



PARK PLACE STATION

±1,650 SF SPACE FOR LEASE

Northeast Corner of Spectrum Blvd and Price Rd
Chandler, AZ 85286

Joe Hoye
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VELOCITY
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◆ ±1,650 SF SPACE FOR LEASE NEXT TO PARLAY KITCHEN AND VENEZIA'S PIZZA

Property Highlights

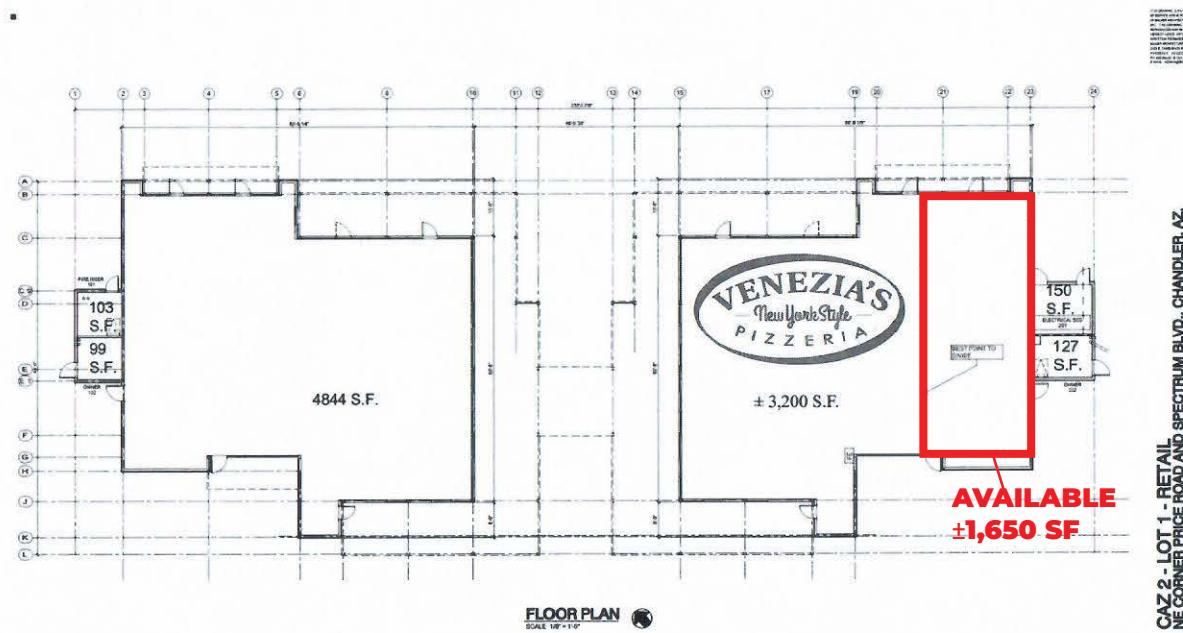
- Strong Co-Tenancy: Located next to Venezia's NY Style Pizzeria, Starbucks, and other popular retailers in the Park Place center.
- High Visibility: Excellent corner exposure with a monument sign and 455 feet of Price Rd frontage.
- Easy Access: Convenient dual entry from Price Rd and Spectrum Blvd with ample parking.
- Affluent Demographics: Surrounded by households with ~\$141K median income and high consumer spending.
- Daytime Traffic: Located in Chandler's Price Corridor with major employers like Northrop Grumman, Toyota Financial, and Wells Fargo nearby.
- Freeway Proximity: Quick access to Loop 202 and Loop 101 for regional visibility and convenience.
- Growing Market: Area continues to expand with new retail, office, and entertainment developments.

Traffic Counts

Spectrum Blvd	3,192 CPD		
Price Rd	38,220 CPD		
Loop 202	174,115 CPD		
Total	215,527 CPD		
Demographics	1 mi	3 mi	5 mi
Estimated Population	7,842	99,871	237,060
Estimated Households	3,387	40,057	94,403
Avg Household Income	\$134,471	\$140,764	\$141,734
Daytime Population	10,543	39,642	104,747

Source: SitesUSA

SITE PLAN



CAZ 2 - LOT 1 - RETAIL
NE CORNER PRICE ROAD AND SPECTRUM BLVD., CHANDLER, AZ.

CAZ 2 - LOT 1 - RETAIL
NE CORNER PRICE ROAD AND SPECTRUM BLVD., CHANDLER, AZ.

A-102
1000
1000

BALMER

PHOTOS



MID AERIAL





FAR AERIAL



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DEMOGRAPHICS



2025 POPULATION

1 MILE: 7,842
3 MILES: 99,871
5 MILES: 237,060



MEDIAN HOUSEHOLD INCOME

1 MILE: \$134,471
3 MILES: \$140,764
5 MILES: \$141,734



2025 TOTAL HOUSEHOLDS

1 MILE: 3,387
3 MILES: 40,057
5 MILES: 94,403



TOTAL BUSINESSES

1 MILE: 474
3 MILES: 4,419
5 MILES: 11,601



MEDIAN HOME VALUE

1 MILE: \$551,438
3 MILES: \$520,886
5 MILES: \$511,019



NUMBER OF EMPLOYEES

1 MILE: 10,543
3 MILES: 39,642
5 MILES: 104,747

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