



FOR LEASE

S/SEC ARIZONA AVE & QUEEN CREEK

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OFFERING DETAILS

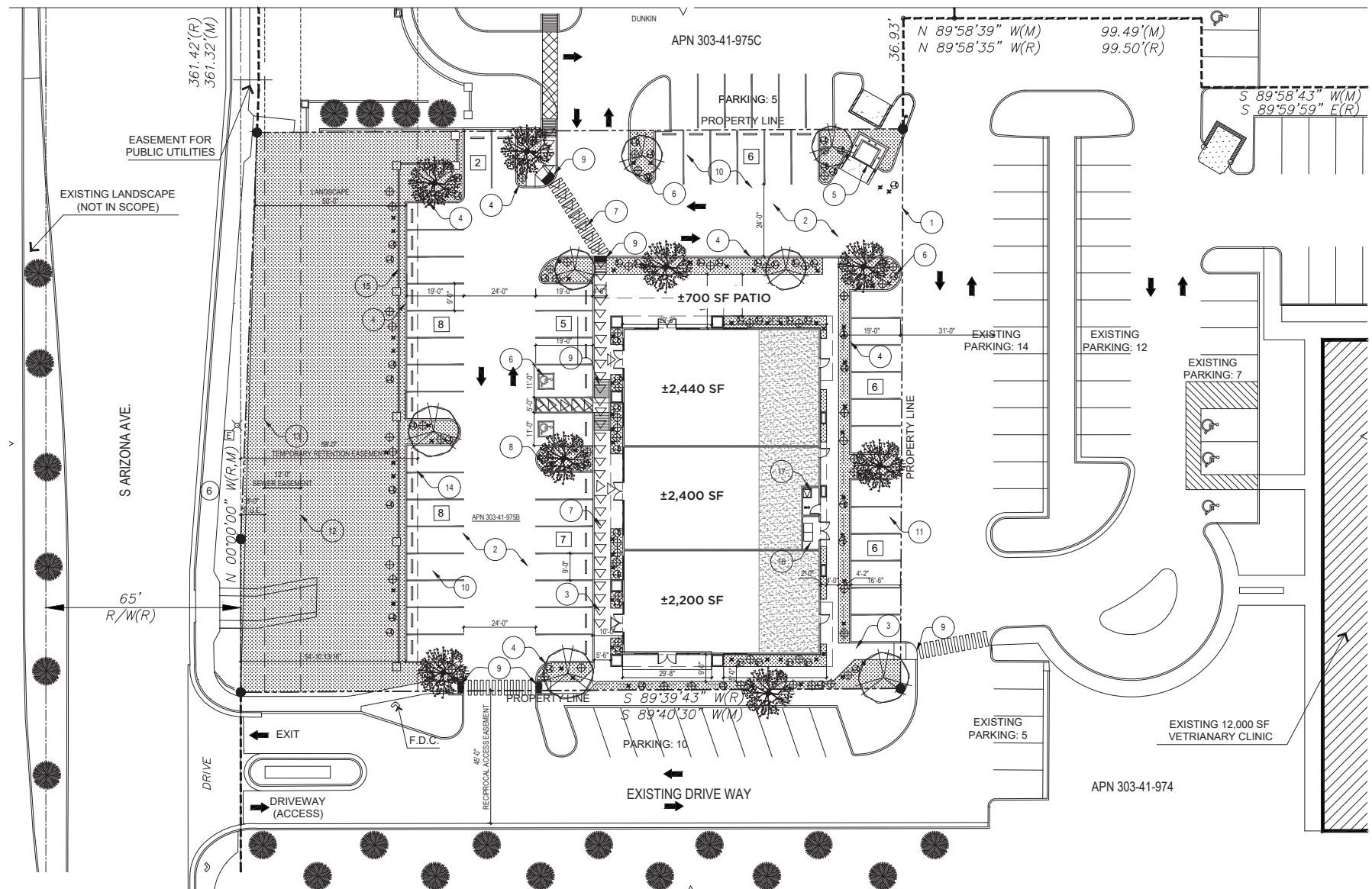
LEASE RATE	Southern End Cap & Middle: \$42.00/SF NNN Northern End Cap \$45.00/SF NNN
AVAILABILITY	Northern End Cap: ±2,440 SF (±700 SF Patio) Middle: ±2,400 SF Southern End Cap: ±2,200 SF
BUILDING SIZE	±7,040 SF
LOT SIZE	±40,806 SF
PARCEL	301-41-975B
ZONING	C-1
PARKING	48 spaces

