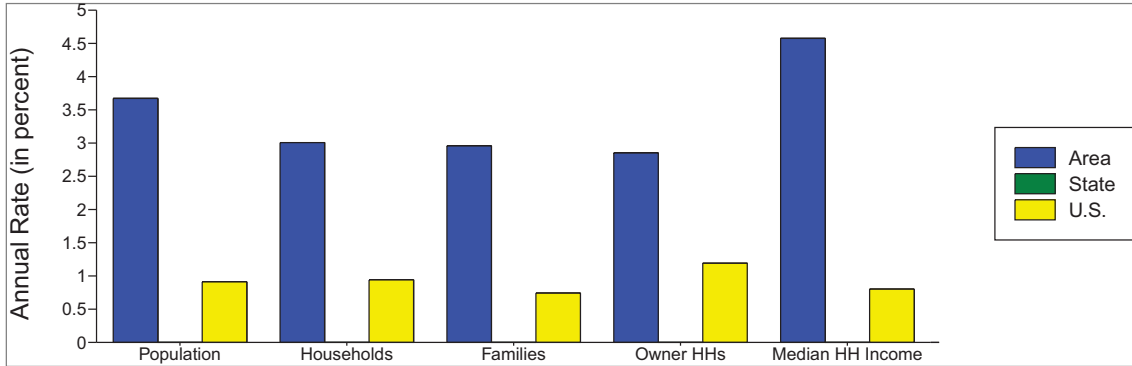
	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Race and Ethnicity						
White Alone	2,413	95.6%	15,719	91.0%	34,901	87.4%
Black Alone	15	0.6%	229	1.3%	690	1.7%
American Indian Alone	7	0.3%	450	2.6%	1,431	3.6%
Asian Alone	14	0.6%	289	1.7%	963	2.4%
Pacific Islander Alone	2	0.1%	6	0.0%	25	0.1%
Some Other Race Alone	51	2.0%	389	2.3%	1,321	3.3%
Two or More Races	21	0.8%	194	1.1%	606	1.5%
Hispanic Origin (Any Race)	132	5.2%	1,113	6.4%	3,560	8.9%
2010 Race and Ethnicity						
White Alone	5,938	83.2%	45,362	81.8%	90,233	80.2%
Black Alone	60	0.8%	955	1.7%	2,482	2.2%
American Indian Alone	55	0.8%	964	1.7%	2,539	2.3%
Asian Alone	92	1.3%	1,102	2.0%	3,053	2.7%
Pacific Islander Alone	6	0.1%	24	0.0%	123	0.1%
Some Other Race Alone	784	11.0%	5,486	9.9%	10,860	9.6%
Two or More Races	202	2.8%	1,573	2.8%	3,249	2.9%
Hispanic Origin (Any Race)	1,954	27.4%	14,207	25.6%	28,394	25.2%
2015 Race and Ethnicity						
White Alone	6,845	80.1%	53,561	78.9%	105,470	77.3%
Black Alone	85	1.0%	1,386	2.0%	3,522	2.6%
American Indian Alone	73	0.9%	1,217	1.8%	3,183	2.3%
Asian Alone	129	1.5%	1,537	2.3%	4,182	3.1%
Pacific Islander Alone	6	0.1%	28	0.0%	144	0.1%
Some Other Race Alone	1,130	13.2%	7,944	11.7%	15,494	11.4%
Two or More Races	279	3.3%	2,181	3.2%	4,444	3.3%
Hispanic Origin (Any Race)	2,836	33.2%	20,708	30.5%	40,643	29.8%

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

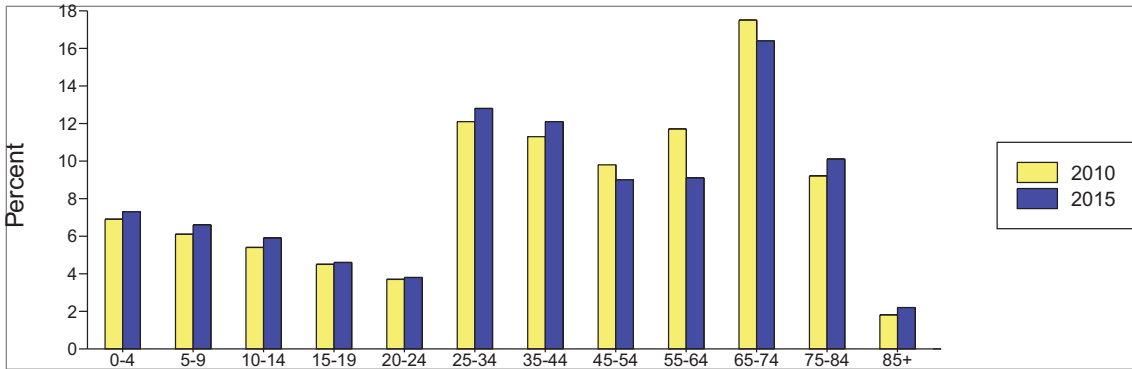
Riggs Marketplace
 E Riggs Rd & S McQueen Rd, Chandler, AZ 85249
 Ring: 1 mile radius

