

# DRIVE-THRU SUBLEASE OPPORTUNITY

## Las Tiendas

NEC Alma School Rd & Queen Creek Rd | Chandler, AZ



### PROPERTY DETAILS

- 3,375 SF with drive-thru
- Term through July 2027

### AT THE INTERSECTION



Stein Mart



GOODWILL 9

HomeGoods®

### DEMOGRAPHICS

|                           | 1 Mile    | 3 Miles  | 5 Miles  |
|---------------------------|-----------|----------|----------|
| <b>2019 Population</b>    | 15,864    | 89,005   | 230,628  |
| <b>2024 Population</b>    | 17,180    | 101,175  | 254,008  |
| <b>2019 Med HH Income</b> | \$110,686 | \$96,260 | \$82,785 |

ESRI 2019 Estimates

### TRAFFIC COUNTS

|                        |                        |
|------------------------|------------------------|
| N: ±34,800 VPD (NB/SB) | E: ±20,700 VPD (EB/WB) |
| S: ±30,300 VPD (NB/SB) | W: ±20,900 VPD (EB/WB) |

Chandler 2018

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

**Zachary Pace**  
602.734.7212  
zpace@pcaemail.com

**Cameron Warren**  
602.288.3471  
cwarren@pcaemail.com

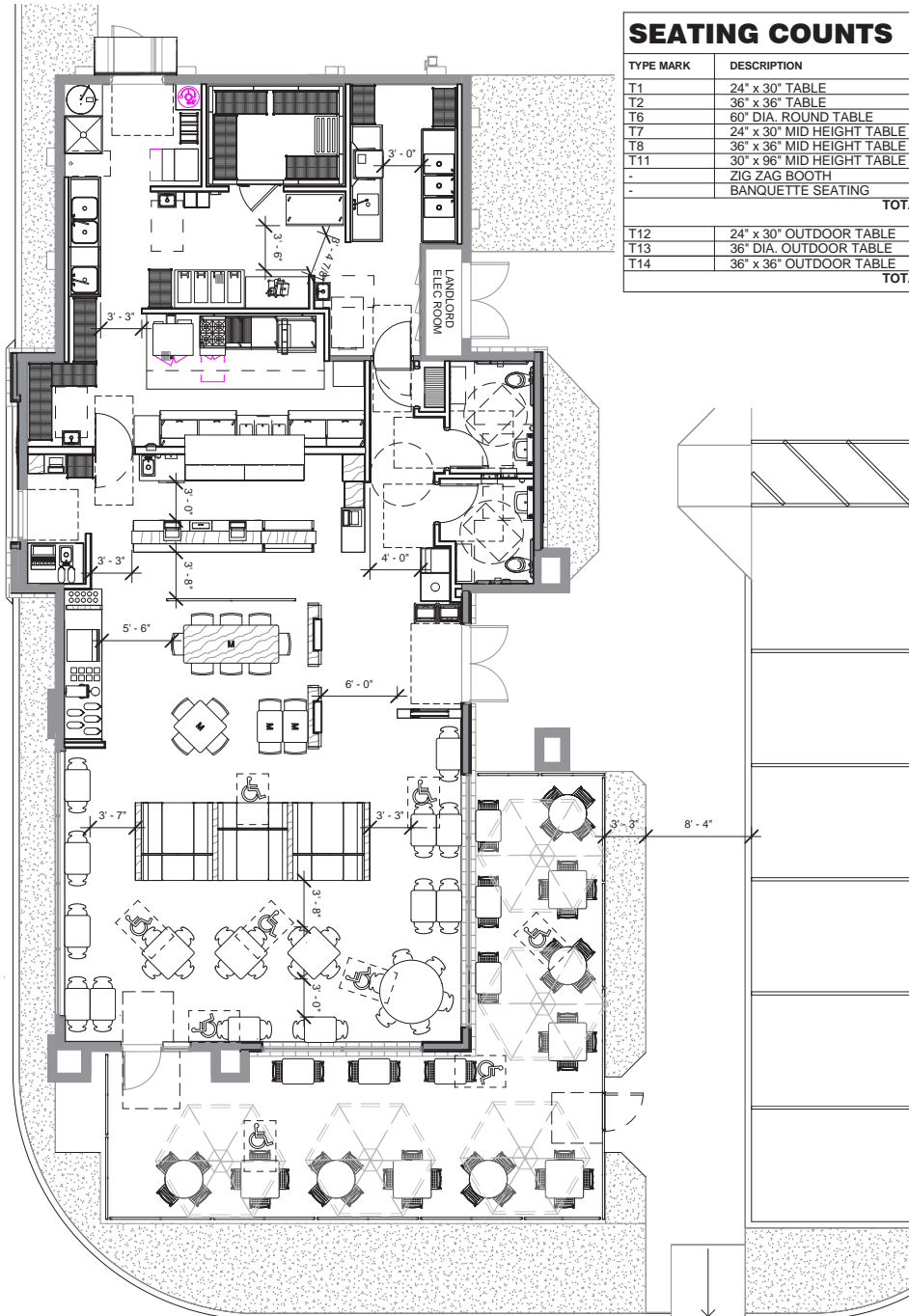
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### SEATING COUNTS

