

intel
±10,000 Employees

Gila Springs Park

Chandler Business Center

Kyrene Rd 20,203 CPD

SUBJECT

30,730 CPD

Chandler Blvd

FORMER GYM SPACE AVAILABLE FOR LEASE

NWC Chandler Blvd and Kyrene Rd
Chandler, Arizona

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FORMER GYM SPACE AVAILABLE



◆ ±3,520 EXISTING BOXING SUITE AVAILABLE FOR LEASE

Property Highlights

- Frontage along Chandler Blvd with 30,730 CPD and direct access to the West Chandler Business Corridor. Located 1.3 miles from I-10 and 3.1 miles from Loop 101, both with Chandler Blvd interchanges.
- The 3-mile radius includes 74,649 residents with an average household income of \$142,504.
- Located near Intel's Chandler campus, one mile east, a major driver of daytime traffic. The 3-mile radius supports 5,186 businesses and 56,881 employees.
- Chandler is a key city within the Phoenix Metro area, a high-growth Sun Belt market of over 5.18 million people.

Traffic Counts

Chandler Blvd	30,730 CPD
Kyrene Rd	20,203 CPD
Total	50,933 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,890	74,965	200,530
Estimated Households	4,132	31,091	83,343
Avg Household Income	\$134,202	\$143,034	\$141,708
Daytime Population	9,941	58,510	114,878

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



TENANT	SF
Copperstate Tackle	12,487
Gryphen SPS	4,480
AVAILABLE	3,520
Delex Realty	3,274

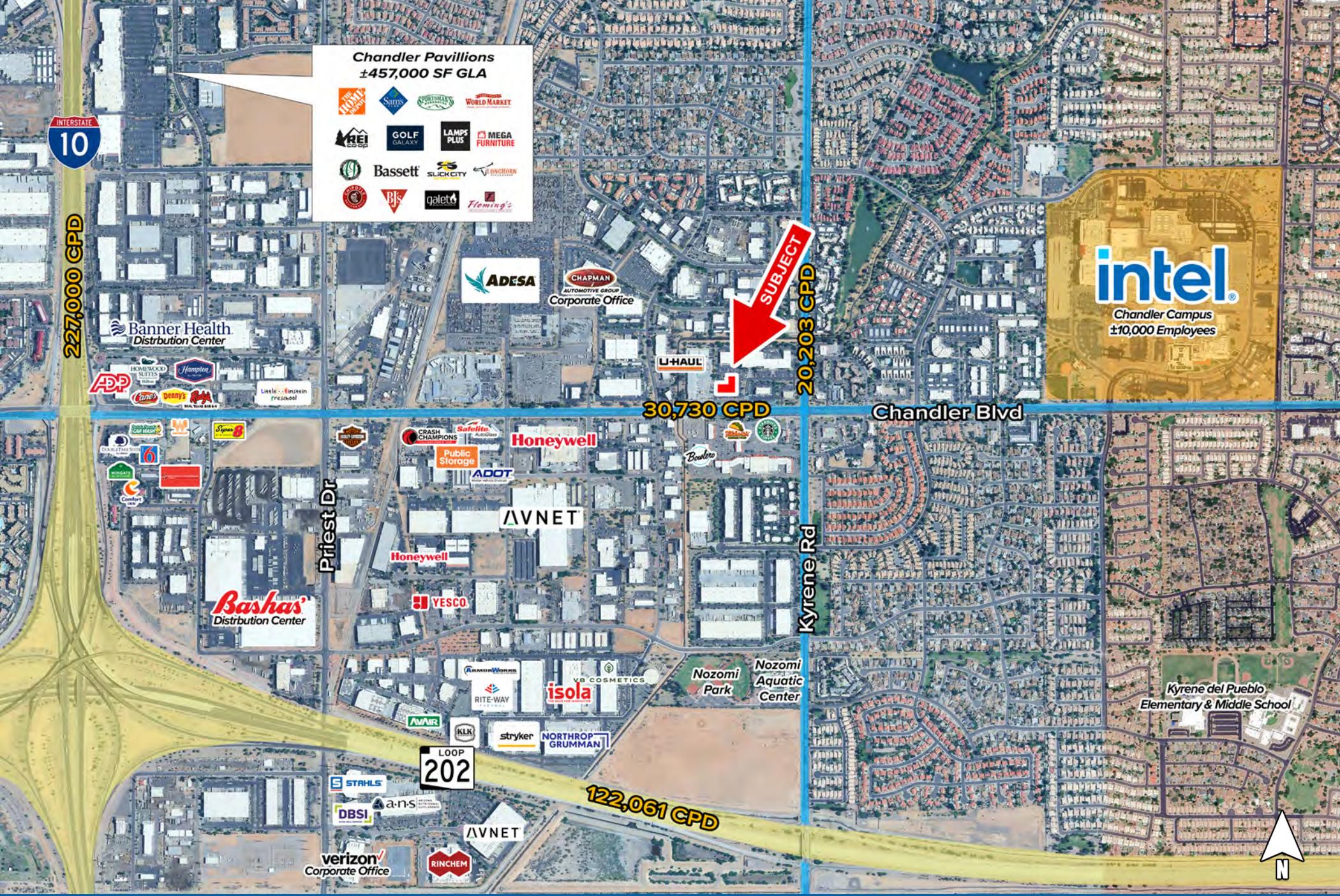


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Chandler Pavilions
 ±457,000 SF GLA

intel
 Chandler Campus
 ±10,000 Employees

INTERSTATE
10

227,000 CPD

20,203 CPD

30,730 CPD

Chandler Blvd

Priest Dr

Kyrene Rd

LOOP
202

122,061 CPD



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	9,890	74,965	200,530
	2026 TOTAL HOUSEHOLDS	4,132	31,091	83,343
	MEDIAN HOUSEHOLD INCOME	\$134,202	\$143,034	\$141,708
	2026 MEDIAN HOME VALUE	\$468,865	\$525,753	\$507,790
	2026 TOTAL EMPLOYEES	9,941	58,510	14,878
	2026 TOTAL BUSINESSES	676	5,204	11,777



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FOR LEASING INFORMATION:

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