

SAN MARCOS SQUARE

1919-1925 W. CHANDLER BOULEVARD, CHANDLER, 85224

1,498 SF Available
Second Gen Pizza Restaurant



SITE SOURCE
RETAIL BROKER NETWORK

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5710
njaafar@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE: 1,498 SF - Suite 102/103

- Zoning: PAD, City of Chandler
- Within 1 mile of: Chandler Regional Medical Center, Loop 101/Pima Freeway, and Loop 202/San Tan Freeway
- Many major employers in the area such as INTEL
- Just 1 mile west from Chandler Fashion Center

NEARBY RETAIL

Walgreens Bashas'



**DISCOUNT
TIRE**

TRAFFIC COUNTS

Chandler Blvd: 34,268 VPD

Dobson Rd: 30,130 VPD



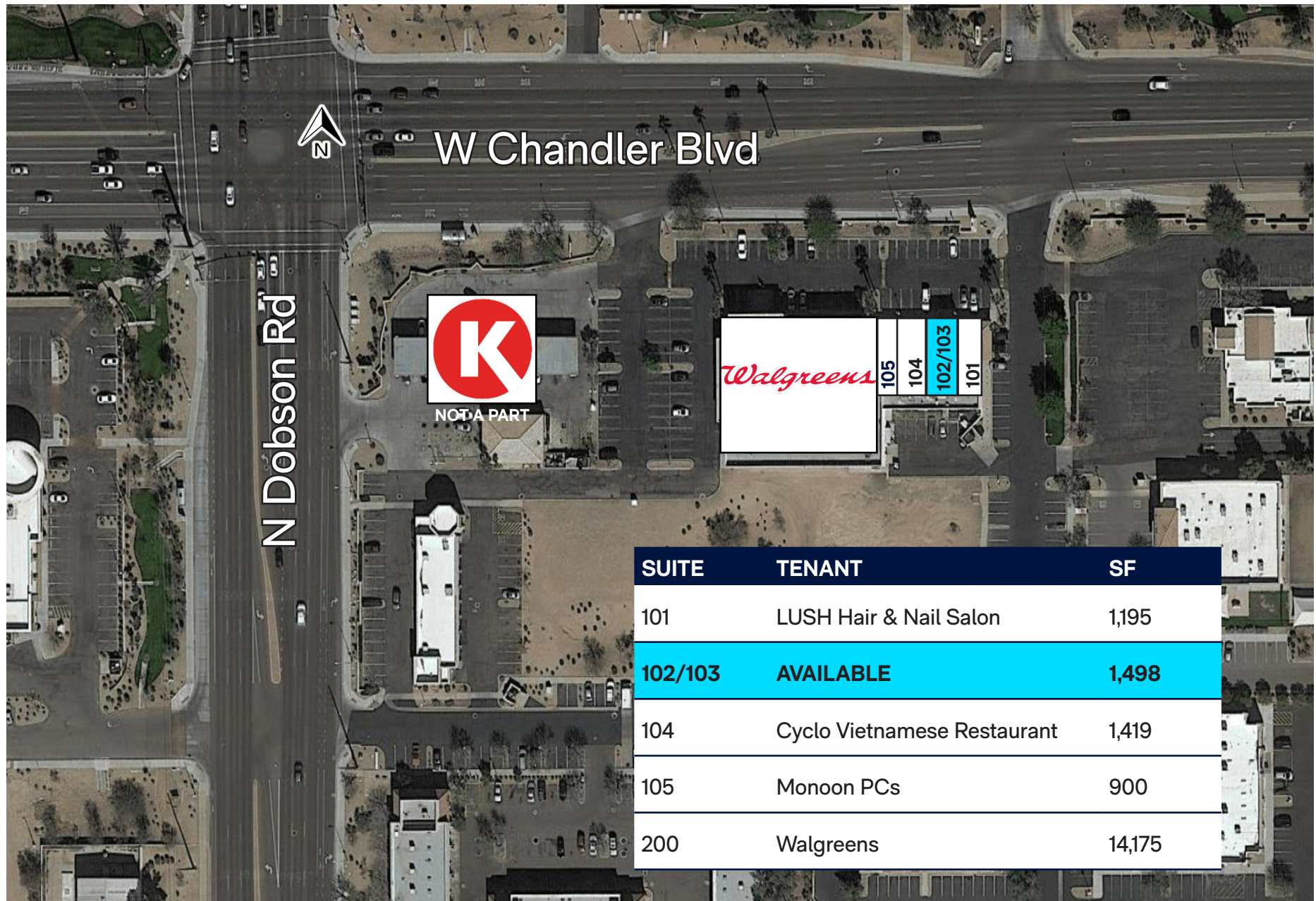
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SITE PLAN

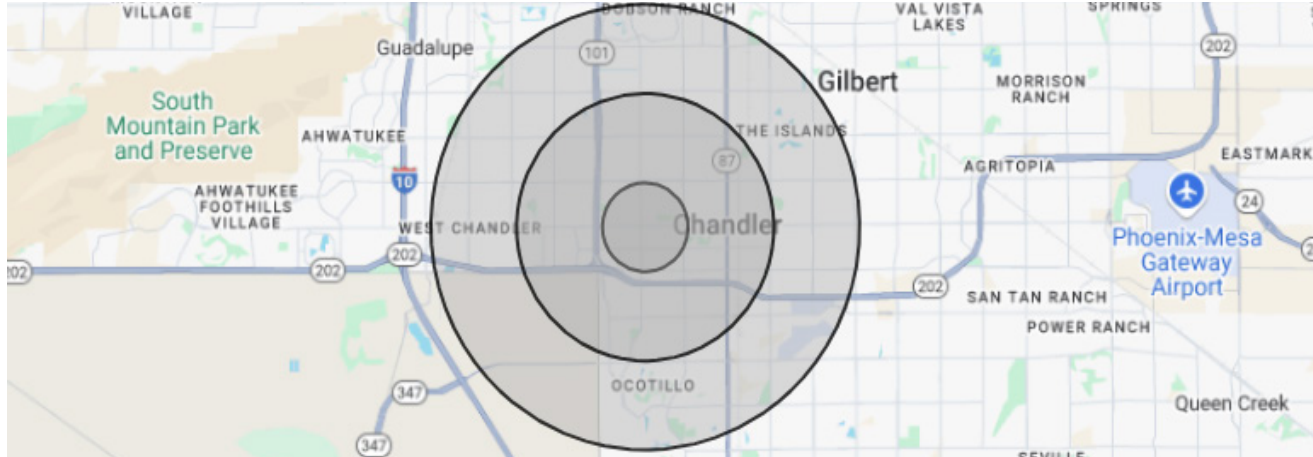


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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,525	139,548	310,326
Current Year	17,009	129,524	288,196
2020 Population	15,985	129,844	289,879
Growth Current Year - 2029	1.8%	1.5%	1.5%
Growth 2020 - Current Year	1.6%	-0.1%	-0.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,593	52,846	118,238
Current Year	6,963	49,008	109,727
2020 Population	6,580	49,479	111,226
Growth Current Year - 2029	1.8%	1.6%	1.6%
Growth 2020-Current Year	1.7%	0.4%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$97,188	\$103,788	\$115,882
Median Household Income	\$77,451	\$82,592	\$94,162

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