

# SPACE AVAILABLE FOR LEASE



2051 WEST WARNER ROAD • CHANDLER, ARIZONA 85224

## EXCITING RETAIL PROJECT

# Warner Dobson Plaza

## SWC Dobson and Warner Roads

Located at the Southwest corner of Dobson and Warner Roads in Chandler, AZ, this beautiful newly remodeled project is home to retailers, restaurants, medical and office businesses alike.

Currently there are both in-line and pad shop spaces available for lease. The newly developed 4,000sf pad building has multiple brand new spaces that are highly visible to Warner Road. The center has very good visibility and excellent ingress egress.

The project is in the heart of Chandler, located 1 mile from the 101 (Price) Freeway and 3.5 miles from the I-60 (Superstition) Freeway. Citrus Plaza is located 3 miles from the Chandler Mall and near many large high-tech manufacturing employers including Intel, Motorola, Orbital Sciences, Microchip Technologies, and the Rogers Corporation.

- In-line and pad shop space available
- High visibility
- Excellent ingress/egress
- Located in the heart of Chandler
- Traffic Counts: Dobson Road: .....16,000 vehicles per day  
Warner Road: .....28,000 vehicles per day

- |                             |                       |                    |                   |
|-----------------------------|-----------------------|--------------------|-------------------|
|                             | <i>one mile</i>       | <i>three miles</i> | <i>five miles</i> |
| ■ Population:               | 16,532                | 152,626            | 393,331           |
| ■ Average Household Income: | \$68,590              | \$69,370           | \$68,668          |
| ■ Shopping Center size:     | 40,000                |                    |                   |
| ■ Zoning:                   | C-2, City of Chandler |                    |                   |



For information contact:

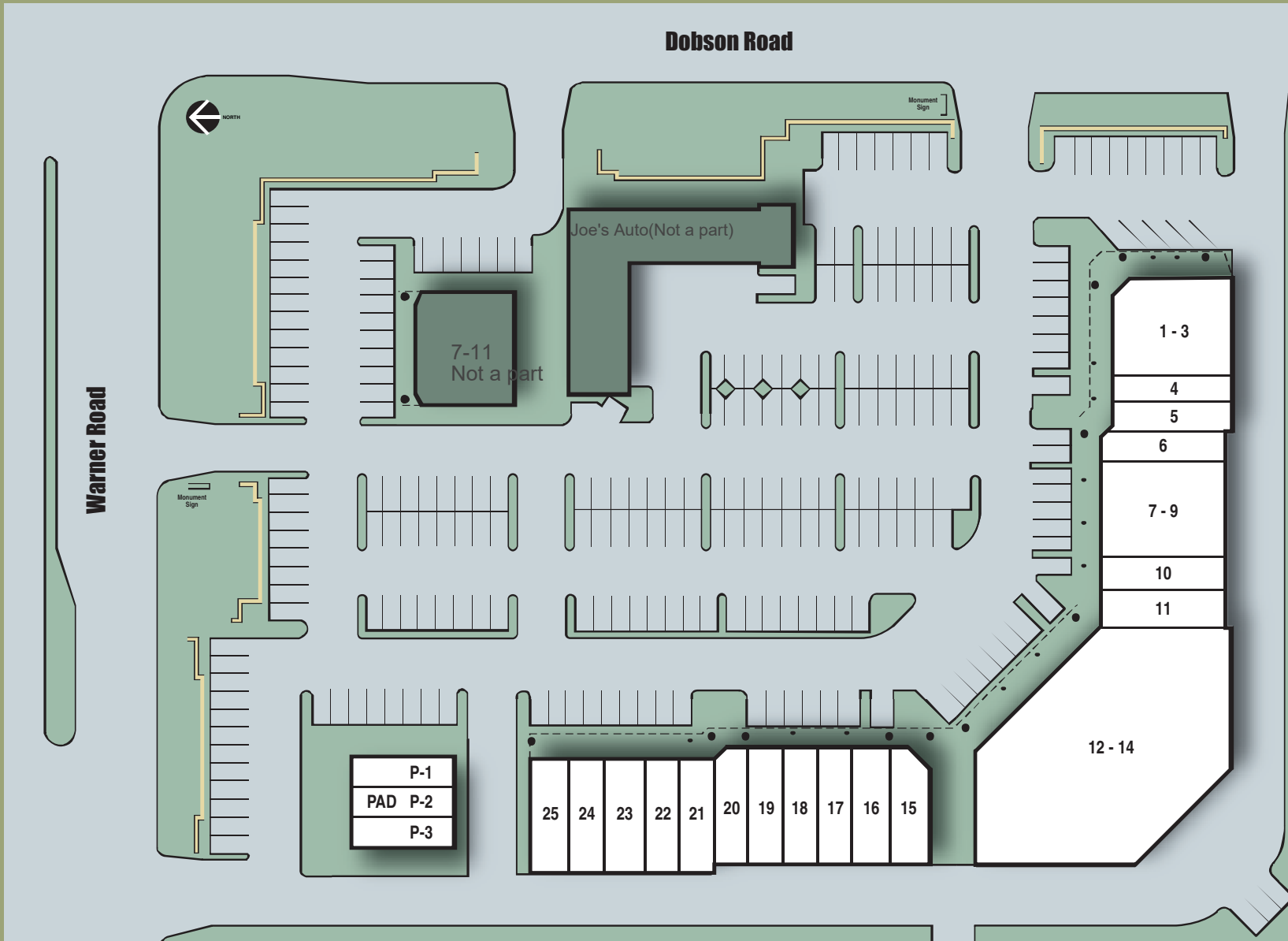
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Tenant Roster- Warner Dobson Plaza

Suites/ Tenants

- 1-3. Chiropractic
  4. Driving School office
  - 5-6. Family Medical Practice
  - 7-9. Indian Cuisine Restaurant
  10. Hair Salon (900 SF)
  11. AVAILABLE (939 SF)-Grey Shell
  12. Galbi Hot Pot & Grill(COMING SOON!)
  13. Galbi Hot Pot & Grill(COMING SOON!)
  14. Sushi Restaurant
  15. JP Insurance
  16. Reflexologist (1,200sf)
  17. Kumon Learning Center
  - 18-19. **AVAILABLE (3,300 SF Medical Space)**
  20. **AVAILABLE (1,200 SF)**
  - 21-23. Dentistry
  24. Barber Shop
  25. Aesthetician
- Pad Suite #1. Affinity Family Medicine
- Pad Suite #2. Any Lab Test
- Pad Suite #3. Pharmacy