



# DOBSON PARK PLAZA

NEC of Warner Rd and Dobson Rd  
Chandler, Arizona

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com





# DOBSON PARK PLAZA



## ◆ BUILD TO SUIT PAD AVAILABLE

### Property Highlights

- PAD available to build to suit or ground lease
- Located one mile from Loop 101 Freeway
- Dense trade area with over 130,000 people located within 3 miles
- Over 56,000 CPD pass by the site
- Located nearby multiple larger employers
- Pad directly next to high-grossing market

### Traffic Counts

Warner Rd	34,109 CPD
Dobson Rd	22,243 CPD
<b>Total</b>	<b>56,352 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	14,680	136,029	352,964
Estimated Households	6,024	55,054	141,791
Avg Household Income	\$124,179	\$126,939	\$127,189

Source: SitesUSA

### Nearby Tenants

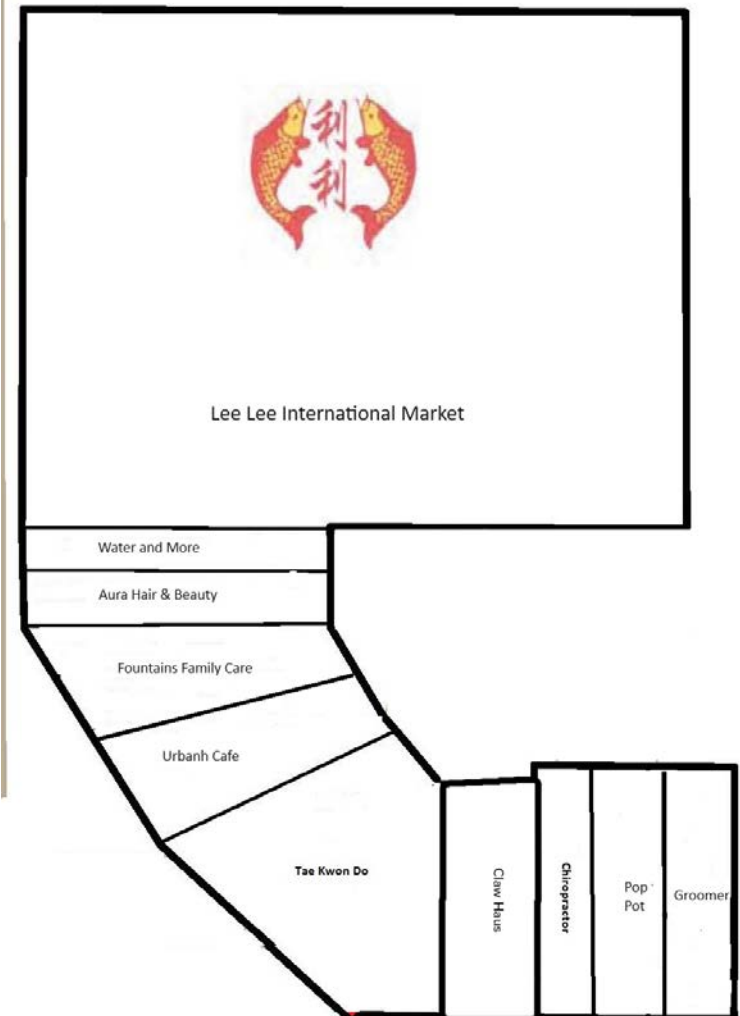
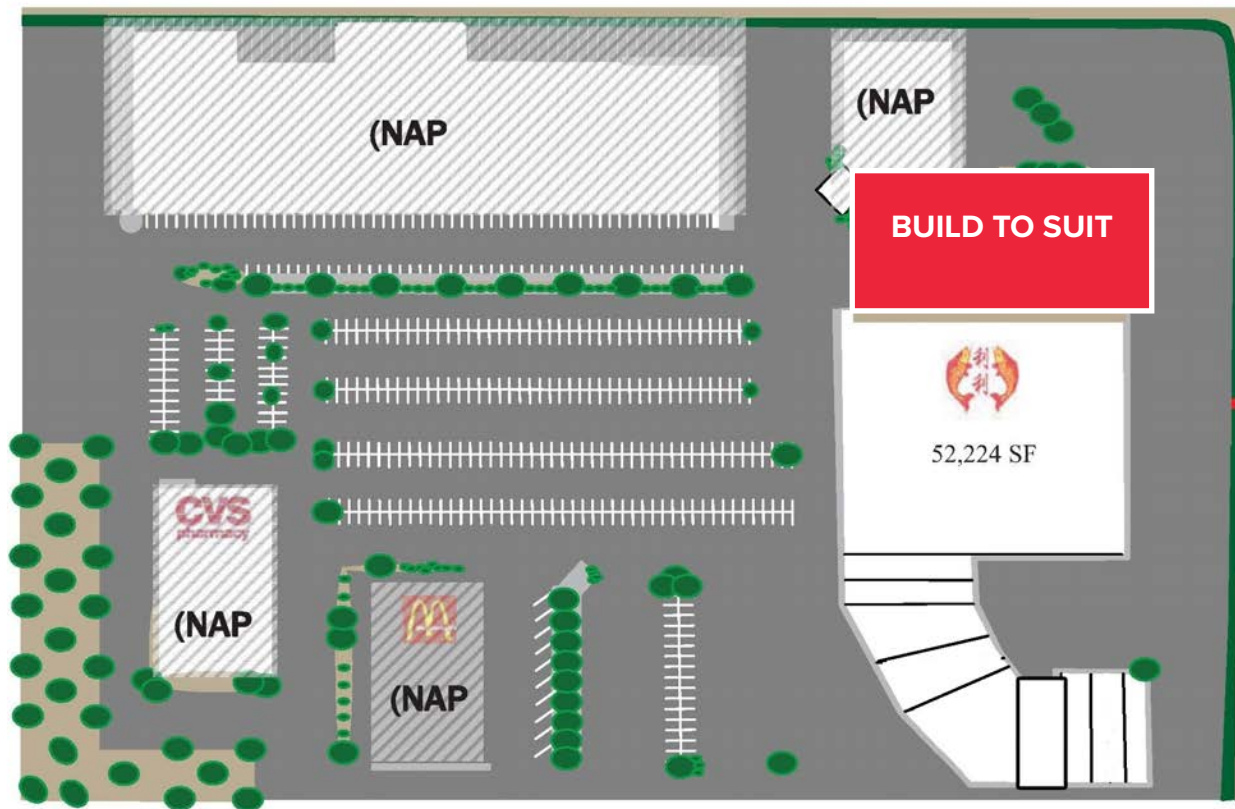


Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com

# CONCEPTUAL SITE PLAN

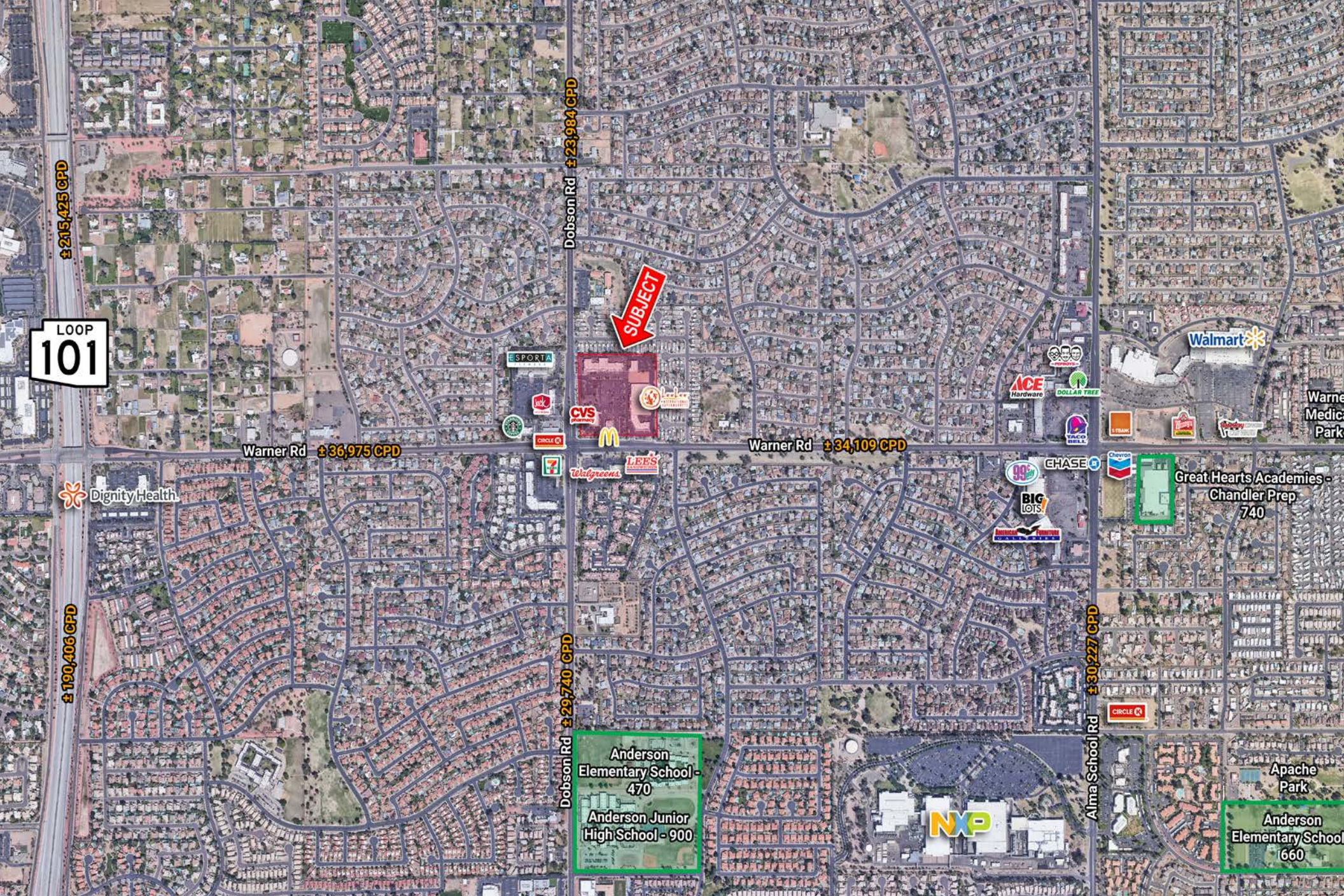


Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com





Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com







Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com





# DEMOGRAPHICS



## 2024 POPULATION

1 MILE: 14,680  
3 MILES: 136,029  
5 MILES: 352,964



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$124,179  
3 MILES: \$126,939  
5 MILES: \$127,189



## POPULATION GROWTH PROJECTION 2024 - 2029

1 MILE: 0.0%  
3 MILES: 0.3%  
5 MILES: 0.2%



## TOTAL BUSINESSES

1 MILE: 525  
3 MILES: 7,256  
5 MILES: 18,689



## 2024 TOTAL HOUSEHOLDS

1 MILE: 6,024  
3 MILES: 55,054  
5 MILES: 141,791



## NUMBER OF EMPLOYEES

1 MILE: 3,151  
3 MILES: 64,436  
5 MILES: 164,973



## MEDIAN HOME VALUE

1 MILE: \$412,961  
3 MILES: \$449,084  
5 MILES: \$453,717

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF5  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com





2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

## Brian Gast

602.682.8155  
brian.gast@velocityretail.com

## Heather Prinsloo

602.682.8108  
heather.prinsloo@velocityretail.com

## Parker Jones

602.682.8182  
parker.jones@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

