

PAD AVAILABLE ADJACENT TO QUIKTRIP

SEC McQueen Rd & Chandler Blvd | Chandler, AZ



PROPERTY SUMMARY

Address: 45 N McQueen Rd
Chandler, AZ

Land Size: ±45,441 SF

Asking Price: \$950,000

Zoning: PAD, City of Chandler

PROPERTY HIGHLIGHTS

- Over \$73,000 median household income within 3 miles from site
- 3 miles from Chandler Gilbert Community College with 21,275 students
- Less than 2 miles from Downtown Chandler with over 132,000 employees within the 5-mile radius
- Close proximity to Loop 202 Santan Freeway

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	21,307	132,277	334,594
2024 Population	22,439	143,590	364,489
2019 Med HH Income	\$63,931	\$73,931	\$83,416

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±24,303 VPD (NB/SB)	E: ±18,285 VPD (EB/WB)
S: ±25,364 VPD (NB/SB)	W: ±21,492 VPD (EB/WB)

ADOT 2019

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

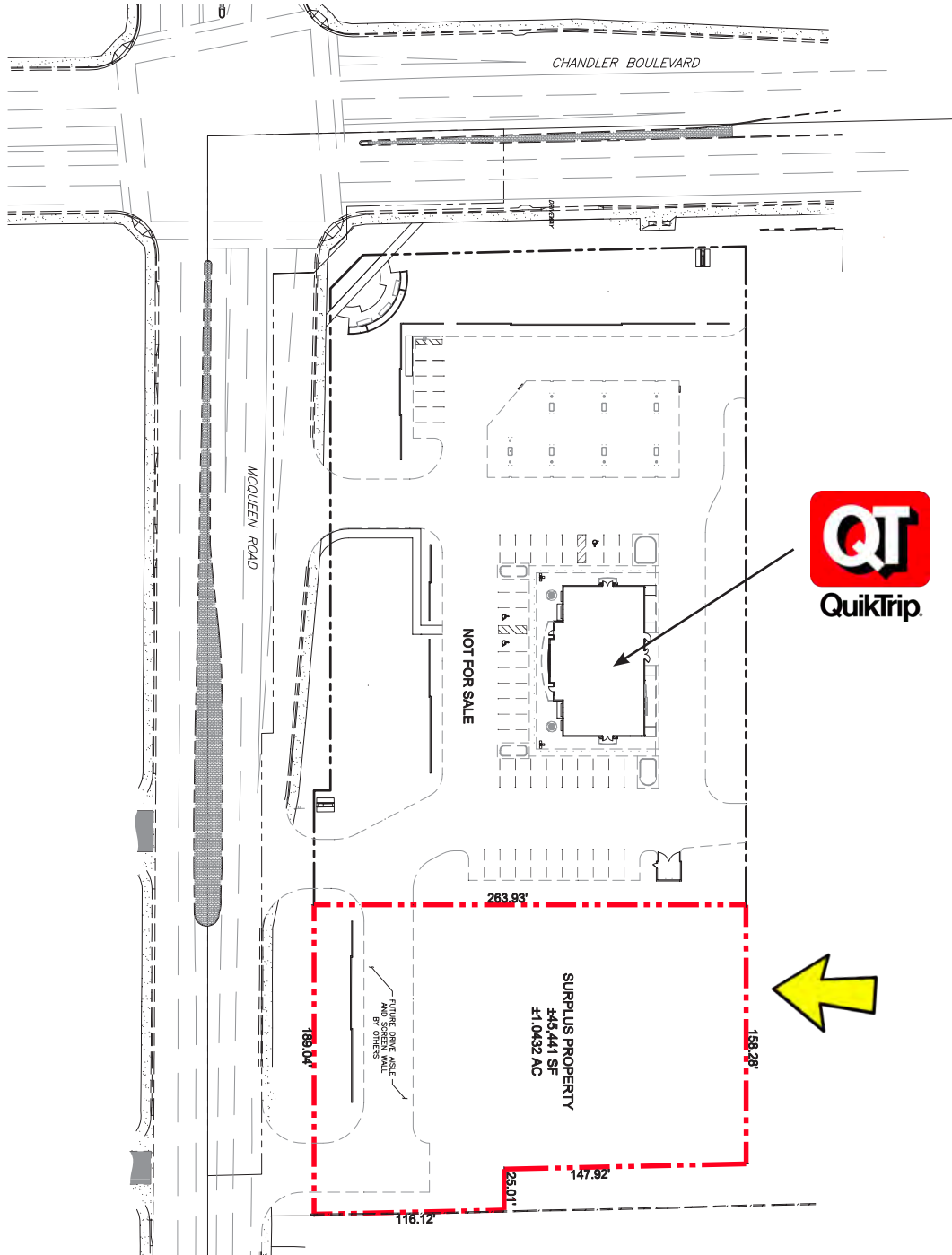
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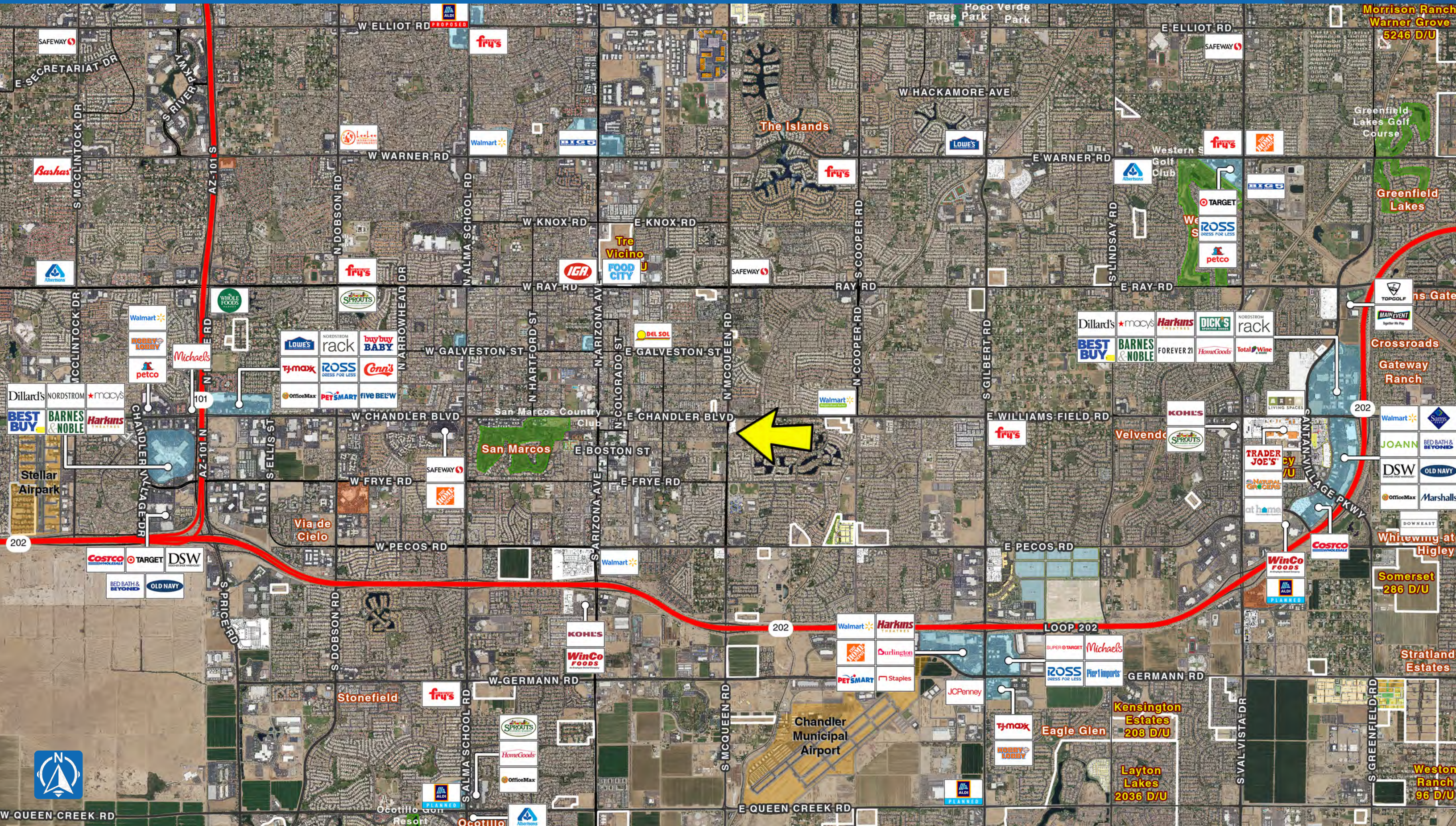
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[02/28/20]