Latitude: 33.21878
Longitude: -111.82394

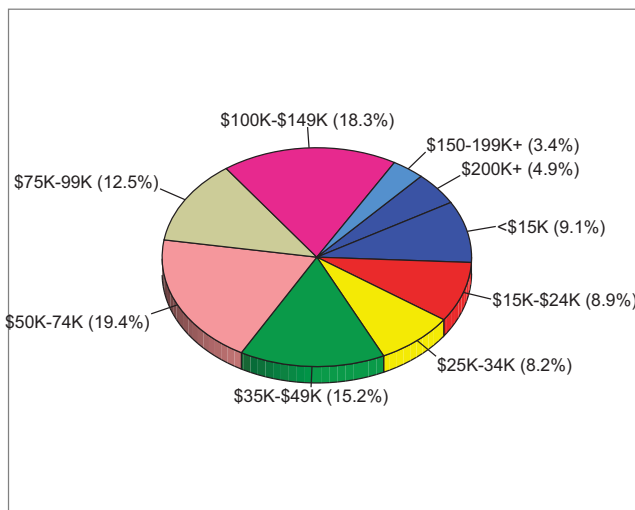
Trends 2010-2015



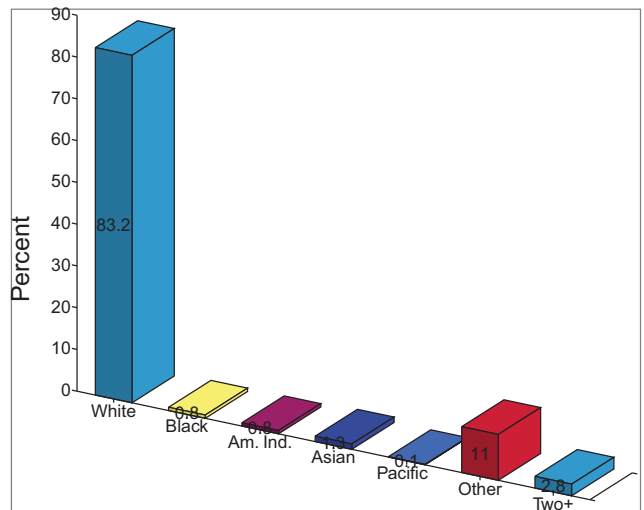
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 27.4%

