



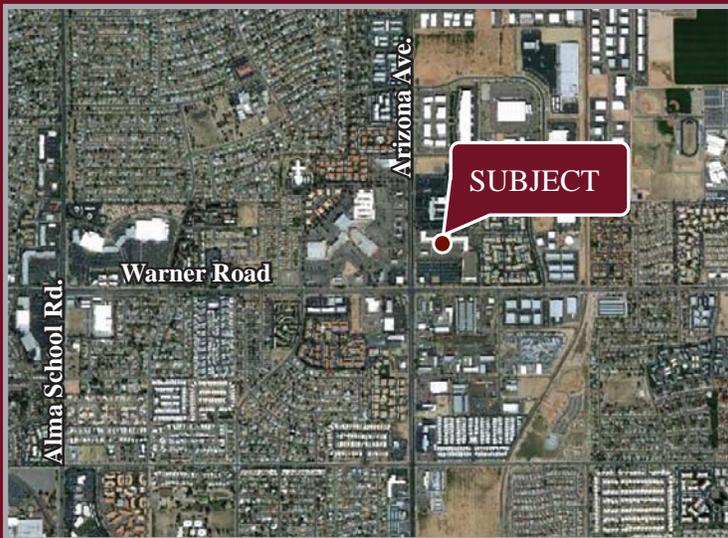
# CHANDLER MERCADO SHOPS

NORTHEAST CORNER OF ARIZONA AVE. & WARNER ROAD, CHANDLER, AZ



Click on Site Plan for Video

**NORTH PHASE UNDER NEW OWNERSHIP**



#### AVAILABILITY

- 1,222-26,548 SF

#### FEATURES

- Third busiest intersection in Chandler!
- New high-profile monument signs. Great visibility & parking
- 73,000 cars per day at intersection

#### NOTABLE TENANTS



2012 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	16,033	139,042	344,835
Avg. Household Income	\$58,461	\$72,931	\$73,510
Estimated Households	6,446	51,509	127,650

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



## STRATEGIC

EXCLUSIVELY REPRESENTED BY

GREG ABBOTT  
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# CHANDLER MERCADO SHOPS

NORTHEAST CORNER OF ARIZONA AVE. & WARNER ROAD, CHANDLER, AZ



**Freestanding  
Restaurant  
Building  
5,120 sf**

#	TENANT	SQ. FT.
101	Kids World Learning Center	6532 sf
106	St. Vincent De Paul	8,222 sf
109-112	Available	5,385 sf
114	Amy Dental	1,107 sf
115	Available	1,390 sf
116	Available	1,405 sf
117	Available	4,203 sf
120	Available	1,972 sf
121	Available	3,318 sf
124	Available	1,680 sf
125	Available	1,288 sf
126	Global CRES Office	1,300 sf

#	TENANT	SQ. FT.
127	Available-Built Out Hair Salon	1,268 sf
128	Available	1,222 sf
129	Fantasy Nails & Spa	1,400 sf
130	Available	1,500 sf
131	ACE Cash Express	1,400 sf
132	Hot Pot	1,400 sf
133	No Hassle Wireless	1,400 sf
135	Rent-Way	4,217 sf
2041	Available	5,120 sf
2061	Available	14,548 sf
2071	Available	12,000 sf



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# Demographic and Income Profile

N Arizona Ave and W Warner Rd, Chandler, AZ, 85225  
 N Arizona Ave & W Warner Rd, Chandler, AZ, 85225  
 Ring: 1 mile radius

