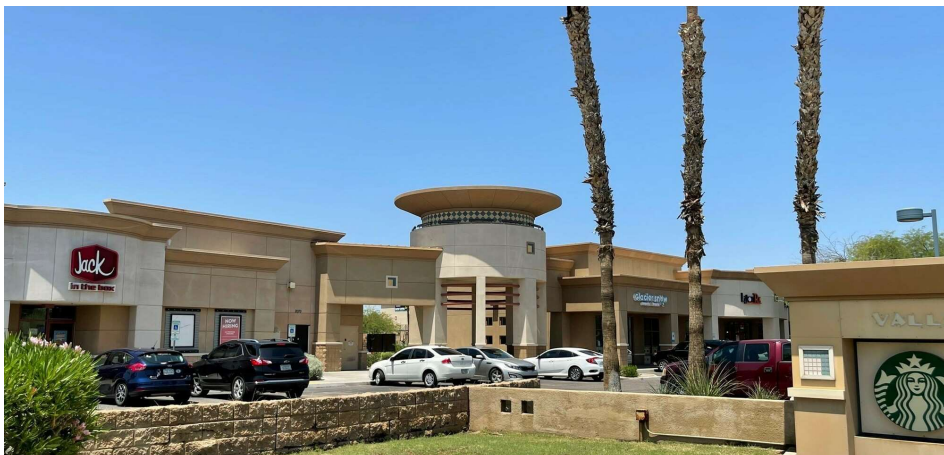


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VALLE DEL SOL SHOPPING CENTER

2080-2090 N. Dobson Rd. Chandler, AZ 85224



PROPERTY DESCRIPTION

Located in thriving Chandler AZ near the intersection of Dobson Road and Warner Road, with easy access off both streets. Excellent exposure, stunning buildings and an abundance of parking makes this an ideal location for any retail or medical user.

PROPERTY HIGHLIGHTS

- EASY ACCESS
- EXCELLENT EXPOSURE
- STRONG DEMOGRAPHICS
- HIGH TRAFFIC COUNTS
- ESPORTA ANCHORED CENTER

LOCATION DESCRIPTION

Valle Del Sol is a thriving retail center located in the booming and very busy Dobson Road & Warner Road corridor of Chandler AZ. These impressive and architecturally stunning buildings were strategically built to obtain a maximum exposure and visibility. Adjacent to other retailers such as Esporta, Starbucks, Jack in the Box, CVC, Walgreens and more, Valle Del Sol and its retailers benefit from high traffic counts, strong demographics and a multitude of nearby homes. A must see!

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr NNN
Available SF:	1,052 SF
Building Size:	12,868 SF

Leo Liakatas
(602) 550-4291



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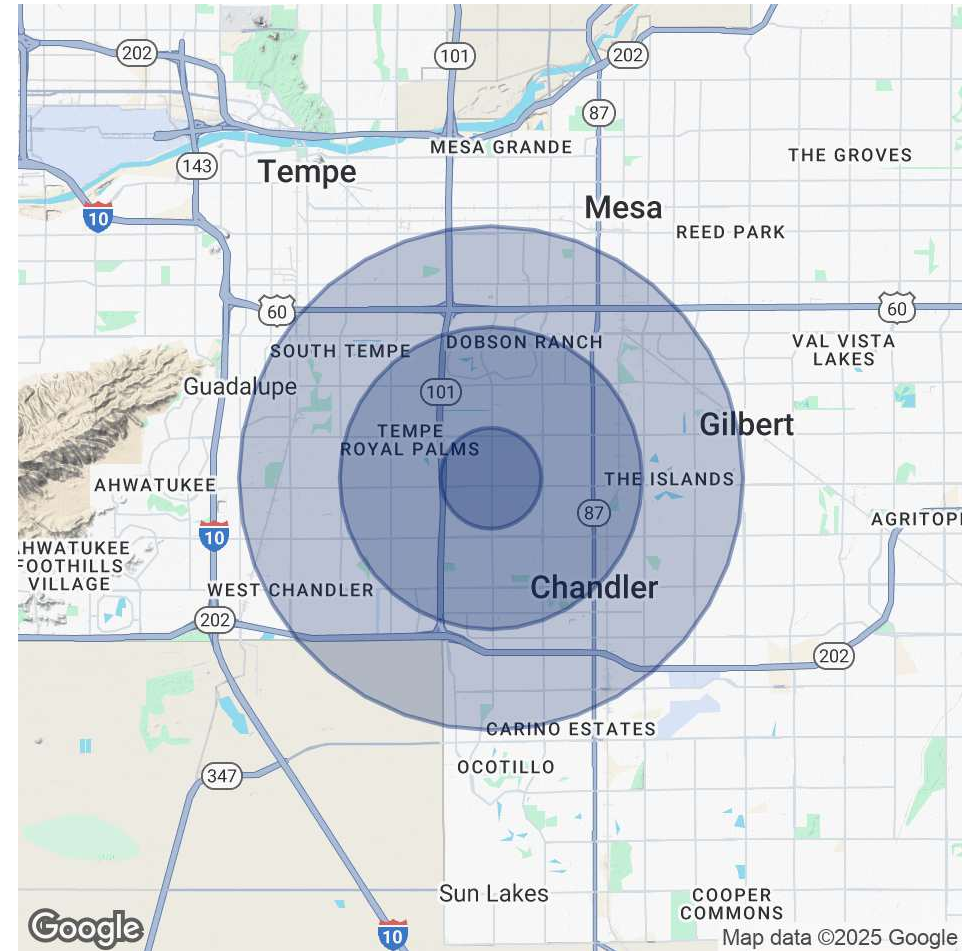
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,423	134,775	360,441
Average Age	37.6	37.2	36.4
Average Age (Male)	37.2	36.9	35.4
Average Age (Female)	38	37.8	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,841	54,469	145,971
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$86,149	\$89,144	\$86,803
Average House Value	\$266,341	\$282,716	\$263,624

2020 American Community Survey (ACS)



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