

BALSAM CENTER

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

±7,240 SF Available For Lease



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D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

PROPERTY HIGHLIGHTS

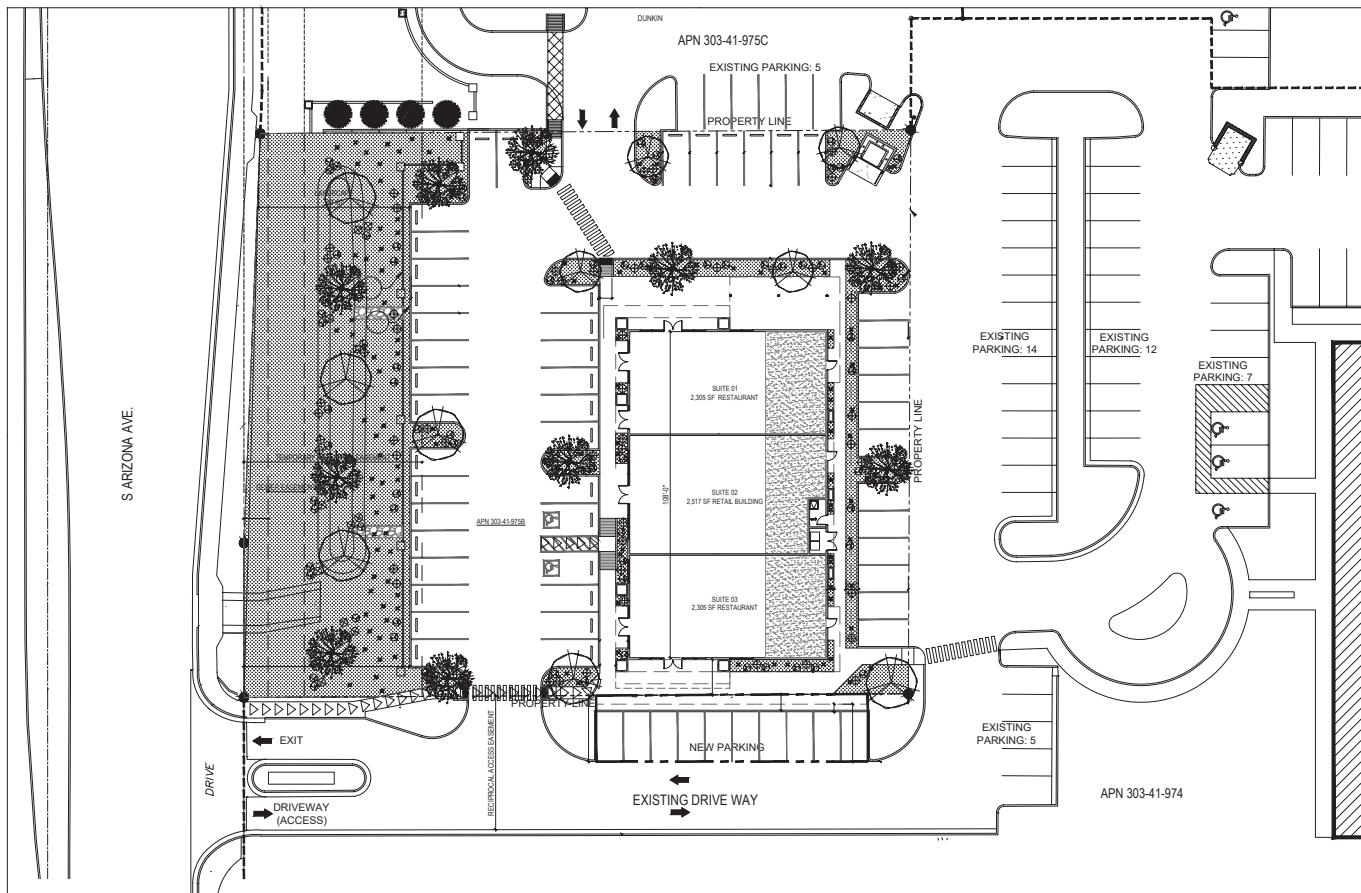
- Prime daily-use location directly across from **Hamilton High School**, one of Chandler's largest and highest-performing high schools, creating consistent morning, lunch, and after-school traffic.
- Built-in customer base from 3,900+ students, faculty, staff, and event attendees with strong peak traffic 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



HOUSEHOLDS

3 MILE

96,881

4,361

5 MILE

236,663

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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