AREA = 2,660 S.F.

| TYPE MARK           | DESCRIPTION                | TABLE COUNT | SEATING COUNT |
|---------------------|----------------------------|-------------|---------------|
| T1                  | 24" x 30" TABLE            | 12          | 24            |
| T2                  | 36" x 36" TABLE            | 3           | 12            |
| T6                  | 60" DIA. ROUND TABLE       | 1           | 6             |
| T7                  | 24" x 30" MID HEIGHT TABLE | 2           | 4             |
| T8                  | 36" x 36" MID HEIGHT TABLE | 1           | 4             |
| T11                 | 30" x 96" MID HEIGHT TABLE | 1           | 8             |
| -                   | ZIG ZAG BOOTH              | 6           | 18            |
| -                   | BANQUETTE SEATING          | -           | -             |
| TOTAL INDOOR SEATS  |                            |             | 76            |
| T12                 | 24" x 30" OUTDOOR TABLE    | 6           | 12            |
| T13                 | 36" DIA. OUTDOOR TABLE     | 5           | 20            |
| T14                 | 36" x 36" OUTDOOR TABLE    | 5           | 20            |
| TOTAL OUTDOOR SEATS |                            |             | 52            |



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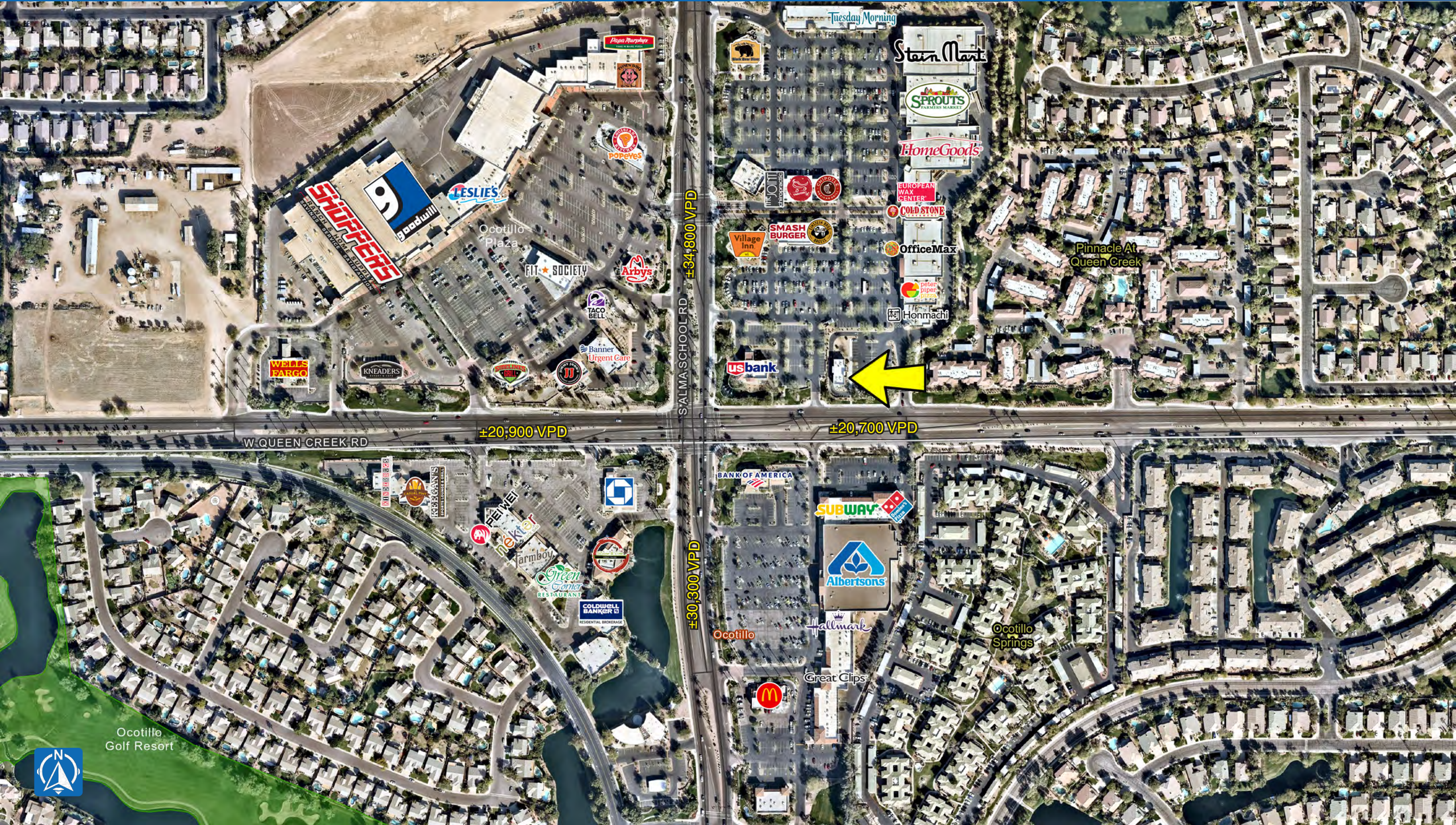
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[1/8/20]

