

BALSAM CENTER

FUTURE RETAIL SPACE COMING SOON
S/SEC Arizona Ave & Queen Creek Rd | Chandler, AZ

±7,240 SF Available For Lease



EMMA BARRECA
Cell: (610) 469-4000
emma@dpcr.com

MARTI WEINSTEIN
Cell: (224) 612-2332
marti@dpcr.com

7339 E. McDonald Dr.
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcr.com

D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

PROPERTY HIGHLIGHTS

! **±7,240 SF multi-tenant shops building** with flexible suite sizes ideal for food-fast casual concepts, tutoring, wellness, nail/barber salons, medical retail, and grab-and-go convenience tenants.

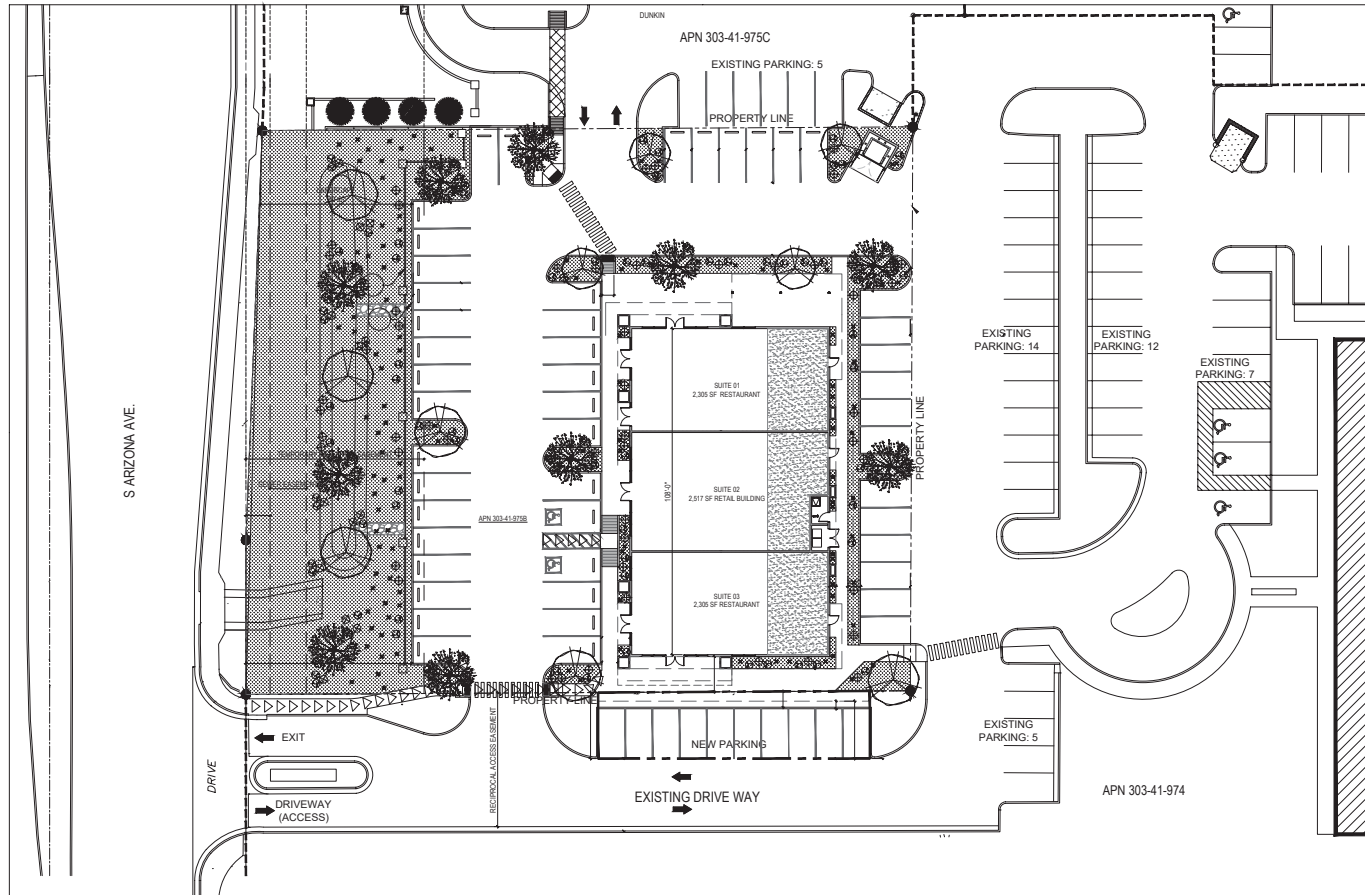
- **Prime daily-use location directly across from Hamilton High School**, one of Chandler's largest and highest-performing high schools, creating consistent morning, lunch, and after-school traffic.
- **Built-in customer base** from 3,900+ students, faculty, staff, and event attendees with strong peak traffic patterns throughout the week.
- **High visibility on Arizona Avenue**, Chandler's major north-south arterial with heavy commuter volumes and direct access to Loop 202.
- **Excellent parking and access** with multiple ingress/egress points and strong corner identity.
- **Surrounded by dense residential neighborhoods** and daily-needs demand drivers including grocery, automotive, health, and personal services.
- **Robust 3-mile demographics**: high household incomes, young families, and strong discretionary spending.
- **Ideal opportunity for local and regional tenants** seeking a plug-and-play location in an established Chandler trade area.

Join Nearby Tenants:



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DEMOGRAPHICS 2025



POPULATION

1 MILE	11,843
3 MILE	96,881
5 MILE	236,663



HOUSEHOLDS

4,361
36,544
90,436



AVG HH INCOME

\$192,469
\$175,260
\$157,022



MEDIAN HOME VALUE

\$567,465
\$603,224
\$549,839



DAYTIME POPULATION

4,896
47,733
135,485



TOTAL BUSINESSES

438
3,786
9,545

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 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 & 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.

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