

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



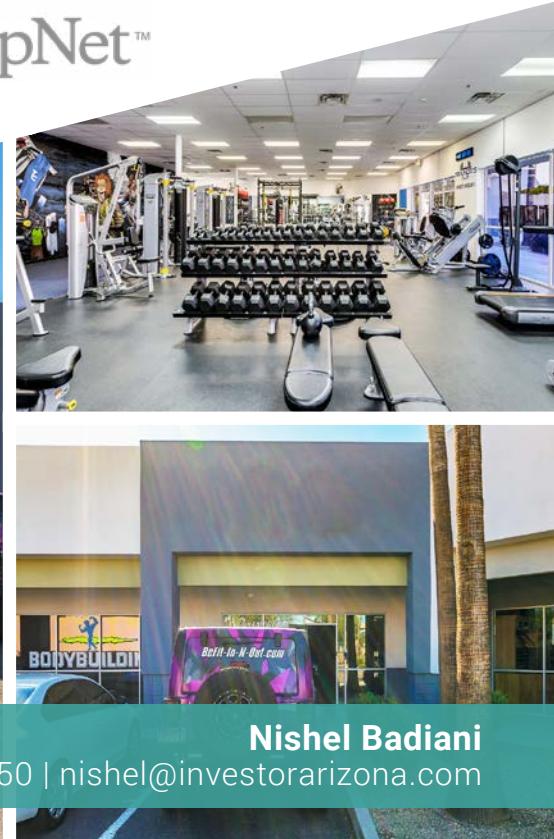
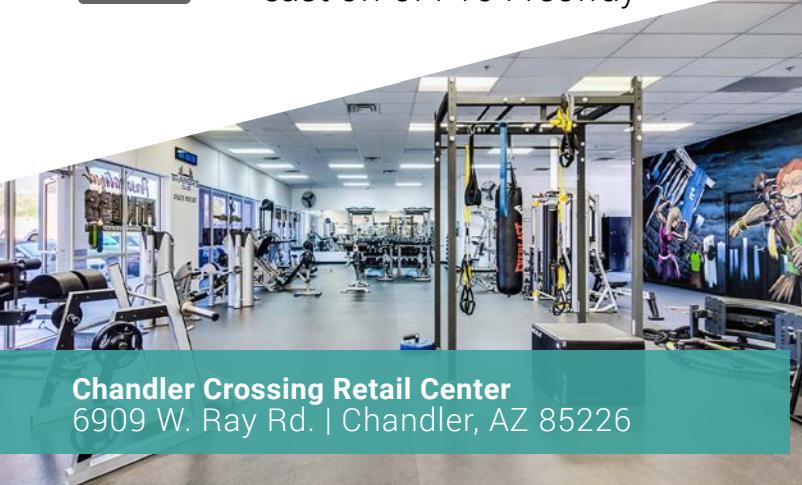
High Income Area

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



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Ray Road is the main arterial leading to the prestigious neighborhood of Ahwatukee



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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.