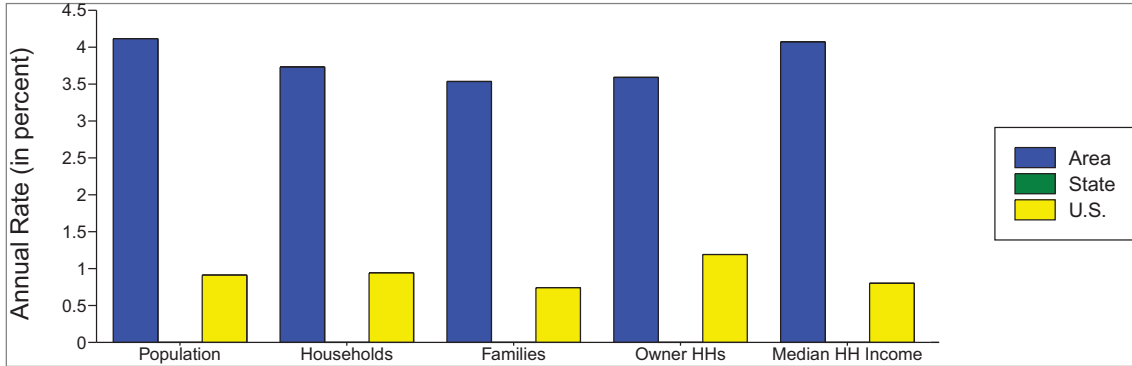
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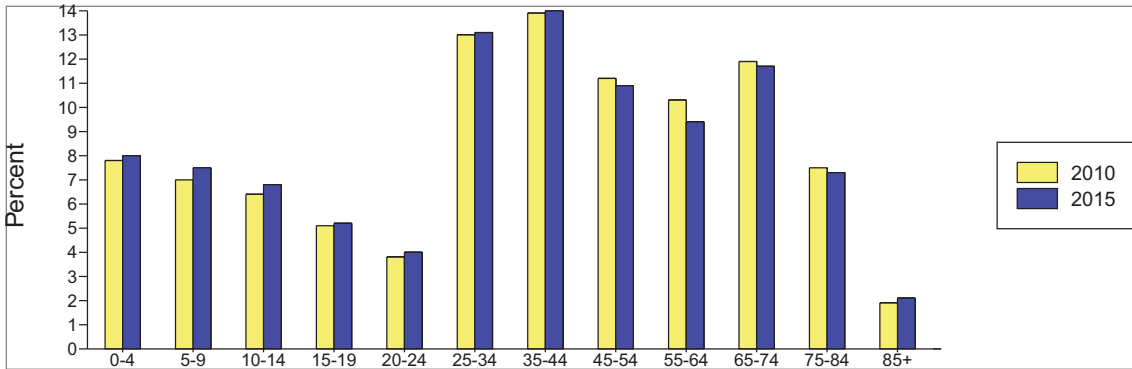
Riggs Marketplace
 E Riggs Rd & S McQueen Rd, Chandler, AZ 85249
 Ring: 3 miles radius

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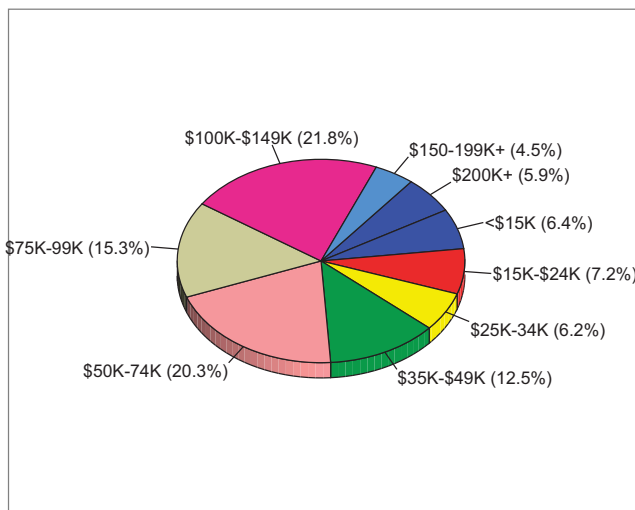
Trends 2010-2015



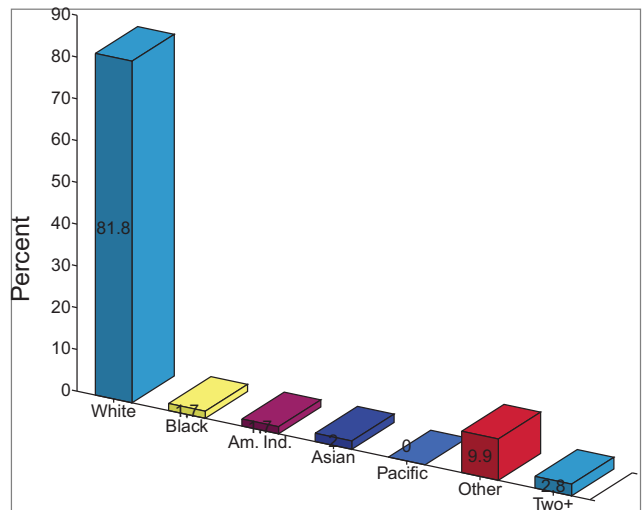
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 25.6%