Latitude: 33.33512  
 Longitude: -111.84175

Summary	Census 2010	2012	2017
Population	15,774	16,033	16,673
Households	6,329	6,446	6,695
Families	3,683	3,710	3,864
Average Household Size	2.49	2.48	2.49
Owner Occupied Housing Units	3,160	3,009	3,161
Renter Occupied Housing Units	3,169	3,437	3,534
Median Age	30.6	30.7	31.0
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.79%	0.81%	0.68%
Households	0.76%	0.89%	0.74%
Families	0.82%	0.91%	0.72%
Owner HHs	0.99%	1.00%	0.91%
Median Household Income	2.31%	2.83%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	467	7.2%	416	6.2%
\$15,000 - \$24,999	609	9.4%	423	6.3%
\$25,000 - \$34,999	811	12.6%	514	7.7%
\$35,000 - \$49,999	1,294	20.1%	1,110	16.6%
\$50,000 - \$74,999	1,770	27.5%	2,305	34.4%
\$75,000 - \$99,999	833	12.9%	1,141	17.0%
\$100,000 - \$149,999	418	6.5%	492	7.3%
\$150,000 - \$199,999	189	2.9%	230	3.4%
\$200,000+	54	0.8%	64	1.0%
Median Household Income	\$50,333		\$56,422	
Average Household Income	\$58,461		\$65,514	
Per Capita Income	\$23,542		\$26,345	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,269	8.0%	1,283	8.0%	1,340	8.0%
5 - 9	1,083	6.9%	1,090	6.8%	1,130	6.8%
10 - 14	1,010	6.4%	1,008	6.3%	1,062	6.4%
15 - 19	1,067	6.8%	1,033	6.4%	1,027	6.2%
20 - 24	1,504	9.5%	1,561	9.7%	1,506	9.0%
25 - 34	3,224	20.4%	3,337	20.8%	3,518	21.1%
35 - 44	2,323	14.7%	2,287	14.3%	2,330	14.0%
45 - 54	2,014	12.8%	1,986	12.4%	1,920	11.5%
55 - 64	1,251	7.9%	1,342	8.4%	1,484	8.9%
65 - 74	581	3.7%	641	4.0%	826	5.0%
75 - 84	342	2.2%	351	2.2%	401	2.4%
85+	108	0.7%	115	0.7%	128	0.8%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,800	68.5%	10,820	67.5%	10,825	64.9%
Black Alone	1,032	6.5%	1,066	6.6%	1,180	7.1%
American Indian Alone	401	2.5%	432	2.7%	507	3.0%
Asian Alone	657	4.2%	684	4.3%	778	4.7%
Pacific Islander Alone	58	0.4%	60	0.4%	66	0.4%
Some Other Race Alone	2,138	13.6%	2,244	14.0%	2,495	15.0%
Two or More Races	688	4.4%	727	4.5%	822	4.9%
Hispanic Origin (Any Race)	4,924	31.2%	5,155	32.2%	5,768	34.6%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

