

FOR LEASE

Turn-Key Fitness Club at Chandler Crossing Retail Center

6909 W. Ray Rd. Suite 6 | Chandler, AZ 85226



Nishel Badiani
Pro AZ Properties, LLC
602-920-0150
nishel@investorarizona.com



±4,221 SF

Fully built-out fitness club with rubber flooring throughout, separate male/female restrooms, shower room, lounge and private office



41,922 VPD

Exposure to vehicles per day at intersection



±4,900 Apartments

Apartments within the 85226 zip code



Heavy Retail Trade Area

Over 2M SF of retail space within 1 mile of property



High Income Area

Over \$89,000
Avg. Household Income (1 mile)



Convenient Location

Premier Chandler area 1/2 mile east off of I-10 Freeway



Turn-Key
Fitness Club



Newer Quality
Equipment
& FF&E
Available



Open Build-Out
with Restrooms
& Shower



Convenient
Location with
Great Access



Heavily
Populated, High
Income Area

For More Info, Click on Logo



Chandler Crossing Retail Center
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Ray Road is the main arterial leading to the prestigious neighborhood of Ahwatukee



11,322 VPD

N. 56th St.



W. Ray Rd.

30,600 VPD



Marital Arts Academy



Flooring America



EXECUTIVE SUITES



HOME SMART

N. April Dr.



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6 Miles away from "Silicon Desert", home to large campuses owned by Intel, Google, Orbital ATK, Microchip Technology, NXP, and PayPal.



Bashas'

TARGET

BIG 5
SPORTING GOODS

HOBBY LOBBY
Super Savings. Super Selection!

KNEADERS
Bakery • Deli • Cafe

ME

Massage Envy

jcpenny

YUMMIES

URBAN 419
ADVENTURE PARK

SUBWAY

Goodwill

Vitamin Shoppe

LEXUS

Ford

BMW

CHEVROLET

LOWE'S

sandbar
MEXICAN GRILL

BevMo!

IN-N-OUT
BURGER

W. Ray Rd.

30,600 VPD

ROSS
DRESS FOR LESS

BEST BUY

SPROUTS
FARMERS MARKET

Marshall's

PETSMART

Burlington

KIRKLAND'S

Foothills
Corporate
Center

AMC
THEATRES

mellow MUSHROOM

PETCO
Where the pets go.