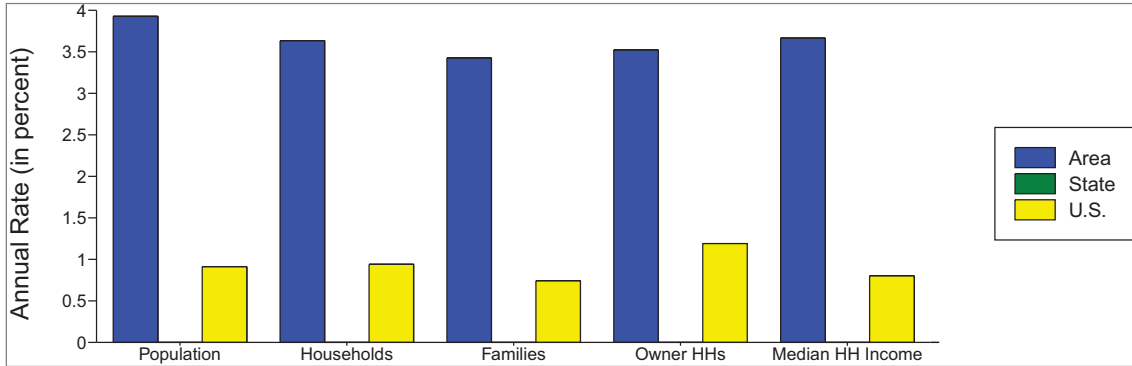
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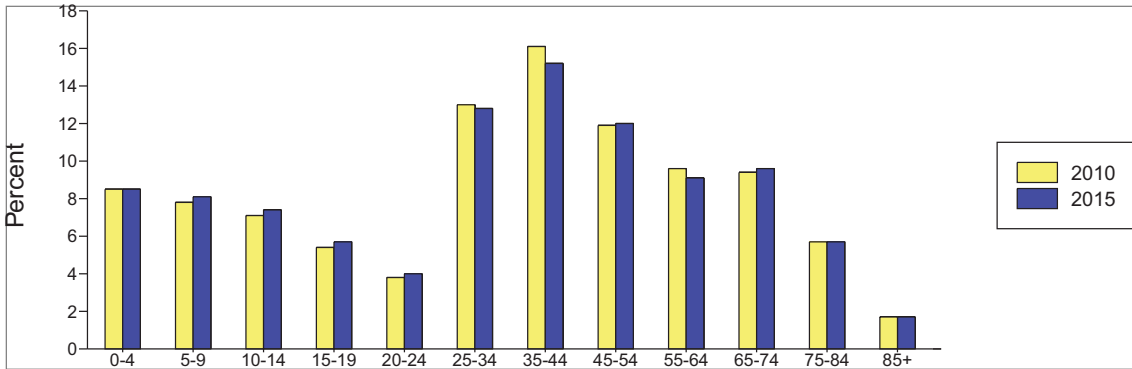
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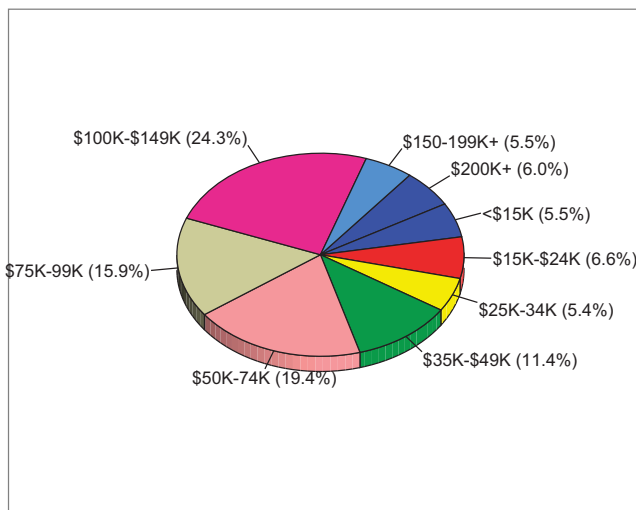
Trends 2010-2015



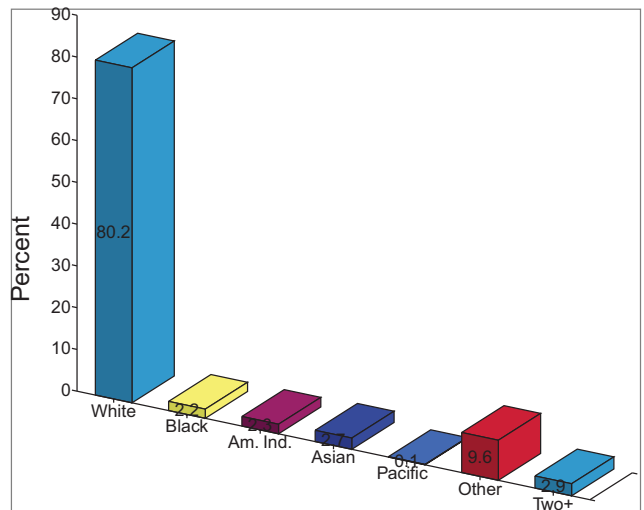
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 25.2%