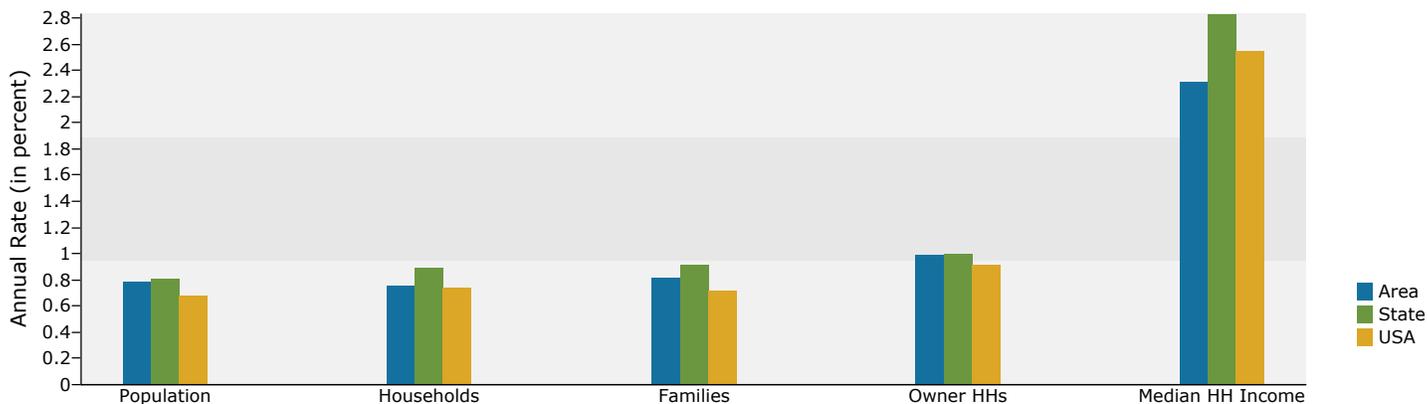


# Demographic and Income Profile

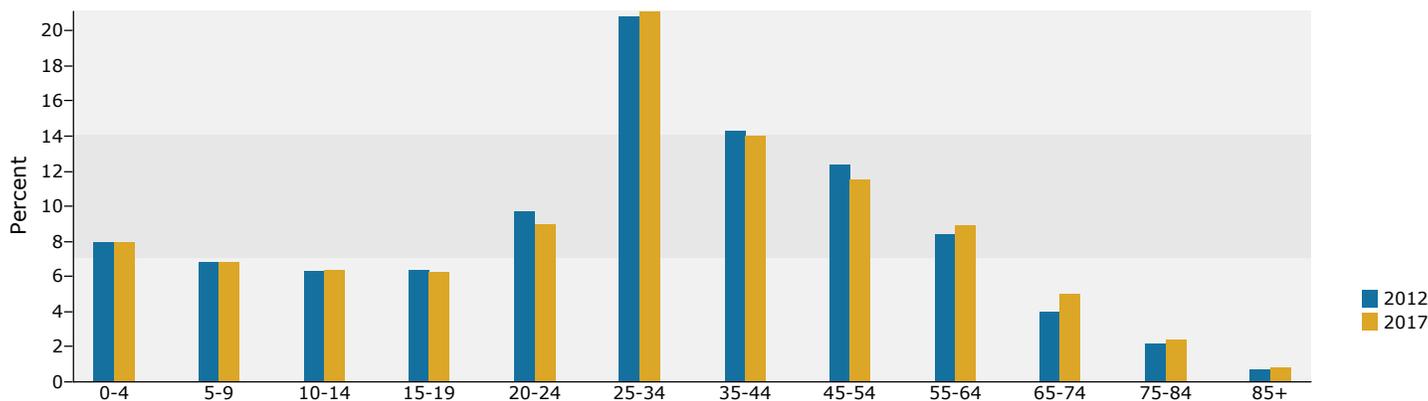
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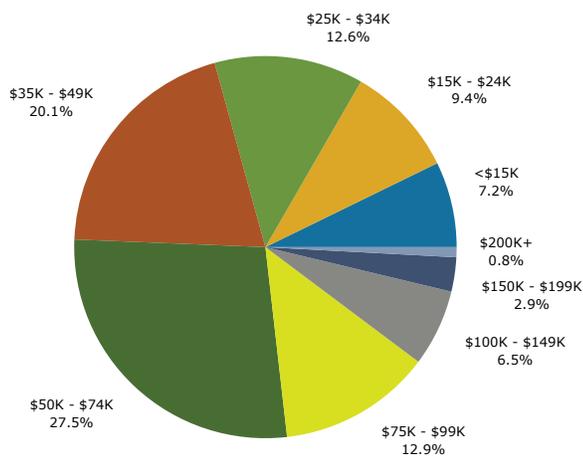
## Trends 2012-2017



