



FOR SALE OR LEASE

RESTAURANT SPACE IN DOWNTOWN CHANDLER

301 S ARIZONA AVENUE, CHANDLER, AZ 85225



TRANSWESTERN

REAL ESTATE
SERVICES

EXCLUSIVE ADVISORS



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Transwestern (the “Agent”) has been exclusively engaged as the sales representative for the offering of **301 S Arizona Avenue** (the “Property”) on behalf of the Owner (the “Seller”). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.

EXECUTIVE SUMMARY

Transwestern is pleased to exclusively present the opportunity to purchase or lease retail space at 301 S Arizona Avenue in Chandler, Arizona, a premier location in one of the Valley's fastest-growing communities.

Positioned in the heart of Downtown Chandler, this property offers unmatched visibility along Arizona Avenue with strong traffic counts and excellent access to the Loop 202 and major East Valley thoroughfares. The surrounding area is home to a dynamic mix of national retailers, restaurants, entertainment, and dense residential neighborhoods, providing a built-in customer base and steady foot traffic.

With Chandler's thriving economy, highly educated workforce, and reputation as a hub for technology and innovation, the market continues to attract businesses and residents at an exceptional pace. Retail vacancy in the submarket remains tight, creating strong demand for well-located space that serves both the growing daytime population and established residential communities.

This property presents an ideal opportunity for retailers, service providers, and restaurants looking to secure a presence in one of the most vibrant and sought-after retail corridors in the Phoenix metro area.



OFFERING DETAILS

SALE PRICING	Negotiable
LEASE RATE	Negotiable
BUILDING SIZE	±2,967 SF (±1,687 SF Vacant Space)
SPACE TYPE	Former Fully Built Out Restaurant Space
PARKING	11.80/1,000 SF (35 Surface Spaces)
PARCEL	303-18-118B
ZONING	C-3, City of Chandler

PROPERTY HIGHLIGHTS

LOCATION:

Prime retail site in the heart of Downtown Chandler, surrounded by thriving residential and commercial activity.

STRIP CENTER:

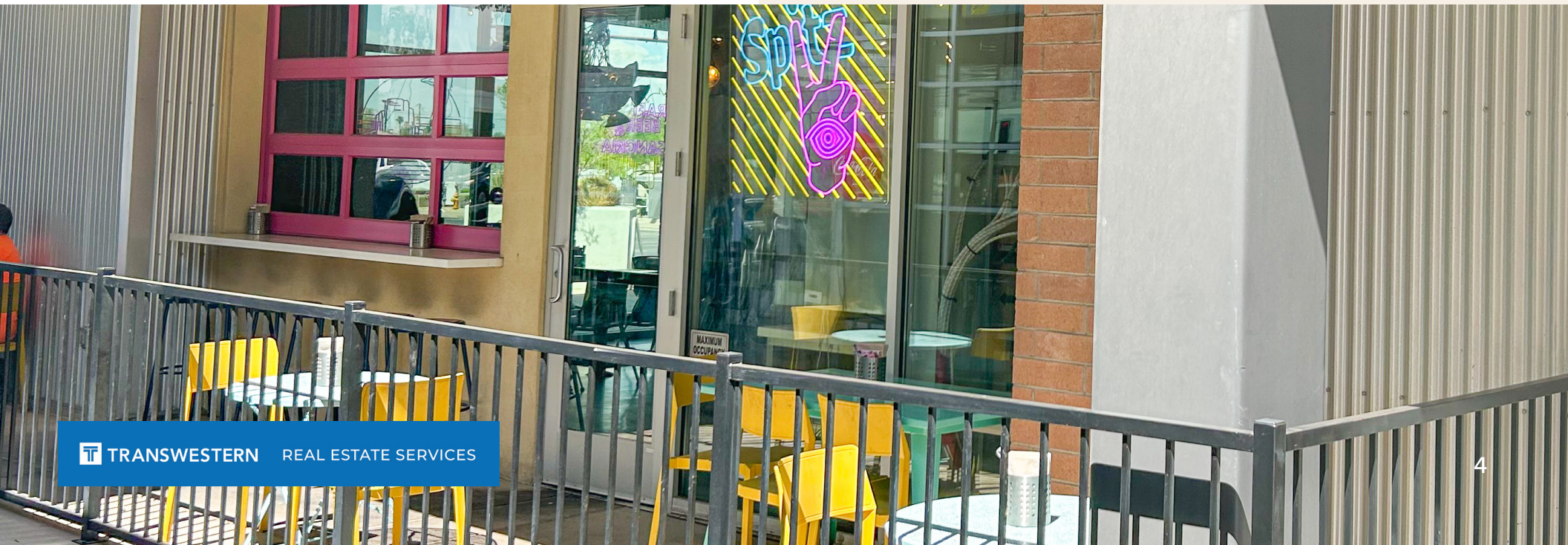
Located within an established recently built neighborhood strip center with a strong tenant mix of Jersey Mikes, BlackRock Coffee and ample parking.

