



elements massage
lash
Simply Nails & Spa
One Stop Nutrition

PLANNED
The Landings at Ocotillo
Multifamily
518 Total Units

Christian Brothers
AUTOCENTERS

FIVE GUYS
BURGERS and FRIES

Auto
Zone

SITE

SHERWIN
WILLIAMS
NOW OPEN

ihop

Chick-fil-A

crumbl
Starbucks

Wendy's

DENTISTS
OF CHANDLER
PERSPIRE
SAUNA STUDIO

TRADER
JOE'S

LA FITNESS

Panera
BREAD

Ocotillo Road
18,672 VPD '24

87
Arizona Avenue
41,514 VPD '24

Hamilton
Aquatic Center
Community
Swimming Pool

FLOYD'S
BARBERSHOP

MOD

The Pasta Bar
VISIONWORKS

Filiberto's
MEXICAN FOOD

YOGIS GRILL

FOR LEASE

Multi-Tenant Shop Building Available

N/NEC Ocotillo Rd & Arizona Ave | Chandler, AZ 85248

SRS

Pad Building Shop Space Available

N/NEC Ocotillo Rd & Arizona Ave | Chandler, AZ 85248



± 3,815 SF

Available

303-85-814

APN

Contact
Broker

Rate

ABOUT THE PROPERTY

- Zoned PAD, City of Chandler
- 5-minute drive to Intel Campus – \$2B expansion underway
- 9-minute drive to Chandler Municipal Airport
- Monument signage available
- Chandler home to high-end technology employers: Intel, Orbital ATK, Infusionsoft, Freescale, Semiconductor, PayPal, & Microchip = >38,000 daytime employees
- Across from Hamilton High School (>3,500 students)
- Chandler voted top 10 Digital Cities (Center for Digital Government CGD, 2020)

JOIN



TRADER JOE'S



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	10,843	91,843	216,851
2030 Estimated Population	11,530	93,985	223,048
Average Household Income	\$239,922	\$181,581	\$160,011
Daytime Population	9,361	82,848	215,717