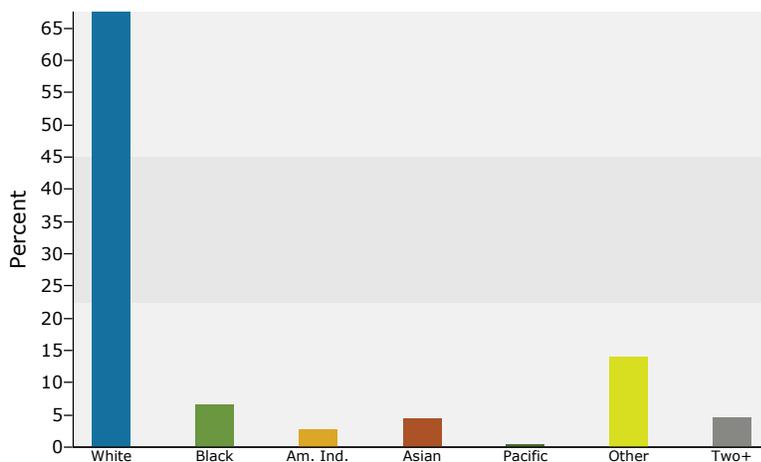
## Population by Age



## 2012 Household Income



## 2012 Population by Race



2012 Percent Hispanic Origin: 32.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



# Demographic and Income Profile

N Arizona Ave and W Warner Rd, Chandler, AZ, 85225  
 N Arizona Ave & W Warner Rd, Chandler, AZ, 85225  
 Ring: 3 mile radius

Latitude: 33.33512  
 Longitude: -111.84175

Summary	Census 2010	2012	2017
Population	138,581	139,042	141,531
Households	51,198	51,509	52,564
Families	34,373	34,280	35,018
Average Household Size	2.70	2.69	2.68
Owner Occupied Housing Units	32,722	31,506	32,336
Renter Occupied Housing Units	18,476	20,003	20,228
Median Age	33.4	33.7	34.2
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.36%	0.81%	0.68%
Households	0.41%	0.89%	0.74%
Families	0.43%	0.91%	0.72%
Owner HHs	0.52%	1.00%	0.91%
Median Household Income	2.08%	2.83%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	3,673	7.1%	3,259	6.2%
\$15,000 - \$24,999	3,592	7.0%	2,524	4.8%
\$25,000 - \$34,999	4,415	8.6%	2,885	5.5%
\$35,000 - \$49,999	7,339	14.2%	5,975	11.4%
\$50,000 - \$74,999	12,394	24.1%	14,861	28.3%
\$75,000 - \$99,999	8,440	16.4%	10,175	19.4%
\$100,000 - \$149,999	8,337	16.2%	9,077	17.3%
\$150,000 - \$199,999	2,081	4.0%	2,437	4.6%
\$200,000+	1,238	2.4%	1,372	2.6%
Median Household Income	\$60,831		\$67,417	
Average Household Income	\$72,931		\$79,886	
Per Capita Income	\$27,249		\$29,919	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,838	7.1%	9,793	7.0%	9,947	7.0%
5 - 9	9,872	7.1%	9,806	7.1%	9,917	7.0%
10 - 14	10,160	7.3%	10,018	7.2%	10,276	7.3%
15 - 19	10,305	7.4%	9,850	7.1%	9,569	6.8%
20 - 24	10,221	7.4%	10,419	7.5%	9,737	6.9%
25 - 34	22,193	16.0%	22,592	16.2%	23,157	16.4%
35 - 44	20,346	14.7%	19,836	14.3%	19,755	14.0%
45 - 54	20,841	15.0%	20,320	14.6%	19,221	13.6%
55 - 64	14,423	10.4%	15,274	11.0%	16,492	11.7%
65 - 74	6,293	4.5%	6,901	5.0%	8,742	6.2%
75 - 84	2,927	2.1%	2,993	2.2%	3,352	2.4%
85+	1,162	0.8%	1,238	0.9%	1,366	1.0%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	100,488	72.5%	99,612	71.6%	98,182	69.4%
Black Alone	6,427	4.6%	6,562	4.7%	7,119	5.0%
American Indian Alone	2,650	1.9%	2,817	2.0%	3,234	2.3%
Asian Alone	7,176	5.2%	7,467	5.4%	8,473	6.0%
Pacific Islander Alone	384	0.3%	389	0.3%	427	0.3%
Some Other Race Alone	16,107	11.6%	16,612	11.9%	17,905	12.7%
Two or More Races	5,348	3.9%	5,582	4.0%	6,192	4.4%
Hispanic Origin (Any Race)	38,886	28.1%	40,003	28.8%	43,401	30.7%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