PROPERTY HIGHLIGHTS:

- Exceptional visibility and access along Arizona Avenue
- Located directly across the street from Hamilton High School, the largest high school in Arizona.
- 49K + VPD at the site's main intersection
- Average HH incomes over \$164K within a 3-mile radius
- Can accomodate two restaurants on the North & South with 800 SF patios on each side
- Surrounded by National Retailers such as Lowe's, Target, LA Fitness and PetSmart
- Two miles from Loop 202 Freeway and close to Loop 101 Freeway



SITE PLAN



RENDERINGS



AERIAL



1ST NATIONAL BANK
1ST CONVENIENCE BANK

LOOP
202

Chandler
Airport Center

Chandler
Municipal
Airport

SITE

WELLS FARGO

Walgreens

TRADER JOE'S CAVA Techy Lush
AutoZone Don't Stop PAINTS Firestone Chick-fil-ah
CVS pharmacy IHOP jiffylube LA FITNESS
F/S SportClips FIVE GUYS BURGERS and FRIES ROSS DRESS FOR LESS THE HOME DEPOT
target in the box Jack Lowe's O'Reilly AUTO PARTS

CALIBER COLLISION HOTWORX 24 HOUR INFRARED FITNESS STUDIO TJ-maxx F45
five BELOW Bath&BodyWorks claire's SALLY BEAUTY
SUPERCUTS Burlington Target BRAKE MASTERS GNC LIVE WELL
CVS pharmacy ZUPAS target HTLF BANK
DOLLAR TREE maurices TILLY'S Walmart
F/S SportClips First Citizens Bank TEXAS HOLDERS Olive Garden
ROSS DRESS FOR LESS JCPenney Village Inn rubio's RESTAURANT CHICKEN
Denny's RED LOBSTER BIG O TIRES CHICK-FIL-ah
Bank of America McDonald's CHASE

CLUB PILATES burn boot camp SHERWIN-WILLIAMS CHASE
EoS FITNESS SUPERCUTS Great Clips
WELLS FARGO TACO BELL DQ fry's Cafe Rio MEXICAN GRILL
SAFARI

F45 COST CUTTERS Orangetheory FITNESS BMO
Bashas' CVS pharmacy AutoZone ACE

five BELOW COST CUTTERS ALDI DOLLAR TREE
Black Bear Diner GNC Great Clips
Albertsons PEI WEI CHOPOTLE SMASHBURGER
McDonald's TACO BELL WELLS FARGO Arby's CHASE
usbank Bank of America

1ST BANK HOTWORX SportClips BURGER KING
SUPERCUTS fry's Walgreens AutoZone

Orangetheory FITNESS
CVS pharmacy

CLUB PILATES

FIRST WATCH McDonald's SAFeway flagstar

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	11,092	99,096	236,900
2029	12,111	107,418	256,690



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,948	35,870	87,582
2029	4,314	38,946	95,040



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$147,600	\$137,668	\$123,466



