

1.5 ACRE CORNER PAD AVAILABLE

Chandler Pavilions

SEC I-10 & Ray Rd | Chandler AZ



PROPERTY DETAILS

Available: ±1.5 acre pad
Zoning: PAD
Rates: Please call for rates

PROPERTY HIGHLIGHTS

- ▶ Unique opportunity at one of the best power retail intersections in the Southwest with approximately 2 million square feet of retail
- ▶ Freeway pylon signage available, with over 6 million views per month
- ▶ One of the strongest retail intersections in Arizona

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	14,848	97,218	211,299
2026 Total Population	15,979	102,235	222,514
2021 Med HH Income	\$75,919	\$88,580	\$82,070
2026 Total Daytime Pop	19,318	112,459	226,761
Workers	14,070	73,438	140,550
Residents	5,248	39,021	90,282

ESRI 2021 Estimates

TRAFFIC COUNTS

N: ±157,194 VPD (NB & SB) **E:** ±47,379 VPD (EB & WB)
S: ±154,822 VPD (NB & SB) **W:** ±48,541 VPD (EB & WB)

ADOT 2021

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [05/17/22]

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SITE PLAN



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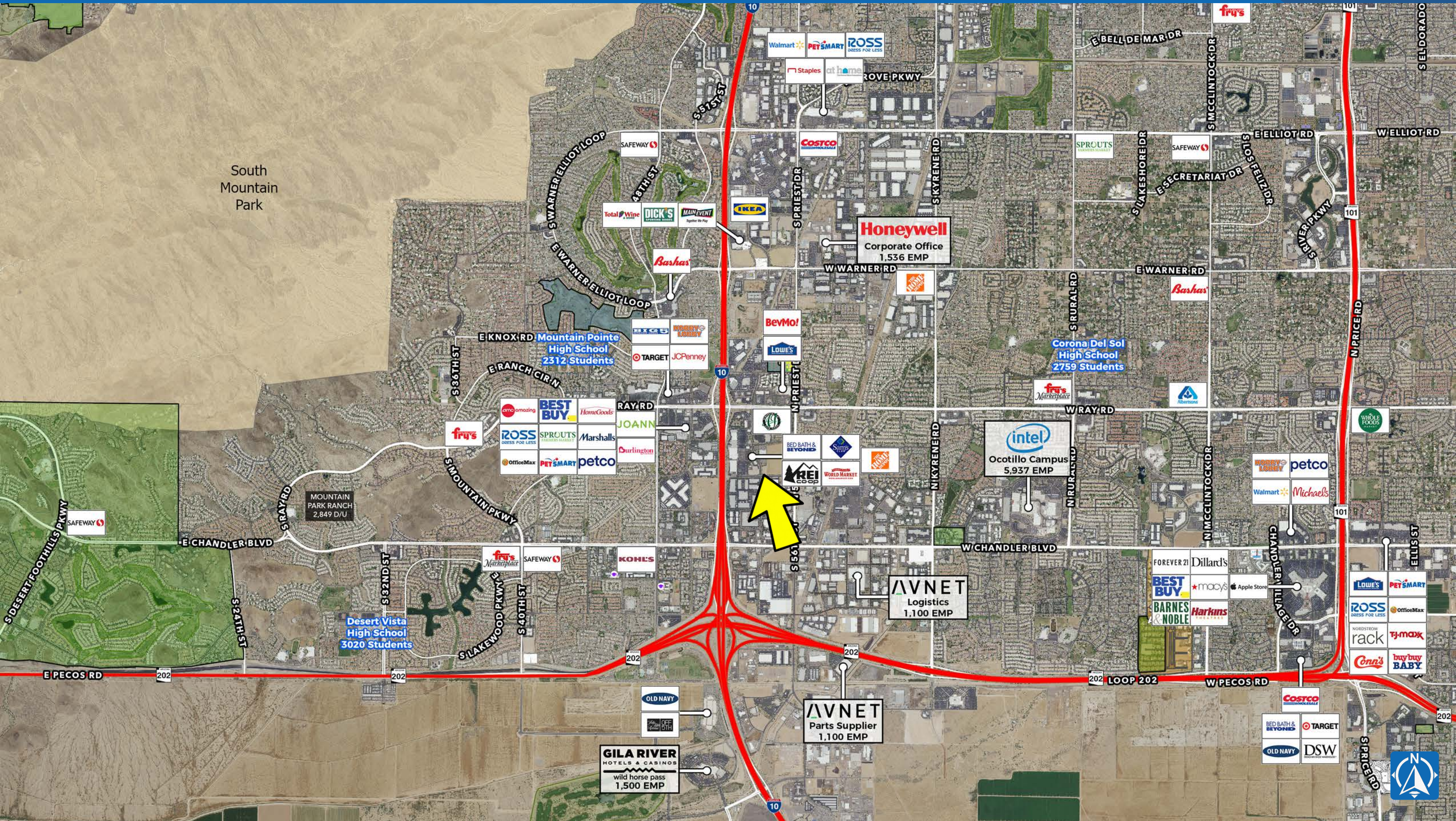
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[05/17/22]