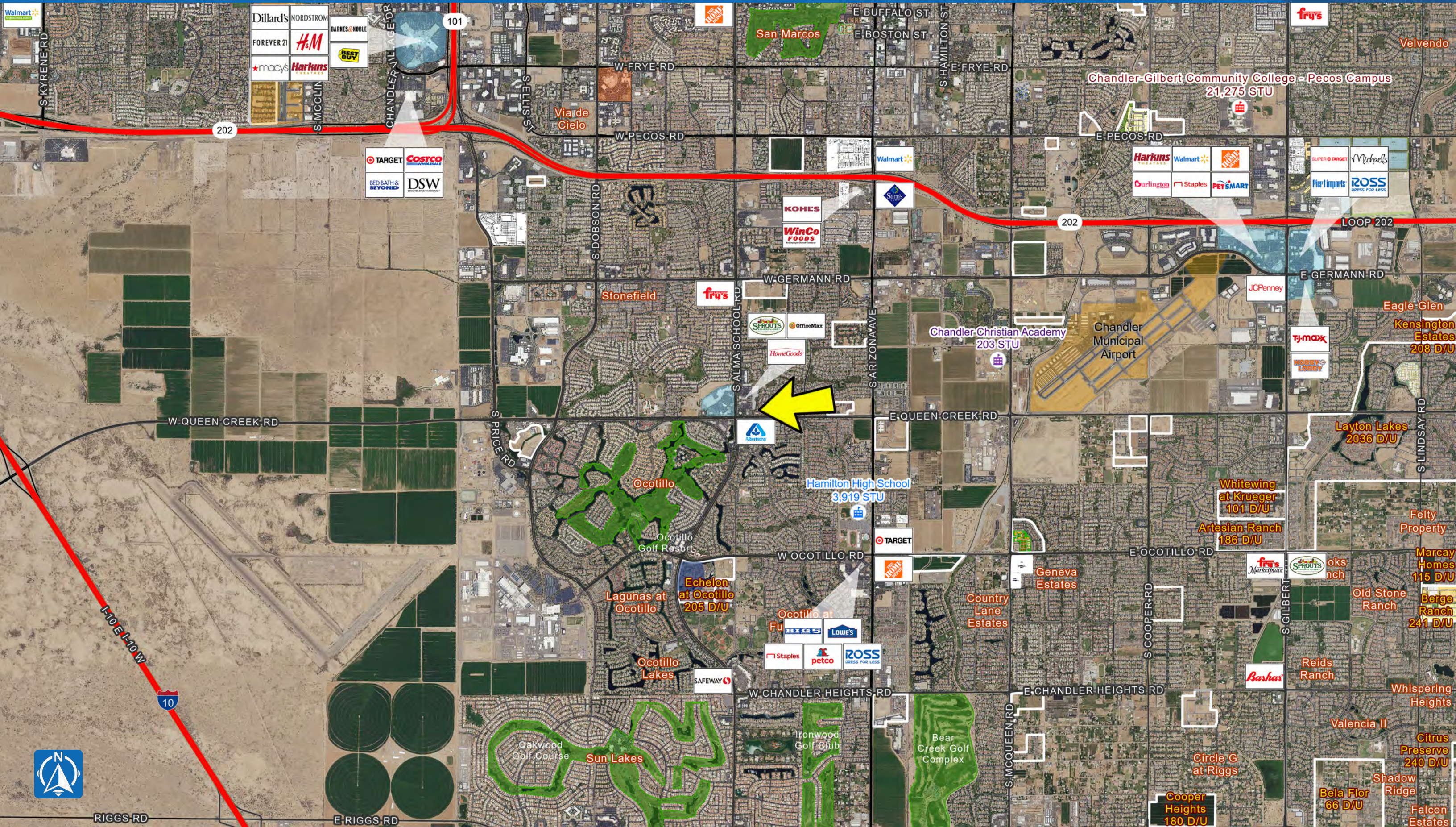








NEC Alma School Rd & Queen Creek Rd | Chandler, AZ







## One Page Summary

Alma School Rd & Queen Creek Rd, Chandler  
-111.858600607 33.2619284510001  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.261928  
Longitude: -111.858601