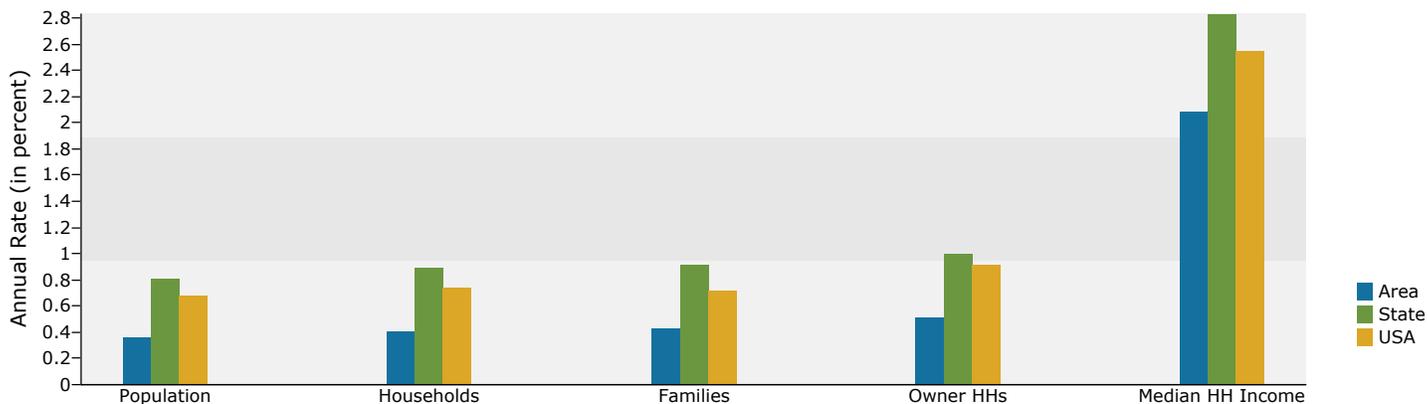


# Demographic and Income Profile

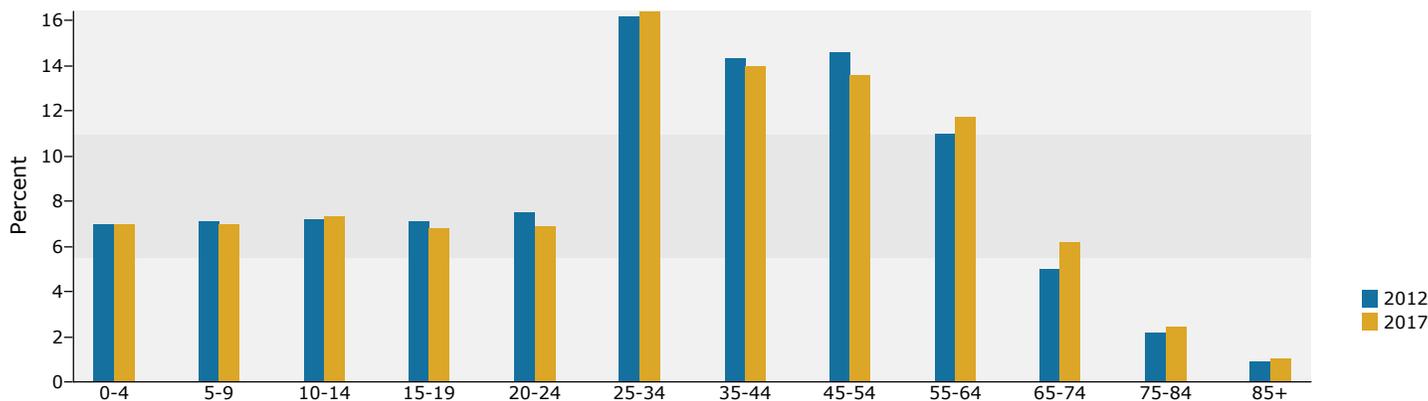
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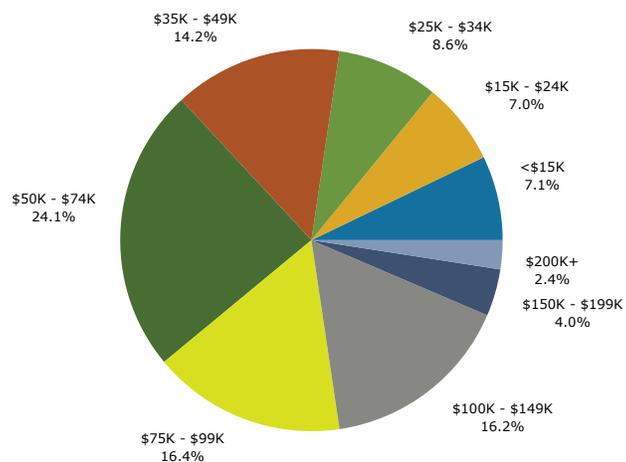
## Trends 2012-2017