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	2,907	25,378	84,272



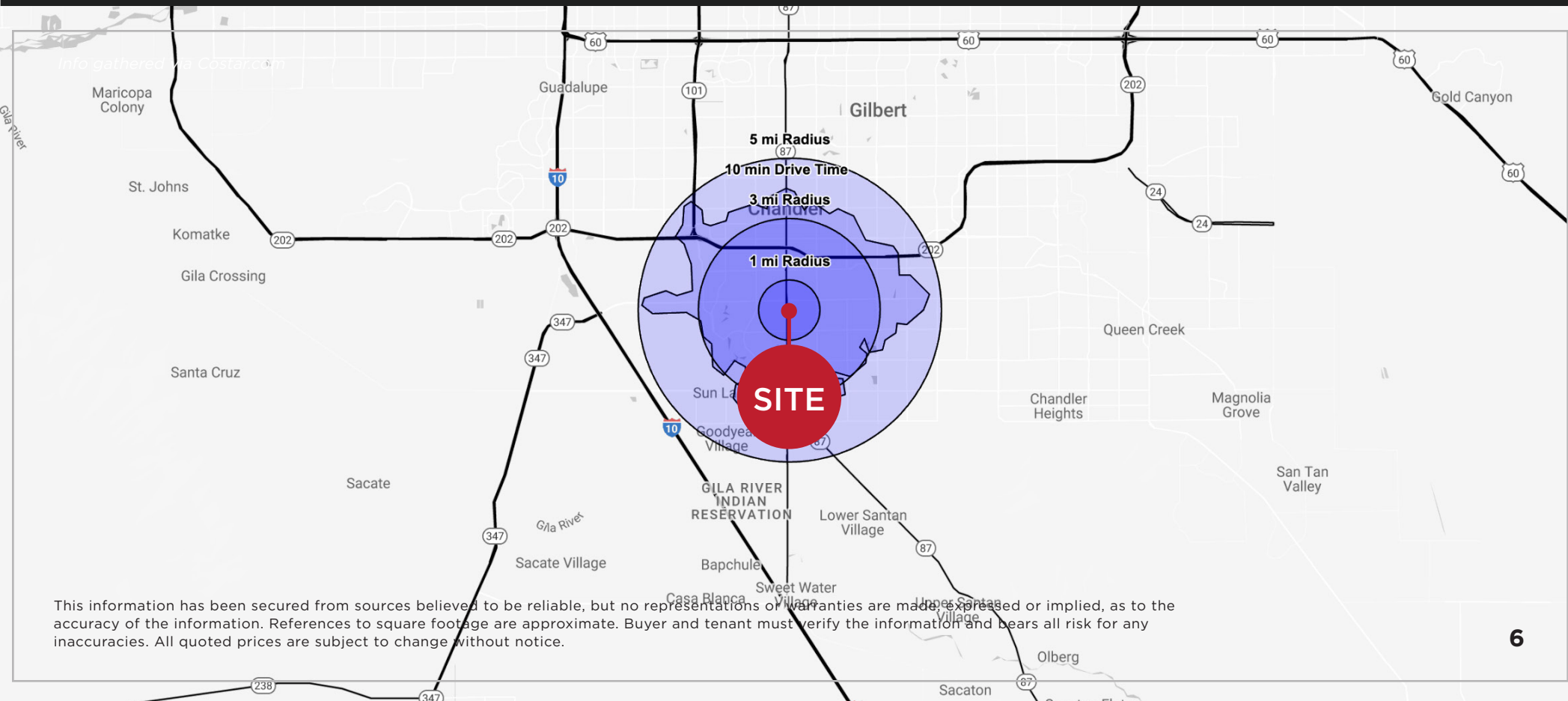
BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	270	3,005	9,124



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$478,290	\$493,084	\$441,836