ACCESSIBILITY / FREEWAY ACCESS

Multiple ingress/egress points directly from Arizona Avenue, providing smooth customer flow, with quick access to Loop 202 and Loop 101 for strong regional connectivity.

SIGNAGE:

Prominent street frontage and signage exposure along E Frye Road & S Arizona Avenue with ±33,395 VPD.



SPACE BREAKDOWN

TENANT SPACE (LEASED)

Tenant	Spitz Mediterranean Grill (assignment of Roll Em Up lease)
Leased Space Size	1,280 SF + Patio
Lease Term	10 years (commenced Jan 2023) ≈7.5 years remaining
Current Base Rent	\$6,180/month
NNNs (Est.)	\$672/month
Expiration	Jan 2033 (two 5-yr options)

VACANT SPACE (AVAILABLE)

Premises	±1,687 SF + Patio Rights
Asking Rent	Negotiable with Tenant Improvement Allowance
NNNs (Est.)	≈ \$843/month
Delivery	Immediate



INTERIOR PHOTOS



DOWNTOWN

CROWNE PLAZA
HOTELS • RESORTS



chandlerpublic
LIBRARY

DC HEIGHTS



MAPLE
HOUSE

E BOSTON STREET



W CHICAGO STREET



S ARIZONA AVENUE



SITE

E FRYE ROAD



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AERIAL OVERVIEW

LOOP
101

WAL*MART
SUPERCENTER



E WARNER ROAD

E RAY ROAD

S ARIZONA AVENUE

E CHANDLER BLVD

SITE

E FRYE ROAD

S MCQUEEN ROAD

E PECOS ROAD

S COOPER ROAD

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CHANDLER FASHION CENTER



CHANDLER SUBMARKET OVERVIEW (5 MILE RADIUS)



310,418

POPULATION



1.6%

ANNUAL POPULATION GROWTH
2024-2029



\$420,427

MEDIAN HOME VALUE



37.3

MEDIAN AGE



\$120,925

HH INCOME



43%

RESIDENTS WITH
COLLEGE EDUCATION



113,498

HOUSEHOLDS

Chandler, Arizona is firmly established as one of the East Valley's most desirable communities, and the downtown area near Arizona Avenue is at the heart of its growth. Once known primarily as a historic district, the area is now attracting young professionals, families, and businesses seeking walkable amenities, vibrant culture, and proximity to major employers. With strong demographics, high household incomes, and ongoing redevelopment, downtown Chandler offers both opportunity and stability.

New residential and commercial projects are steadily reshaping the district. Recent investments have brought luxury apartments, mixed-use developments, and modern office space alongside restaurants and retail. Rising property values, strong schools, and cultural attractions such as the Chandler Center for the Arts have enhanced the area's appeal. While it retains its historic charm, downtown Chandler is benefiting from the city's broader technology-driven economic expansion.

The job market for downtown Chandler residents is supported by major employers in technology, healthcare, and advanced manufacturing, including Intel's nearby Ocotillo campus. The highly educated workforce has driven median household incomes well above state and national averages, reflecting the area's economic strength. Continued residential growth, paired with improvements to transit and infrastructure, is reinforcing downtown Chandler's role as a dynamic urban center.

With its strong demographics, mix of housing and amenities, and access to top-tier employers, downtown Chandler is becoming an ideal choice for households and businesses looking to grow in the East Valley.





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