|  | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|
| <b>Population Summary</b>                            |           |           |           |
| 2000 Total Population                                | 9,717     | 41,486    | 139,940   |
| 2010 Total Population                                | 13,914    | 70,246    | 193,741   |
| 2019 Total Population                                | 15,864    | 89,005    | 230,628   |
| 2019 Group Quarters                                  | 8         | 186       | 480       |
| 2024 Total Population                                | 17,180    | 101,175   | 254,008   |
| 2019-2024 Annual Rate                                | 1.61%     | 2.60%     | 1.95%     |
| 2019 Total Daytime Population                        | 11,451    | 77,204    | 204,351   |
| Workers  | 4,298     | 35,298    | 90,801    |
| Residents  | 7,153     | 41,906    | 113,550   |
| <b>Household Summary</b>                             |           |           |           |
| 2000 Households                                      | 3,339     | 14,571    | 50,749    |
| 2000 Average Household Size                          | 2.91      | 2.82      | 2.74      |
| 2010 Households                                      | 4,924     | 26,776    | 72,788    |
| 2010 Average Household Size                          | 2.82      | 2.62      | 2.66      |
| 2019 Households                                      | 5,583     | 33,583    | 85,786    |
| 2019 Average Household Size                          | 2.84      | 2.64      | 2.68      |
| 2024 Households                                      | 6,028     | 38,011    | 94,005    |
| 2024 Average Household Size                          | 2.85      | 2.66      | 2.70      |
| 2019-2024 Annual Rate                                | 1.55%     | 2.51%     | 1.85%     |
| 2010 Families  | 3,661     | 18,656    | 50,609    |
| 2010 Average Family Size                             | 3.30      | 3.13      | 3.17      |
| 2019 Families  | 4,092     | 23,208    | 59,185    |
| 2019 Average Family Size                             | 3.34      | 3.18      | 3.21      |
| 2024 Families  | 4,403     | 26,262    | 64,838    |
| 2023 Average Family Size                             | 3.35      | 3.19      | 3.22      |
| 2019-2024 Annual Rate                                | 1.48%     | 2.50%     | 1.84%     |
| <b>Housing Unit Summary</b>                          |           |           |           |
| 2019 Housing Units                                   | 5,739     | 36,030    | 92,325    |
| Owner Occupied Housing Units                         | 64.5%     | 57.5%     | 62.2%     |
| Renter Occupied Housing Units                        | 32.8%     | 35.7%     | 30.7%     |
| Vacant Housing Units                                 | 2.7%      | 6.8%      | 7.1%      |
| <b>Median Household Income</b>                       |           |           |           |
| 2019   | \$110,686 | \$96,260  | \$82,785  |
| 2024   | \$121,776 | \$106,453 | \$94,078  |
| <b>Median Home Value</b>                             |           |           |           |
| 2019   | \$370,634 | \$371,342 | \$316,650 |
| 2024   | \$391,334 | \$395,149 | \$347,718 |
| <b>Average Income Value</b>                          |           |           |           |
| Average Household Income                             | \$133,160 | \$119,166 | \$105,341 |
| <b>Per Capita Income</b>                             |           |           |           |
| 2019   | \$47,781  | \$45,003  | \$39,226  |
| 2024   | \$54,294  | \$51,230  | \$44,971  |
| <b>Median Age</b>                                    |           |           |           |
| 2019   | 36.0      | 37.0      | 37.2      |
| <b>2019 Population 25+ by Educational Attainment</b> |           |           |           |
| Total  | 10,470    | 59,826    | 155,465   |
| Less than 9th Grade                                  | 1.1%      | 2.4%      | 3.3%      |
| 9th - 12th Grade, No Diploma                         | 1.5%      | 2.7%      | 4.1%      |
| High School Graduate                                 | 12.4%     | 13.0%     | 15.6%     |
| GED/Alternative Credential                           | 1.6%      | 1.5%      | 2.1%      |
| Some College, No Degree                              | 17.9%     | 20.3%     | 22.0%     |
| Associate Degree                                     | 10.3%     | 9.0%      | 9.3%      |
| Bachelor's Degree                                    | 30.6%     | 30.0%     | 26.8%     |
| Graduate/Professional Degree                         | 24.8%     | 21.1%     | 16.7%     |

**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 Data. Esri forecasts for 2019 and 2024

August 27, 2019