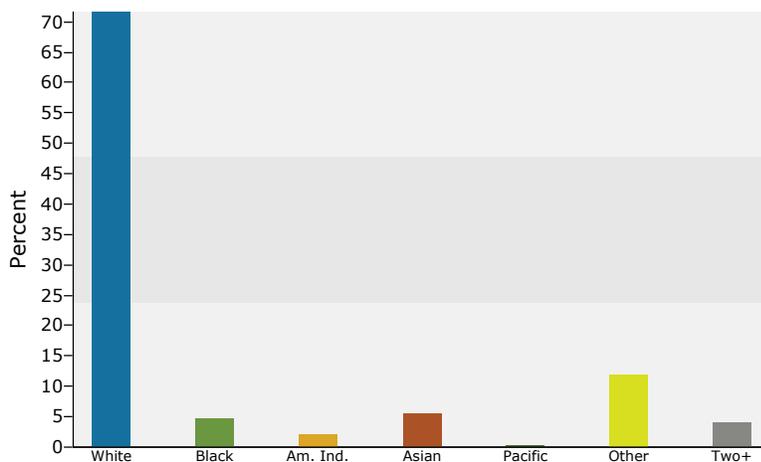
## Population by Age



## 2012 Household Income



## 2012 Population by Race



2012 Percent Hispanic Origin: 28.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

May 07, 2013

Made with Esri Business Analyst



# Demographic and Income Profile

N Arizona Ave and W Warner Rd, Chandler, AZ, 85225  
 N Arizona Ave & W Warner Rd, Chandler, AZ, 85225  
 Ring: 5 mile radius

