

Last Spaces Remaining | Fry's at the Islands

SWC Cooper Rd & Warner Rd | Gilbert, AZ



PROPERTY OVERVIEW

This center is one of 4 commercial sites and the neighborhood grocery center serving the largest lake community in the valley. It is ideally located in the heart of Gilbert with convenient access to all the major East Valley freeways. The strong national tenant line-up combined with the dense population base and strong traffic flow at the intersection make Fry's at the Islands an ideal location for most any neighborhood retailer.

TRAFFIC COUNTS

N: ±31,394 VPD (NB & SB)

S: ±26,736 VPD (NB & SB)

E: ±26,842 VPD (EB & WB)

W: ±20,734 VPD (EB & WB)

Gilbert 2015, ADOT 2015

JOIN



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	18,164	138,160	361,640
2018 Median HH Income	\$91,541	\$73,132	\$68,189

ESRI 2018 Estimates

OWNED BY



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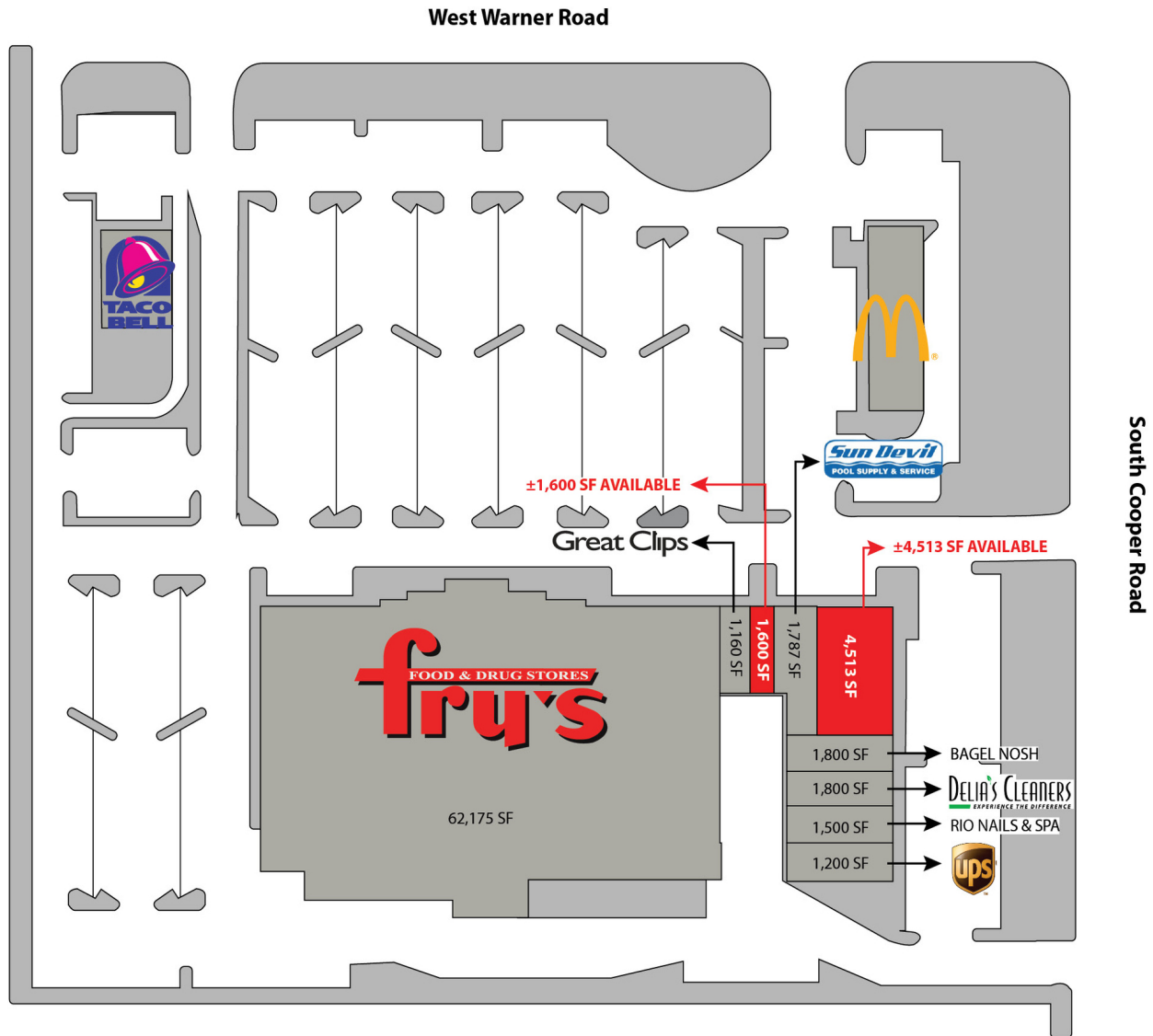
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site plan not drawn to scale