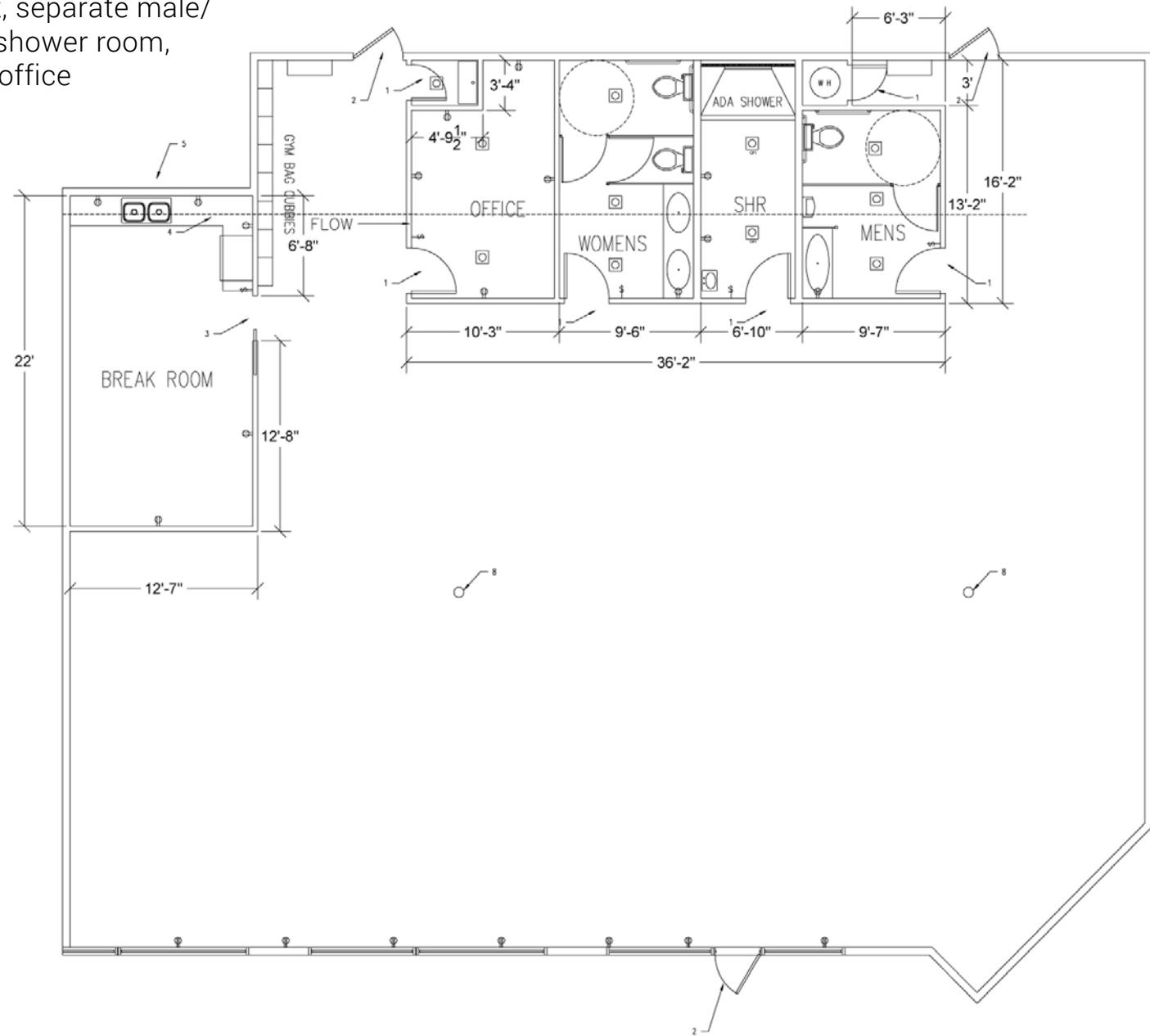
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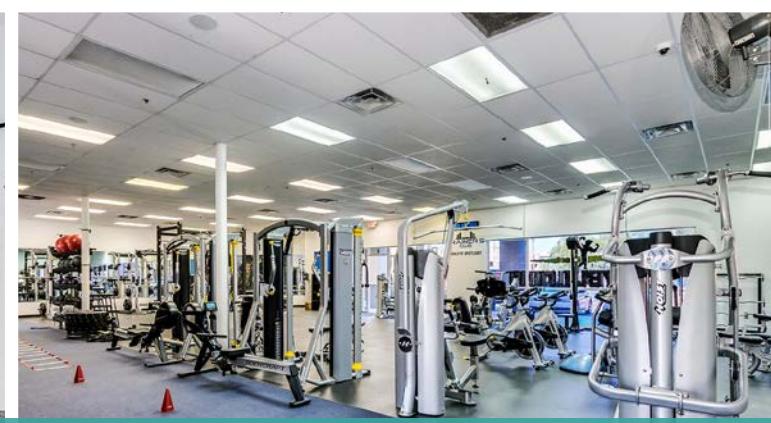
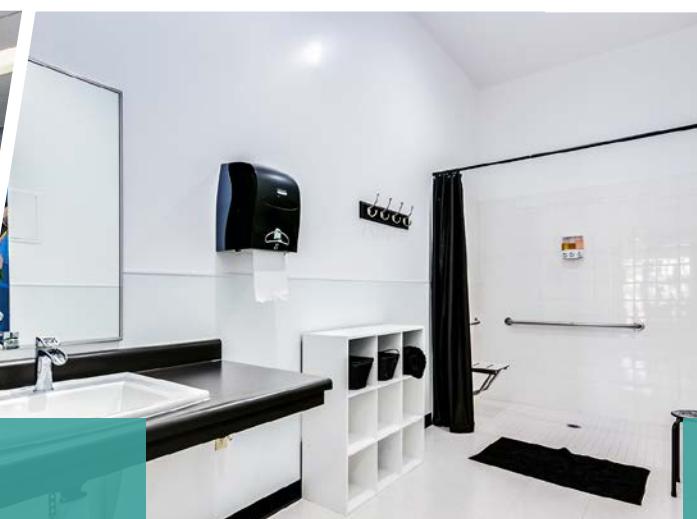
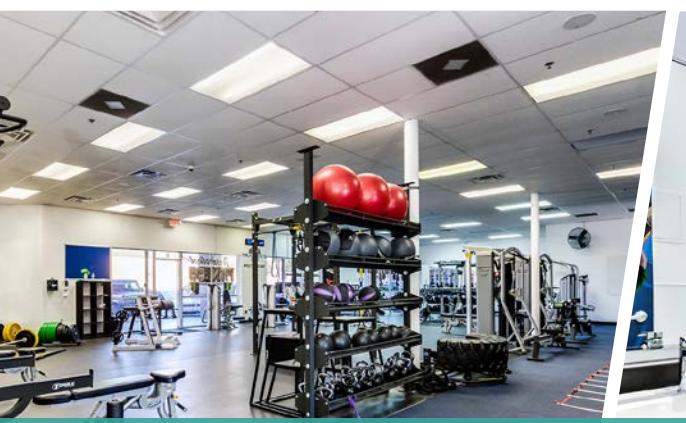