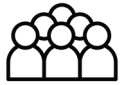


This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

CHANDLER CITY OVERVIEW

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276K +
TOTAL POPULATION



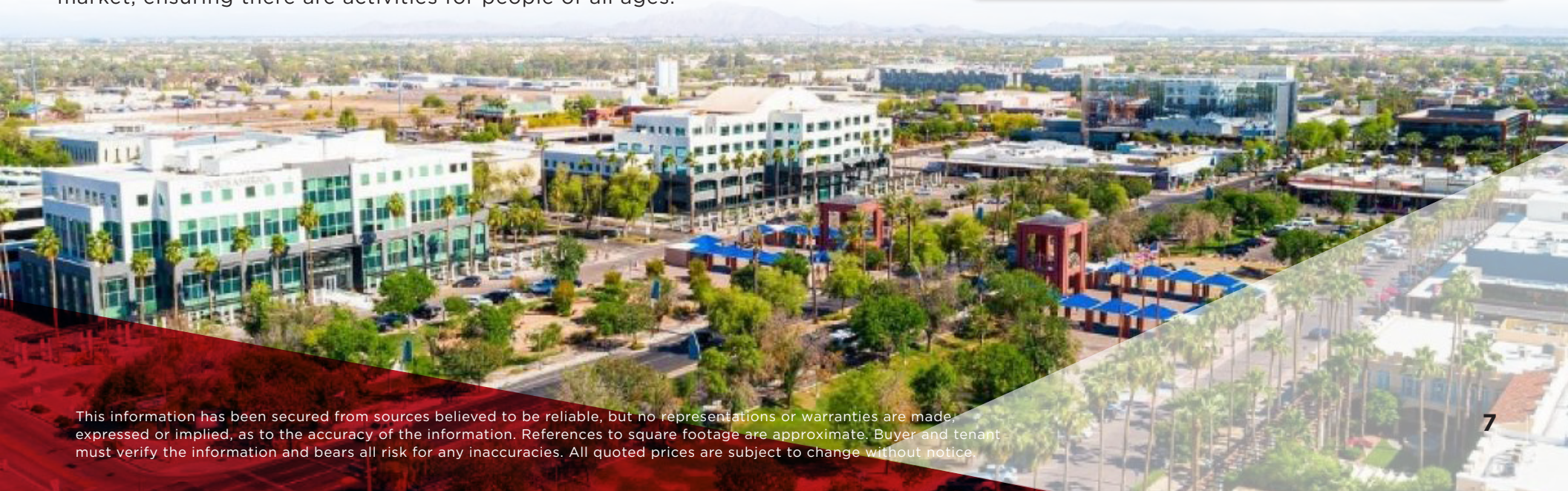
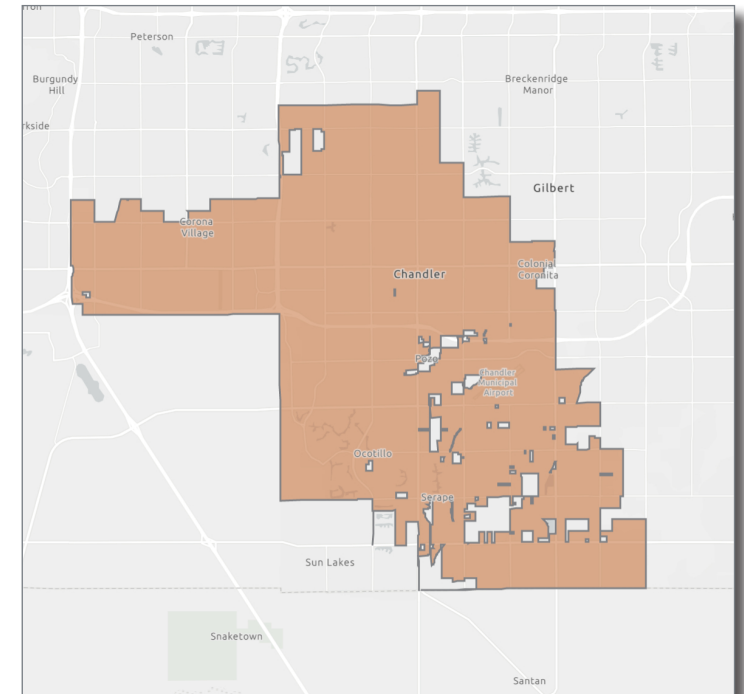
\$126K +
AVG HH INCOME

EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.



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