



Cooper Rd ±22,108 CPD

Chandler Blvd ±19,675 CPD

**SUBJECT**

National Daycare User

Tibshraeny Family Park

Basis Chandler Primary North Campus  
629 students

# NEW RETAIL SHOPS AVAILABLE

NEC of Chandler Blvd and Cooper Rd  
Chandler, Arizona

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## ◆ 2 NEW DEMISABLE SHOP BUILDINGS AVAILABLE

### Property Highlights

- New construction retail shop spaces coming available with end-cap drive-thru
- Less than 2 Miles from the Loop 202 full diamond interchange
- Household income exceeds \$135k nearby
- Across the street from Walmart Neighborhood Market Center
- Dense & affluent population

### Traffic Counts

Chandler Blvd	19,675 CPD
Cooper Rd	22,108 CPD

**Total 41,783 CPD**

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	16,523	121,794	330,576
Estimated Households	6,344	44,710	121,907
Med Household Income	\$136,162	\$135,498	\$144,679
Daytime Population	1,648	33,547	107,796

Source: SitesUSA

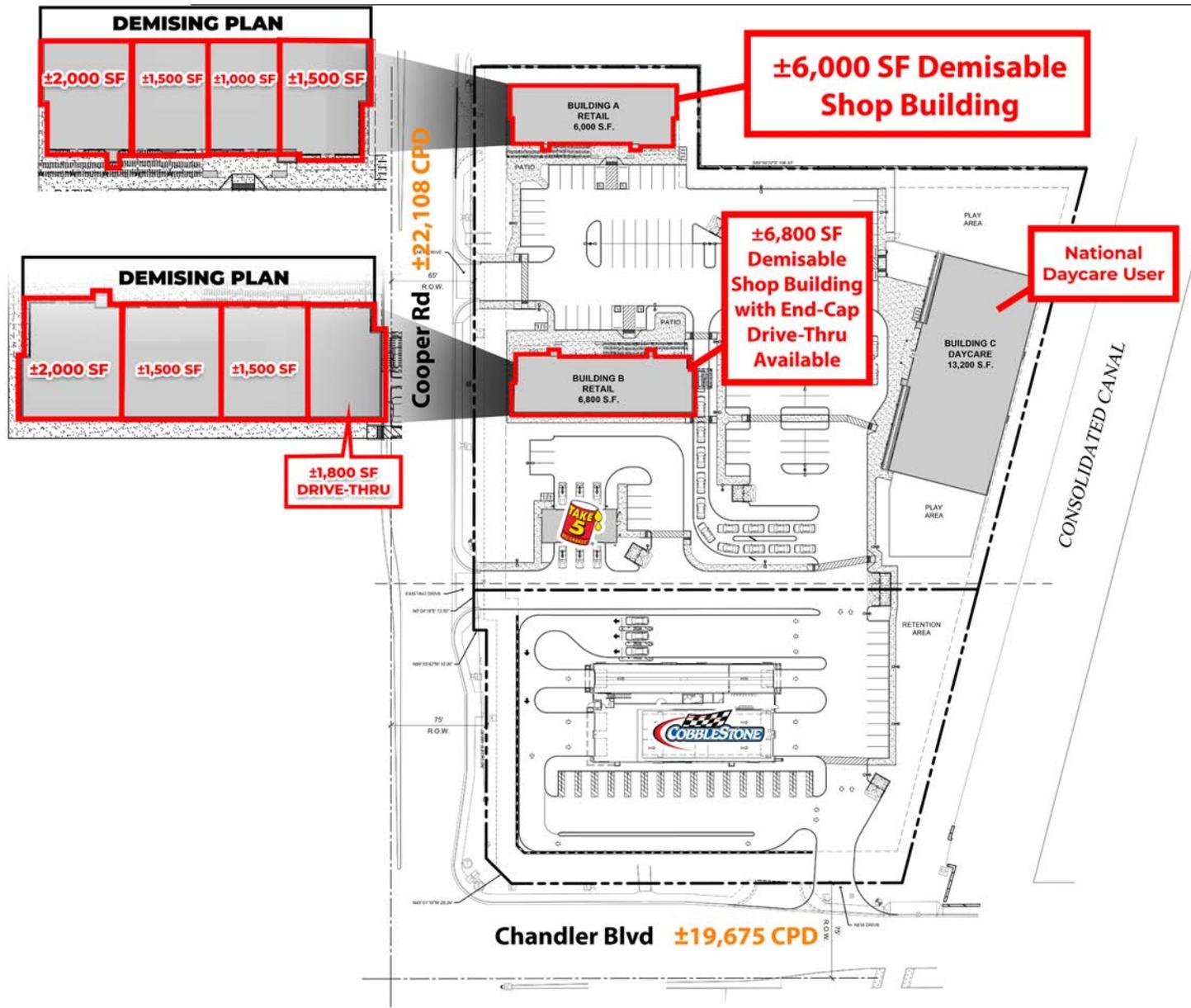
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# CONCEPTUAL SITE PLAN



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**BUILDING A (NORTH RETAIL) - SOUTH ELEVATION**