THE HOME DEPOT

KREI

SAM'S CLUB

THE HOME DEPOT

Thistle Landing
Office Park



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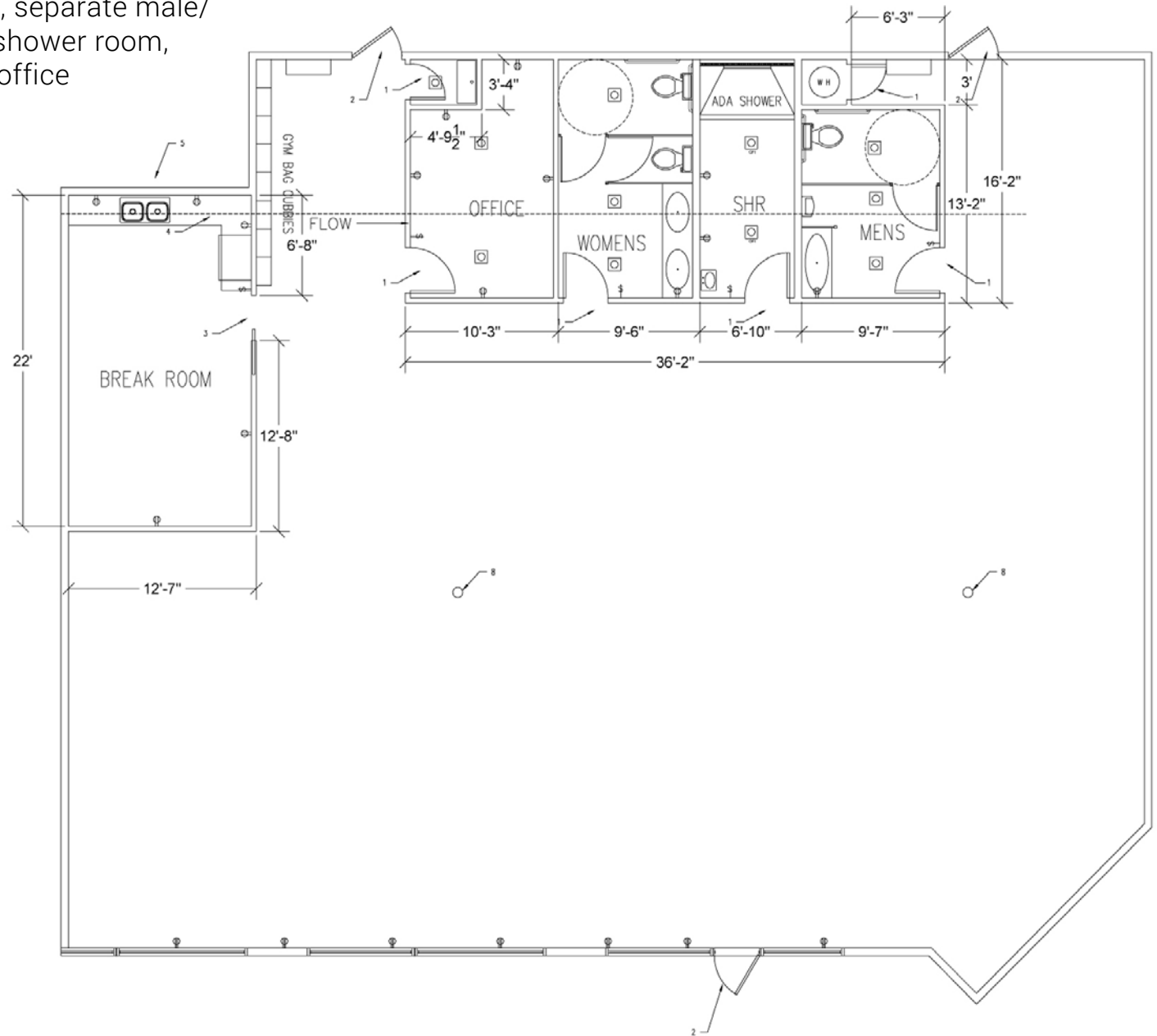
Nishel Badiani