Updated 8/8/19

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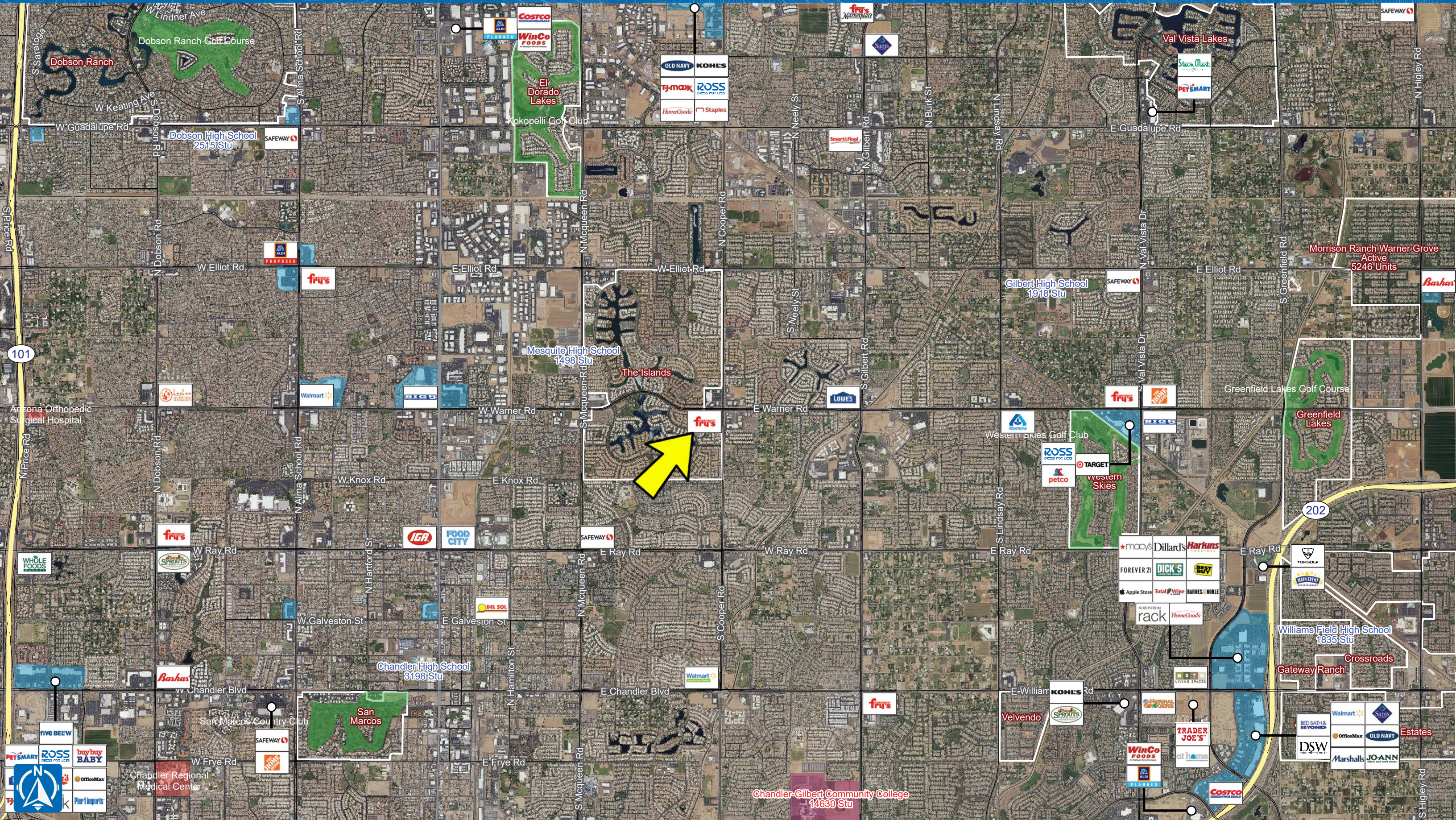
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One Page Summary

