

CHANDLER SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ

NOW OPEN



PROPERTY DETAILS

- ▶ C-2, City of Chandler
- ▶ ±1,181 SF - Pizza Restaurant
- ▶ ±1,579 SF - Vanilla Shell
- ▶ ±2,356 SF - Vanilla Shell
- ▶ Vanilla Shell Delivery
- ▶ Ample Power

PROPERTY OVERVIEW

Neighborhood center **located at one of Chandler's strongest intersections** and within walking distance from Corona del Sol High School. **Great incomes and a captive audience with the center** being surrounded by homes.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	14,242	91,847	277,972
2029 Population	14,271	93,319	282,023
2024 Med HH Income	\$130,852	\$107,702	\$96,887

ESRI 2024 Estimates

TRAFFIC COUNTS

N: ±20,675 VPD (NB & SB)	E: ±32,027 VPD (EB & WB)
S: ±16,572 VPD (NB & SB)	W: ±28,445 VPD (EB & WB)

ADOT 2023

JOIN



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4.2.21



A MEMBER OF CHAINLINKS RETAIL ADVISORS

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SITE PLAN



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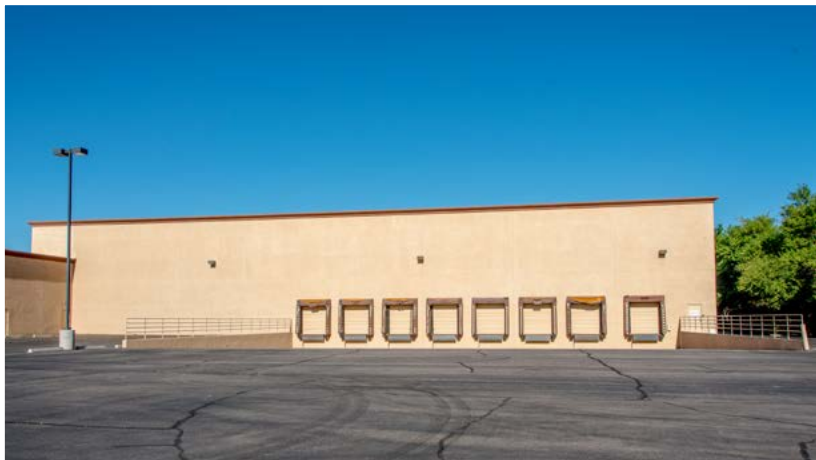
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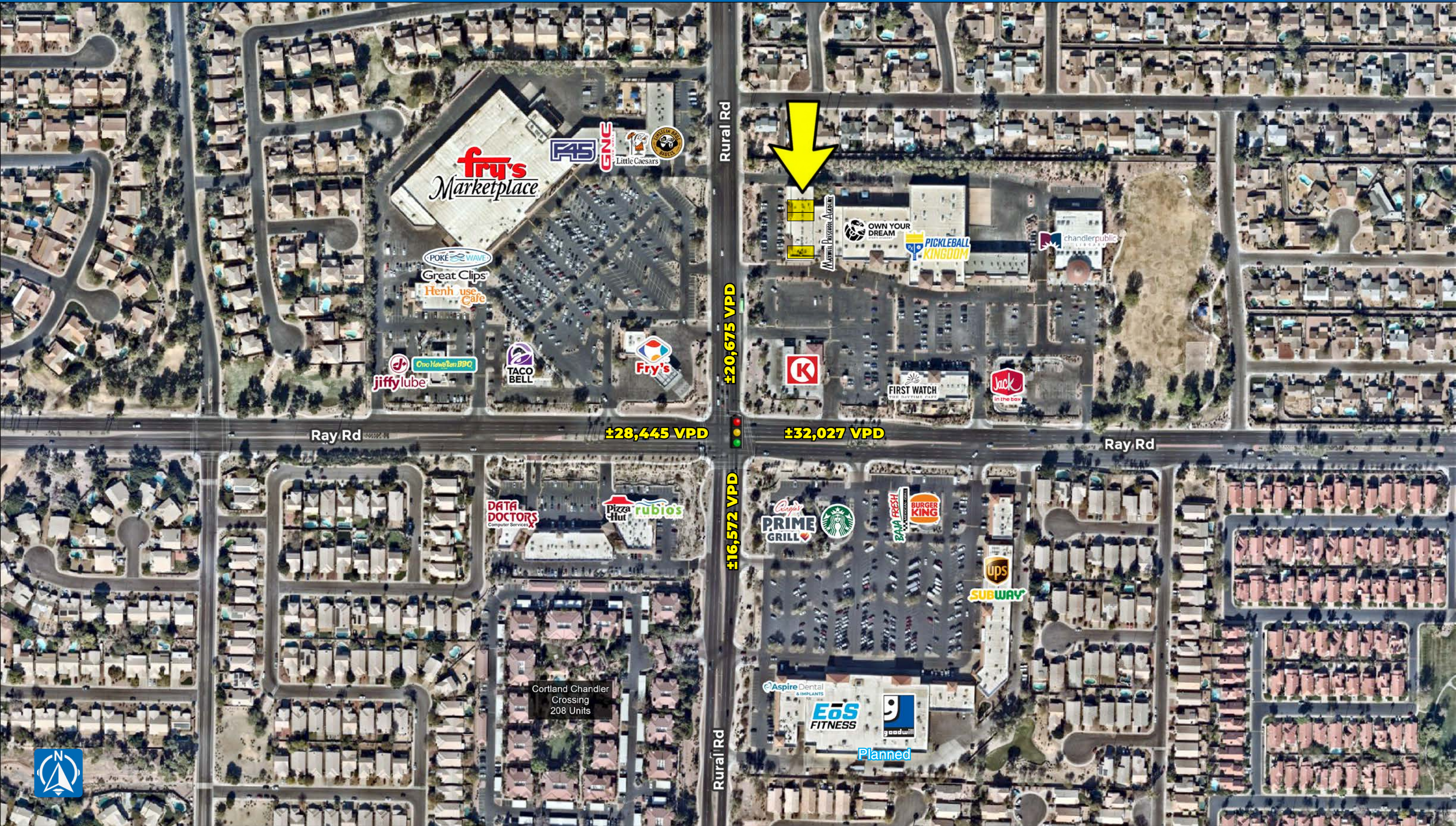
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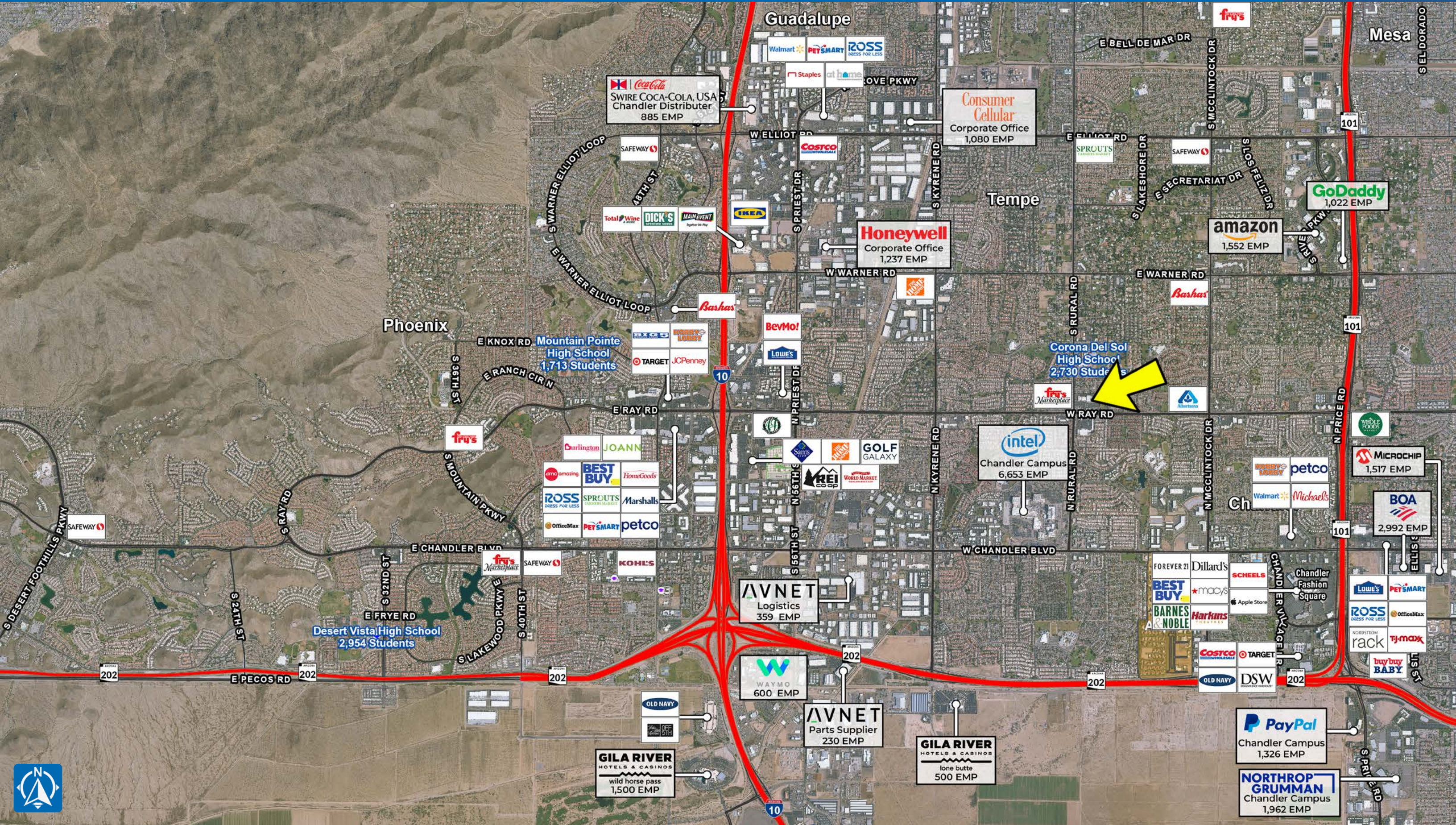
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One Page Summary