Latitude: 33.33512  
 Longitude: -111.84175

Summary	Census 2010	2012	2017
Population	342,127	344,835	353,196
Households	126,273	127,650	131,208
Families	84,265	84,356	86,651
Average Household Size	2.70	2.69	2.68
Owner Occupied Housing Units	78,167	75,488	77,827
Renter Occupied Housing Units	48,106	52,162	53,381
Median Age	33.0	33.2	33.7
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.48%	0.81%	0.68%
Households	0.55%	0.89%	0.74%
Families	0.54%	0.91%	0.72%
Owner HHs	0.61%	1.00%	0.91%
Median Household Income	2.04%	2.83%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	9,012	7.1%	8,223	6.3%
\$15,000 - \$24,999	9,266	7.3%	6,725	5.1%
\$25,000 - \$34,999	11,343	8.9%	7,787	5.9%
\$35,000 - \$49,999	18,303	14.3%	15,332	11.7%
\$50,000 - \$74,999	29,595	23.2%	35,578	27.1%
\$75,000 - \$99,999	19,931	15.6%	24,068	18.3%
\$100,000 - \$149,999	21,334	16.7%	23,189	17.7%
\$150,000 - \$199,999	5,627	4.4%	6,762	5.2%
\$200,000+	3,238	2.5%	3,544	2.7%
Median Household Income	\$60,729		\$67,176	
Average Household Income	\$73,510		\$80,295	
Per Capita Income	\$27,386		\$30,004	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,180	7.4%	25,203	7.3%	25,802	7.3%
5 - 9	25,107	7.3%	25,055	7.3%	25,493	7.2%
10 - 14	25,247	7.4%	24,998	7.2%	25,777	7.3%
15 - 19	25,369	7.4%	24,353	7.1%	23,810	6.7%
20 - 24	26,448	7.7%	27,155	7.9%	25,639	7.3%
25 - 34	54,180	15.8%	55,487	16.1%	57,392	16.2%
35 - 44	50,334	14.7%	49,302	14.3%	49,435	14.0%
45 - 54	49,776	14.5%	48,759	14.1%	46,438	13.1%
55 - 64	34,744	10.2%	36,909	10.7%	40,044	11.3%
65 - 74	15,374	4.5%	16,888	4.9%	21,438	6.1%
75 - 84	7,218	2.1%	7,375	2.1%	8,255	2.3%
85+	3,150	0.9%	3,350	1.0%	3,673	1.0%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	249,615	73.0%	248,618	72.1%	246,594	69.8%
Black Alone	15,089	4.4%	15,507	4.5%	16,999	4.8%
American Indian Alone	7,030	2.1%	7,524	2.2%	8,718	2.5%
Asian Alone	18,001	5.3%	18,838	5.5%	21,567	6.1%
Pacific Islander Alone	1,137	0.3%	1,154	0.3%	1,270	0.4%
Some Other Race Alone	38,165	11.2%	39,466	11.4%	42,698	12.1%
Two or More Races	13,089	3.8%	13,728	4.0%	15,350	4.3%
Hispanic Origin (Any Race)	91,043	26.6%	94,027	27.3%	102,603	29.0%