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One Page Summary

McQueen Rd & Chandler Blvd, Chandler
 -111.824175448 33.306217593
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.306218
 Longitude: -111.824175

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	19,345	102,331	229,231
2010 Total Population	19,695	116,208	283,610
2019 Total Population	21,307	132,277	334,594
2019 Group Quarters	71	411	831
2024 Total Population	22,439	143,590	364,489
2019-2024 Annual Rate	1.04%	1.65%	1.73%
2019 Total Daytime Population	19,922	117,146	301,939
Workers	9,408	56,006	149,169
Residents	10,514	61,140	152,770
Household Summary			
2000 Households	6,035	34,207	77,901
2000 Average Household Size	3.20	2.98	2.93
2010 Households	6,336	41,121	102,041
2010 Average Household Size	3.10	2.82	2.77
2019 Households	6,867	46,821	119,736
2019 Average Household Size	3.09	2.82	2.79
2024 Households	7,228	50,816	130,030
2024 Average Household Size	3.09	2.82	2.80
2019-2024 Annual Rate	1.03%	1.65%	1.66%
2010 Families	4,663	28,616	71,798
2010 Average Family Size	3.56	3.34	3.28
2019 Families	4,983	32,065	83,515
2019 Average Family Size	3.57	3.36	3.31
2024 Families	5,226	34,636	90,564
2023 Average Family Size	3.58	3.37	3.32
2019-2024 Annual Rate	0.96%	1.55%	1.63%
Housing Unit Summary			
2019 Housing Units	7,238	49,728	126,153
Owner Occupied Housing Units	60.7%	57.0%	60.6%
Renter Occupied Housing Units	34.2%	37.1%	34.3%
Vacant Housing Units	5.1%	5.8%	5.1%
Median Household Income			
2019	\$63,931	\$73,931	\$83,416
2024	\$73,070	\$82,839	\$94,483
Median Home Value			
2019	\$260,260	\$275,781	\$295,938
2024	\$283,017	\$300,253	\$327,375
Average Income Value			
Average Household Income	\$78,831	\$94,329	\$104,697
Per Capita Income			
2019	\$25,431	\$33,477	\$37,449
2024	\$29,203	\$38,695	\$43,071
Median Age			
2019	32.0	34.1	34.9
2019 Population 25+ by Educational Attainment			
Total	13,191	85,952	219,478
Less than 9th Grade	8.7%	4.9%	3.0%
9th - 12th Grade, No Diploma	7.7%	5.7%	4.2%
High School Graduate	20.5%	17.4%	15.1%
GED/Alternative Credential	2.5%	2.5%	2.4%
Some College, No Degree	21.9%	23.6%	23.4%
Associate Degree	10.1%	9.5%	10.0%
Bachelor's Degree	18.8%	23.8%	26.6%
Graduate/Professional Degree	9.7%	12.6%	15.3%

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

December 18, 2019