



FOR LEASE

THE PARK AT SAN TAN

SWC Loop 101 & Ray Rd | Chandler, AZ

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LOCATION DESCRIPTION

SWC Loop 101 & Ray Rd - Chandler

PROPERTY HIGHLIGHTS

- Beautiful Architecture Detailing in a Park-Like Setting
- 2,089 SF End Cap Restaurant with Patio; can be combined with the adjacent 1,109 SF former Poke Restaurant Space for 3,198 SF
- 1/4 mile West of the Loop 101 and less than 2 miles North of the Loop 202 along Ray Rd
- High Traffic & Employment Corridor
- Surrounded by Over 500K SF of Office Space
- 251 Apartment Complexes within a 5-mile radius and an additional 2,084 units Under Construction/Planned

AREA CO-TENANTS

WHOLE FOODS
MARKET

HONORHEALTH®

my sister's attic
luxury home consignment

Hash Kitchen

corepower
YOGA®

image
Salon Studios

FIREHOUSE
SUBS

Culver's

YOGIS GRILL
TERIYAKI ROLL

PANDA EXPRESS
CHINESE KITCHEN

CYCLEBAR®

RIP REFORMED PILATES

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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,109 - 2,089 SF	Lease Rate:	CONTACT FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	VIDEO
D101	FIREHOUSE SUBS	1,800 SF	-	-
D103	REWIND CRAFT SOFT SERVE + TEA	1,109 SF	-	-
D104	CHRISTOPHER'S FINE DIAMONDS	2,285 SF	-	-
D105	JOHN PATTERSON DENTAL	1,107 SF	-	-
D107	LUCKY LOU'S GRILL	3,221 SF	-	-
D201	Available	2,089 SF	END CAP RESTAURANT WITH PATIO - UP TO 3,198 SF AVAILABLE	-
D203	Available	1,109 SF	FORMER POKE RESTAURANT - UP TO 3,198 SF AVAILABLE	View Here
D205	YOGI'S GRILL	1,980 SF	-	-
D304	L'MAGE SALON STUDIOS	5,188 SF	-	-

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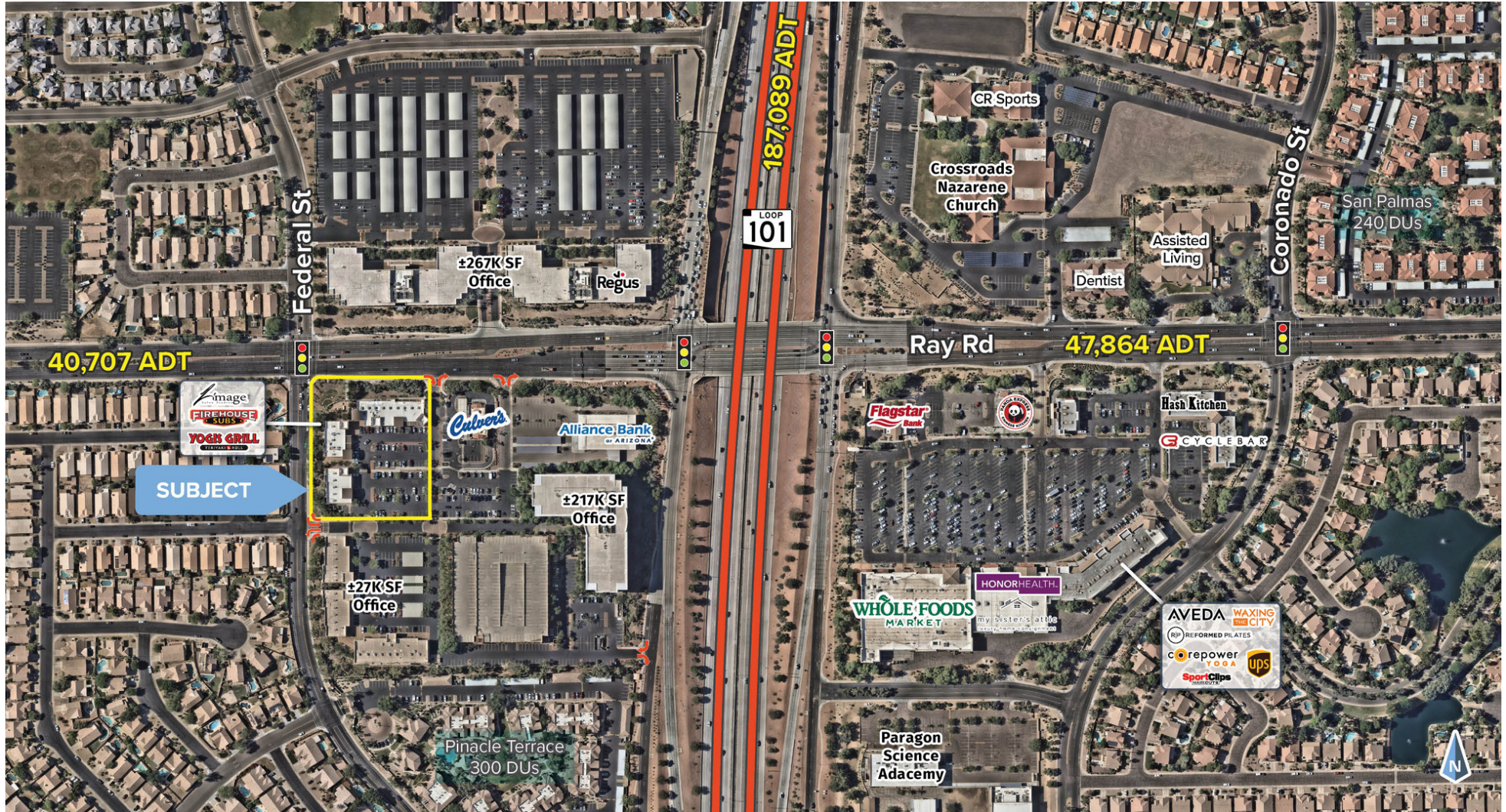
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,960	119,718	305,206
Median Age	37.3	39.0	37.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$109,117	\$104,601	\$95,914
Average	\$146,351	\$134,981	\$124,164



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	612	4,175	12,462
Employees	9,167	64,579	190,540
Daytime Population	18,827	128,530	355,623



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	64.5%	60.5%	57.5%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	75.9%	74.3%	72.3%
Services	8.8%	11.9%	13.3%
Blue Collar	15.4%	13.8%	14.4%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,239	49,624	128,416
Median Home Value	\$487,202	\$476,855	\$467,647

*2024 Demographic data derived from ESRI

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