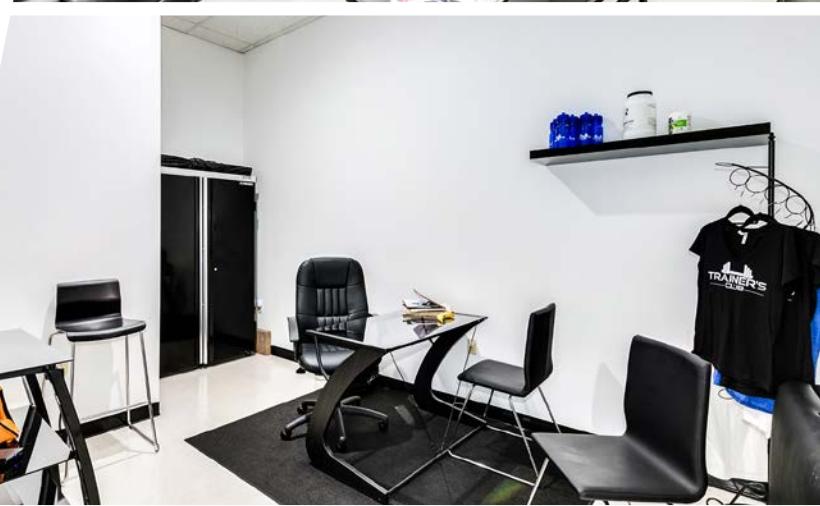
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1 Mile 3 Mile 5 Mile

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

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