Year: 2025 | Source: Esri

TRAFFIC COUNTS

Ocotillo Road	18,672 VPD
Arizona Avenue	41,514 VPD

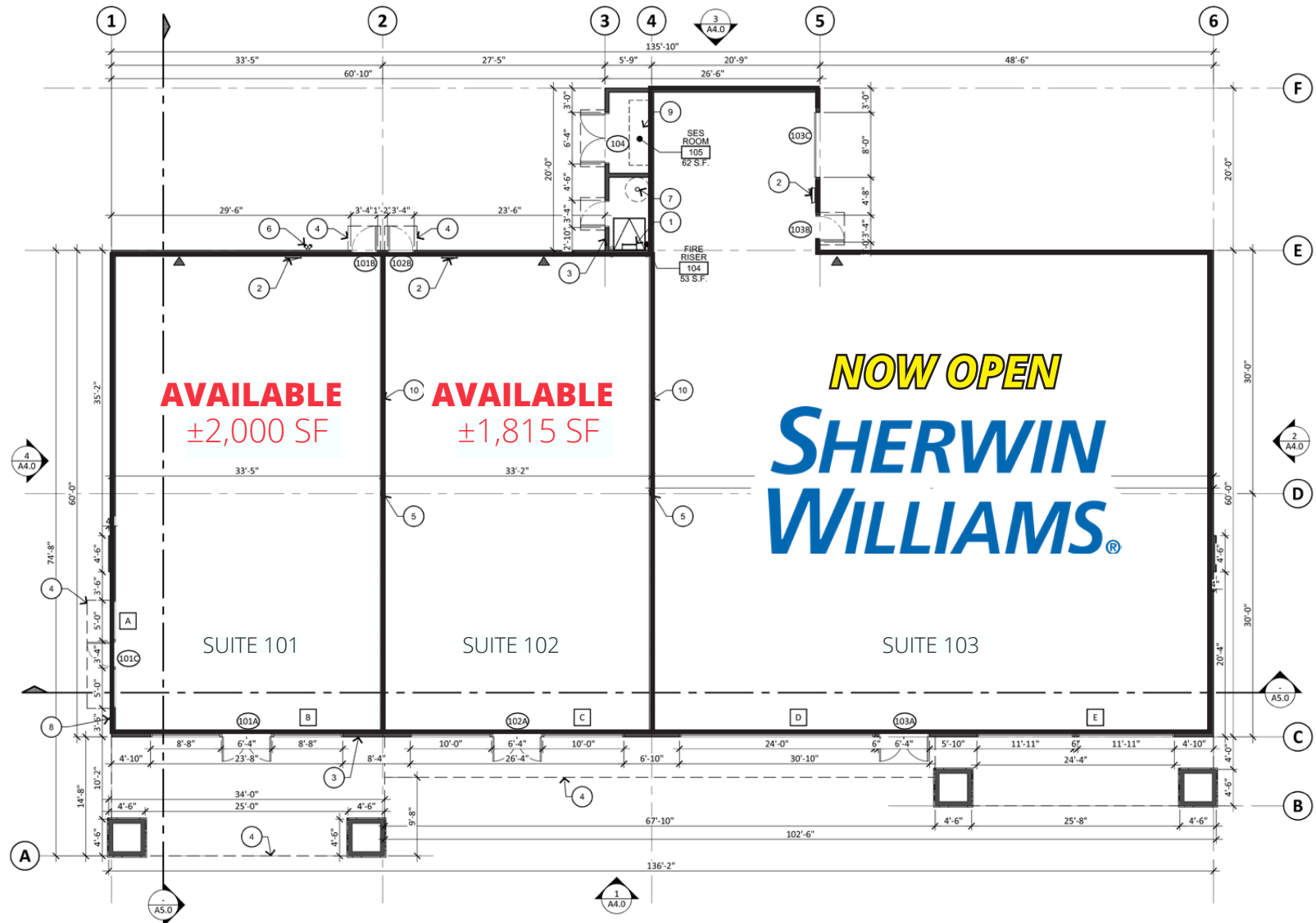
Year: 2024 | Source: ADOT

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SITE