Rural Rd & Ray Rd, Chandler
N Rural Rd, Chandler, Arizona, 85226
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.31999
Longitude: -111.92817

	1 mile	3 miles	5 miles
Population Summary			
2024 Total Population	14,242	91,847	277,972
2024 Group Quarters	149	623	2,188
2029 Total Population	14,271	93,319	282,023
2024-2029 Annual Rate	0.04%	0.32%	0.29%
2024 Total Daytime Population	12,793	130,168	311,030
Workers	6,623	92,202	194,493
Residents	6,170	37,966	116,537
Household Summary			
2024 Households	5,435	38,026	113,916
2024 Average Household Size	2.59	2.40	2.42
2029 Households	5,536	39,264	117,338
2029 Average Household Size	2.55	2.36	2.38
2024-2029 Annual Rate	0.37%	0.64%	0.59%
Housing Unit Summary			
2024 Housing Units	5,576	39,462	119,483
Owner Occupied Housing Units	76.6%	59.1%	57.4%
Renter Occupied Housing Units	20.9%	37.2%	37.9%
Vacant Housing Units	2.5%	3.6%	4.7%
Home Value			
2024 Median Home Value	\$511,592	\$499,342	\$470,956
Household Income			
2024 Median Household Income	\$130,852	\$107,702	\$96,887
2024 Average Household Income	\$169,453	\$142,801	\$125,773
2024 Per Capita Income	\$64,789	\$58,975	\$51,510
Median Age			
2024 Median Age	42.4	38.6	37.6
2024 Population by Race/Ethnicity			
Total	14,242	91,847	277,972
White Alone	62.1%	59.2%	57.7%
Black Alone	4.0%	6.7%	6.9%
American Indian Alone	1.7%	2.8%	3.9%
Asian Alone	15.7%	12.3%	9.1%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	3.8%	5.7%	8.2%
Two or More Races	12.6%	12.9%	13.9%
Hispanic Origin	15.4%	18.8%	23.6%
Diversity Index	68.2	72.8	76.1
2024 Population 25+ by Educational Attainment			
Total	10,141	66,559	199,484
Less than 9th Grade	0.5%	1.3%	1.8%
9th - 12th Grade, No Diploma	0.5%	1.6%	2.6%
High School Graduate	10.3%	12.8%	14.9%
GED/Alternative Credential	1.2%	1.7%	2.8%
Some College, No Degree	12.6%	16.4%	18.6%
Associate Degree	10.5%	10.5%	10.5%
Bachelor's Degree	36.0%	34.1%	30.4%
Graduate/Professional Degree	28.4%	21.7%	18.4%
Business Summary			
Total Businesses	428	4,353	10,868
Total Employees	4,701	77,726	162,794
Top 3 Tapestry Segments			
1.	Workday Drive (4A) Bright Young Professionals Bright Young Professionals		
2.	Savvy Suburbanites (1D) Young and Restless (11B) Young and Restless (11B)		
3.	Professional Pride (1B) Home Improvement (4B) Home Improvement (4B)		

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri, Esri-Data Axle