Cooper Rd & Warner Rd, Gilbert
 -111.806969102 33.335391364
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.335391
 Longitude: -111.806969

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,509	122,087	298,312
2010 Total Population	17,184	128,264	326,459
2018 Total Population	18,164	138,160	361,640
2018 Group Quarters	110	409	1,407
2023 Total Population	19,139	146,722	388,452
2018-2023 Annual Rate	1.05%	1.21%	1.44%
2018 Total Daytime Population	12,091	120,789	325,719
Workers	4,198	57,180	155,617
Residents	7,893	63,609	170,102
Household Summary			
2000 Households	5,898	40,579	99,665
2000 Average Household Size	2.97	3.00	2.98
2010 Households	6,159	45,062	114,976
2010 Average Household Size	2.78	2.84	2.83
2018 Households	6,496	48,499	127,003
2018 Average Household Size	2.78	2.84	2.84
2023 Households	6,824	51,383	136,135
2023 Average Household Size	2.79	2.85	2.84
2018-2023 Annual Rate	0.99%	1.16%	1.40%
2010 Families	4,664	32,400	80,380
2010 Average Family Size	3.18	3.31	3.34
2018 Families	4,884	34,500	87,794
2018 Average Family Size	3.21	3.35	3.39
2023 Families	5,124	36,451	93,764
2023 Average Family Size	3.23	3.37	3.42
2018-2023 Annual Rate	0.96%	1.11%	1.32%
Housing Unit Summary			
2018 Housing Units	6,766	51,035	134,643
Owner Occupied Housing Units	75.0%	62.8%	57.0%
Renter Occupied Housing Units	21.0%	32.3%	37.4%
Vacant Housing Units	4.0%	5.0%	5.7%
Median Household Income			
2018	\$91,541	\$73,132	\$68,189
2023	\$102,775	\$80,971	\$77,206
Median Home Value			
2018	\$273,322	\$243,979	\$238,513
2023	\$304,273	\$273,427	\$271,198
Average Income Value			
Average Household Income	\$110,955	\$89,948	\$85,809
Per Capita Income			
2018	\$39,699	\$31,678	\$30,268
2023	\$46,147	\$36,757	\$35,127
Median Age			
2018	39.0	34.6	33.6
2018 Population 25+ by Educational Attainment			
Total	12,774	90,181	233,018
Less than 9th Grade	2.6%	3.8%	4.5%
9th - 12th Grade, No Diploma	2.5%	5.4%	5.6%
High School Graduate	13.2%	17.3%	17.0%
GED/Alternative Credential	2.0%	2.6%	2.9%
Some College, No Degree	26.6%	26.0%	25.8%
Associate Degree	9.6%	9.6%	9.7%
Bachelor's Degree	27.1%	23.2%	22.6%
Graduate/Professional Degree	16.4%	12.1%	11.9%

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 2018 and 2023