PLAN

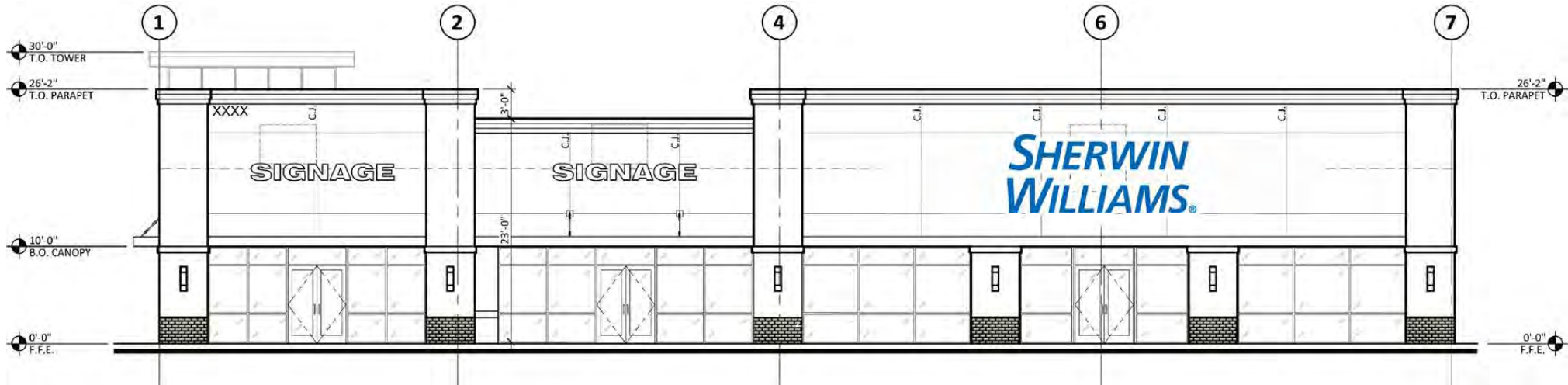


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BUILDING ELEVATION

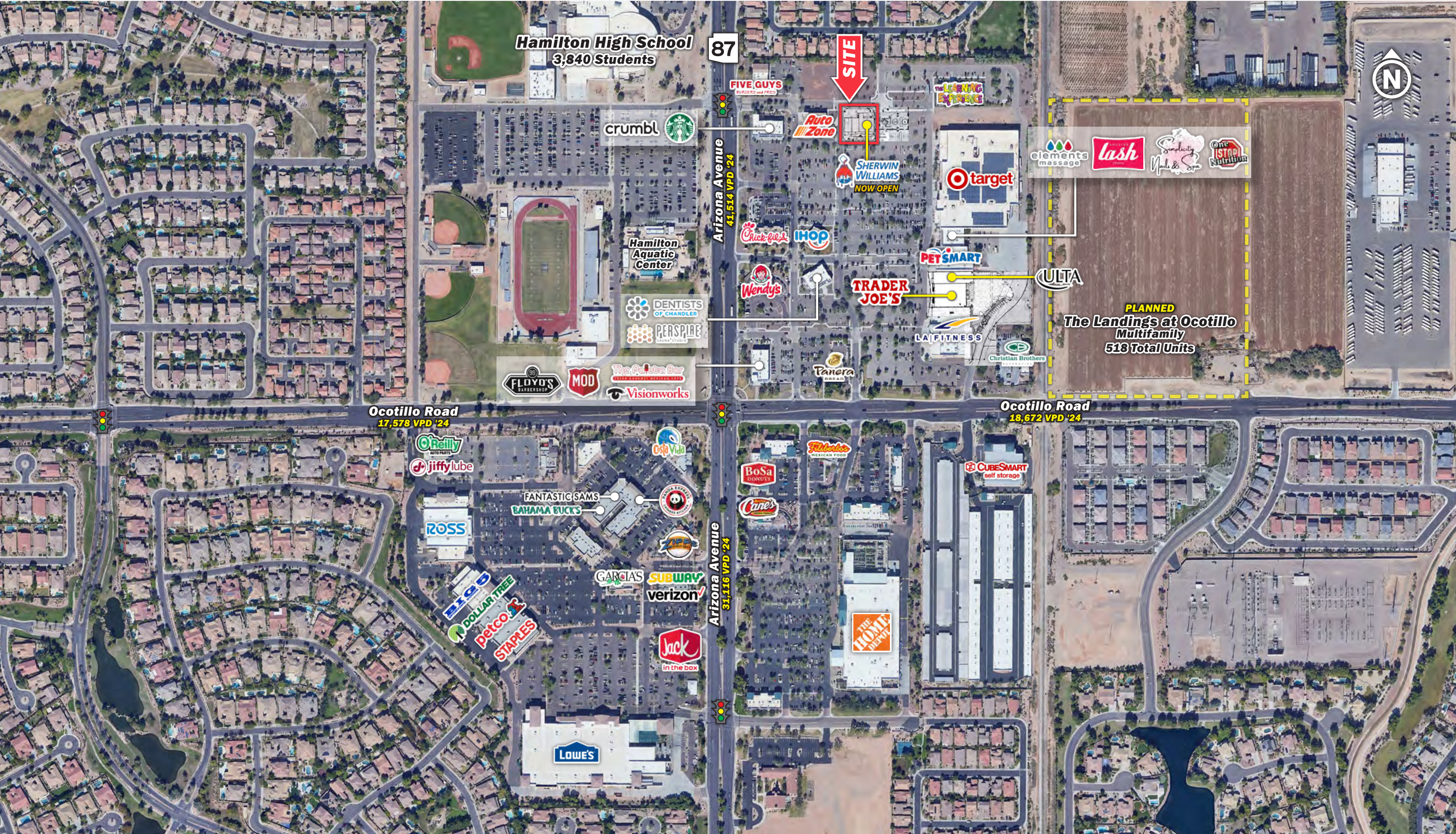