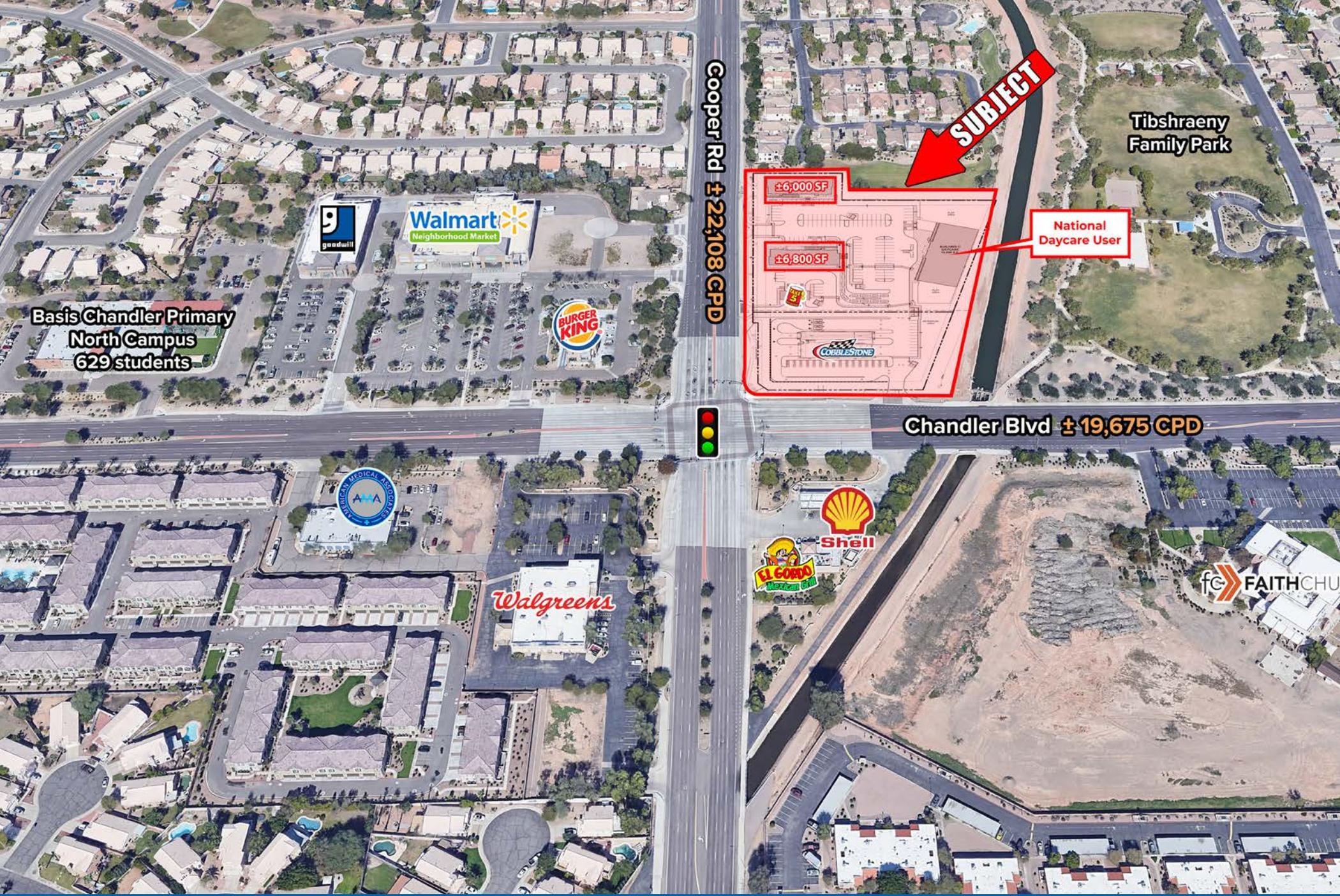
**BUILDING B (SOUTH RETAIL) - NORTH ELEVATION**



**BUILDING C DAYCARE - WEST ELEVATION**



**TAKE 5 - SOUTH ELEVATION**



**Basis Chandler Primary  
North Campus  
629 students**

**goodwill**

**Walmart  
Neighborhood Market**

**BURGER  
KING**

**Cooper Rd ±22,108 CPD**

**Chandler Blvd ±19,675 CPD**

**SUBJECT**

±6,000 SF

±6,800 SF

**National  
Daycare User**

**Tibshraeny  
Family Park**

**AMERICAN MEDICAL ASSOCIATION  
AMA**

**Walgreens**

**Shell**

**EL GORDO  
MEXICAN GRILL**

**FAITHCHURCH**

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**VELOCITY  
RETAIL GROUP**



# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	16,318	123,137	333,364
	2025 TOTAL HOUSEHOLDS	6,246	45,239	123,246
	MEDIAN HOUSEHOLD INCOME	\$145,803	\$139,244	\$145,834
	2025 MEDIAN HOME VALUE	\$451,662	\$486,764	\$520,701
	2025 TOTAL EMPLOYEES	1,829	35,419	109,961
	2025 TOTAL BUSINESSES	403	5,421	15,596

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