	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,296	89,310	193,796
2010 Total Population	12,162	88,272	190,983
2021 Total Population	14,848	97,218	211,299
2021 Group Quarters	55	188	742
2026 Total Population	15,979	102,235	222,514
2021-2026 Annual Rate	1.48%	1.01%	1.04%
2021 Total Daytime Population	19,318	112,459	226,761
Workers	14,070	73,438	140,550
Residents	5,248	39,021	86,211
Household Summary			
2000 Households	4,874	34,763	73,894
2000 Average Household Size	2.32	2.57	2.62
2010 Households	5,464	36,475	77,097
2010 Average Household Size	2.22	2.42	2.47
2021 Households	6,776	40,514	85,870
2021 Average Household Size	2.18	2.39	2.45
2026 Households	7,281	42,555	90,300
2026 Average Household Size	2.19	2.40	2.46
2021-2026 Annual Rate	1.45%	0.99%	1.01%
2010 Families	2,861	22,966	48,085
2010 Average Family Size	2.97	3.00	3.06
2021 Families	3,594	25,114	52,469
2021 Average Family Size	2.89	2.99	3.05
2026 Families	3,894	26,378	55,105
2026 Average Family Size	2.88	2.99	3.05
2021-2026 Annual Rate	1.62%	0.99%	0.99%
Housing Unit Summary			
2021 Housing Units	7,012	42,330	90,146
Owner Occupied Housing Units	34.8%	55.5%	55.0%
Renter Occupied Housing Units	61.9%	40.3%	40.3%
Vacant Housing Units	3.4%	4.3%	4.7%
2026 Housing Units	7,522	44,361	94,596
Owner Occupied Housing Units	36.7%	56.4%	56.2%
Renter Occupied Housing Units	60.1%	39.5%	39.2%
Vacant Housing Units	3.2%	4.1%	4.5%
Median Home Value			
2021	\$360,476	\$353,894	\$346,856
2026	\$375,967	\$369,830	\$367,096
Median Household Income			
2021	\$75,919	\$88,580	\$82,070
2026	\$82,371	\$96,867	\$89,455
Households by Income			
Average Household Income 2021	\$97,210	\$115,534	\$107,659
Per Capita Income			
2021	\$43,534	\$48,143	\$43,680
Median Age			
2021	33.3	38.1	36.8
2026	33.7	38.9	37.7
2021 Population 25+ by Educational Attainment			
Total	9,932	68,559	147,137
Less than 9th Grade	1.8%	1.5%	2.1%
9th - 12th Grade, No Diploma	2.1%	3.1%	4.0%
High School Graduate	14.4%	11.2%	12.6%
GED/Alternative Credential	2.3%	2.1%	2.7%
Some College, No Degree	22.9%	21.9%	22.6%
Associate Degree	11.2%	9.1%	8.7%
Bachelor's Degree	31.8%	30.2%	28.4%
Graduate/Professional Degree	13.5%	20.9%	19.0%