MONUMENT SIGNAGE RENDERING



Paseo Lindo

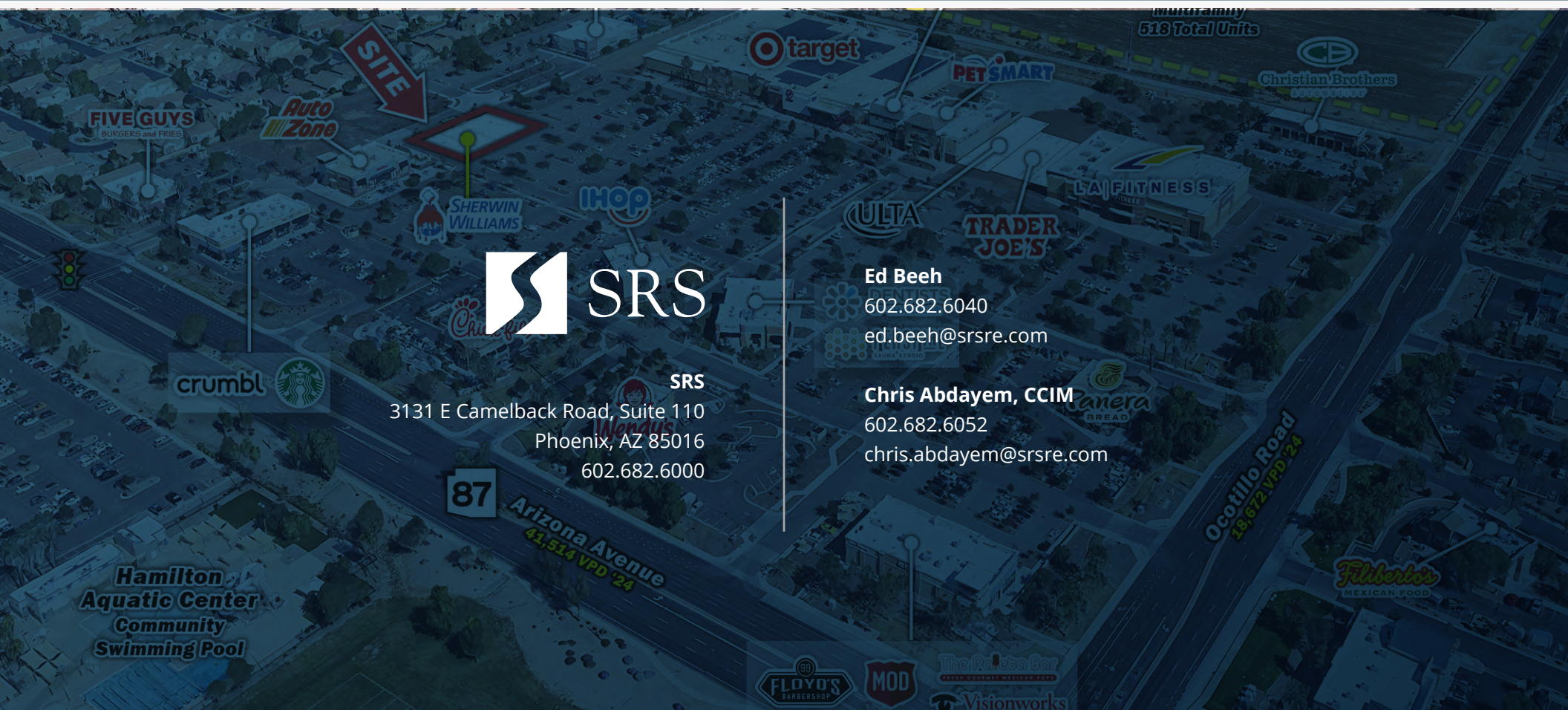
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Paseo Lindo

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