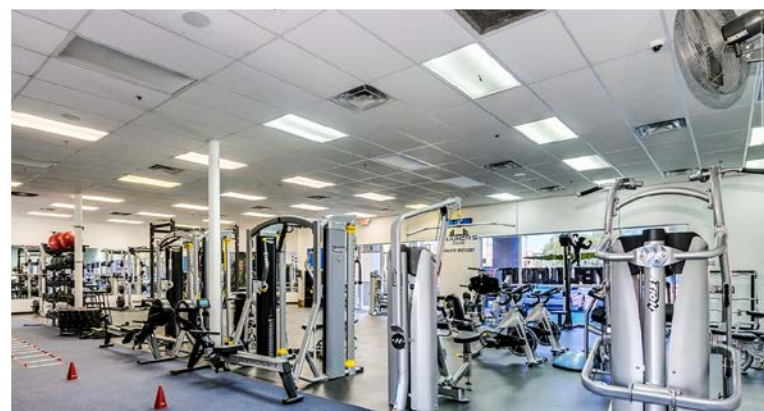
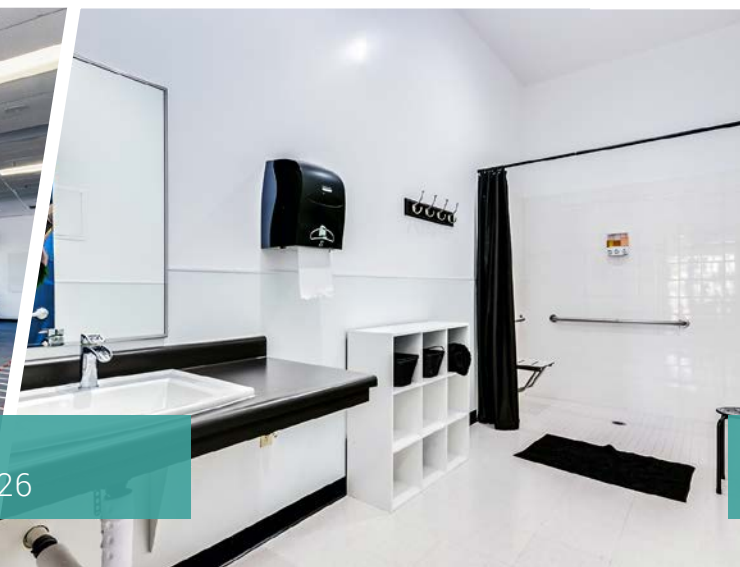
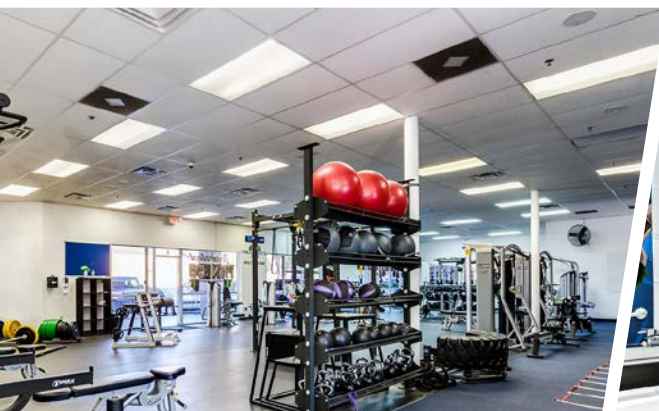
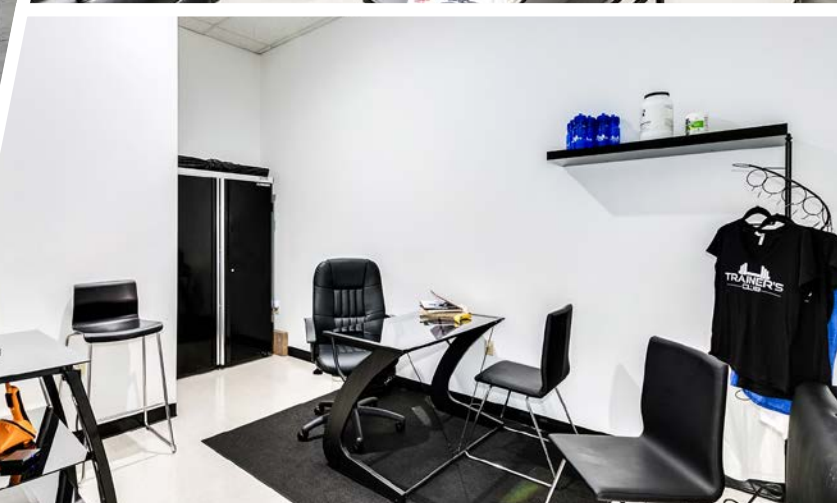
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1 Mile	3 Mile	5 Mile	
10,720	97,367	212,044	2018 Estimated Population
11,625	105,166	229,149	2023 Projected Population
35.5	37.7	36.5	2018 Est. Median Age
48.8%	49.0%	49.4%	2018 Est. Male Population
51.2%	51.0%	50.6%	2018 Est. Female Population

Population



4,413	40,687	87,543	2018 Estimated Households
4,632	42,569	91,634	2023 Projected Households
1.0%	0.9%	0.9%	Projected Annual Growth 2018 to 2023
1.4%	0.8%	0.8%	Historical Annual Growth 2000 to 2018
4,493	41,694	89,925	2018 Est. Total Housing Units
44.1%	56.6%	55.2%	2018 Est. Owner-Occupied
54.1%	41.0%	42.2%	2018 Est. Renter-Occupied
\$292,048	\$288,338	\$271,697	Median Home Value
\$1,051	\$1,011	\$974	Median Rent

Households/ Housing (Own/Rent)



\$89,924	\$117,450	\$107,874	2018 Est. Average Household Income
844	4,863	9,265	2018 Est. Total Businesses
14,036	64,585	114,855	2018 Est. Total Employees
74.1%	74.3%	72.2%	White Collar Workers
25.9%	25.7%	27.8%	Blue Collar Workers

Household Income/ Businesses & Employees



\$290 M	\$3.21 B	\$6.47 B	2018 Est. Total Household Expenditure
\$10.2 M	\$113 M	\$228 M	2018 Est. Apparel
\$16.4 M	\$182 M	\$367 M	2018 Est. Entertainment
\$43.4 M	\$474 M	\$963 M	2018 Est. Food, Beverages

Consumer Expenditures