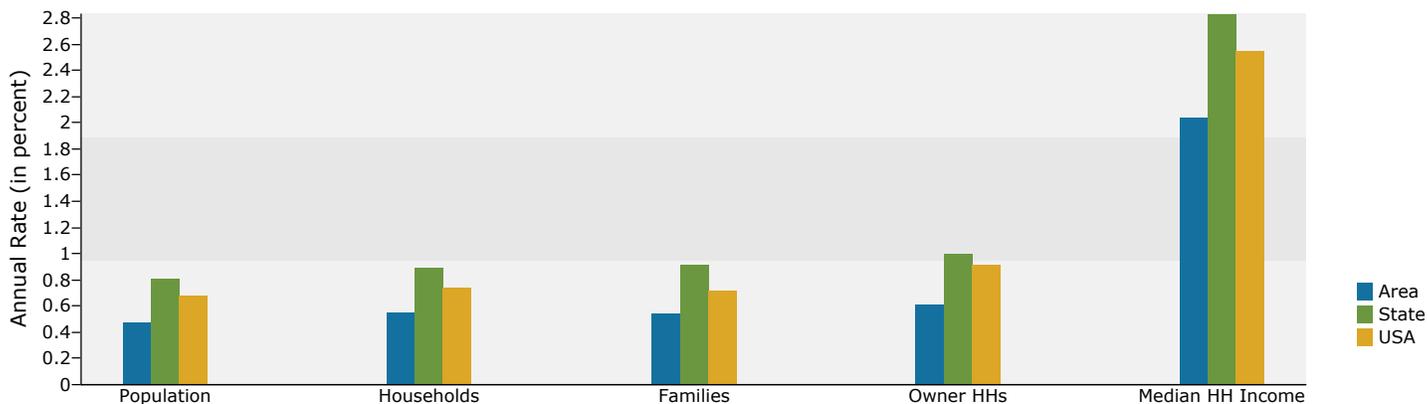
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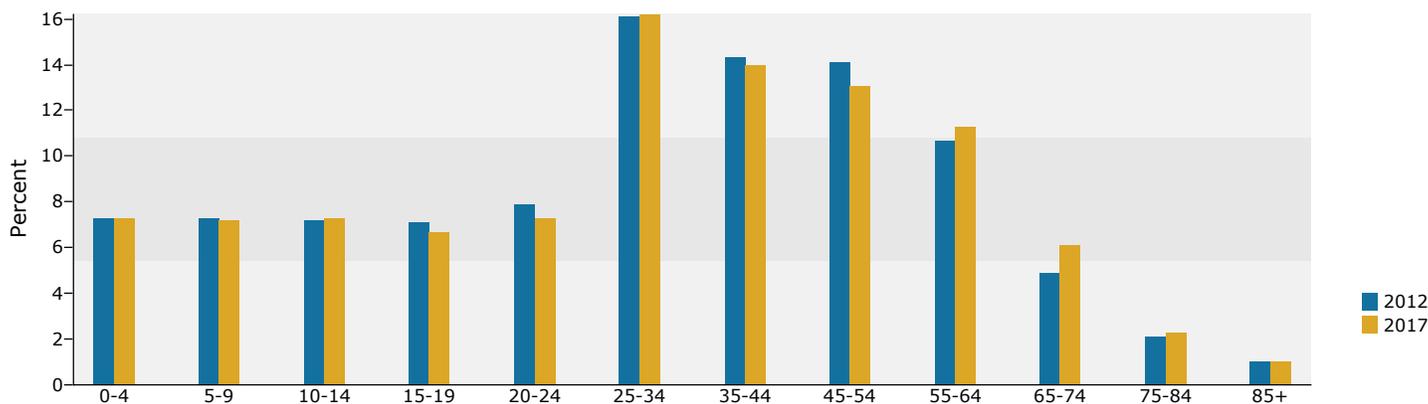
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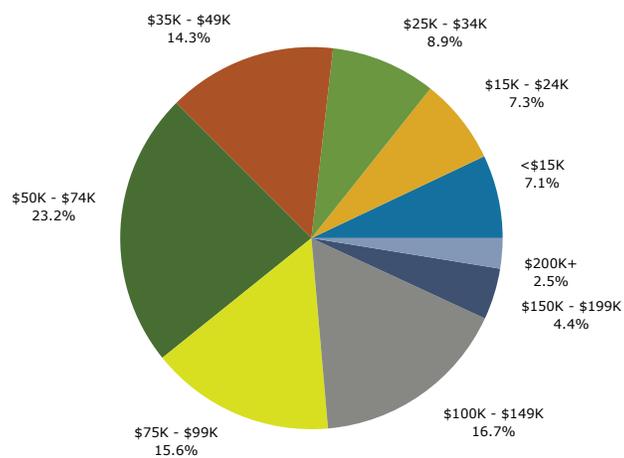
## Trends 2012-2017



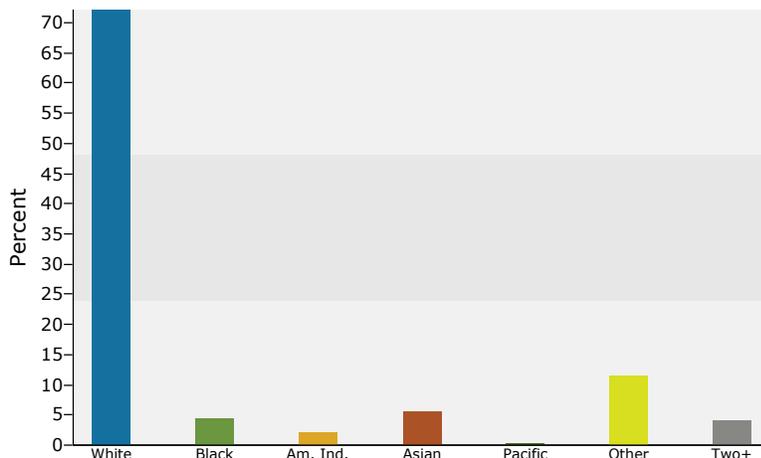
## Population by Age



## 2012 Household Income



## 2012 Population by Race



2012 Percent Hispanic Origin: 27.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.