



GALVESTON ST

54TH ST



±3.12 ACRES CORNER PAD AVAILABLE



**54TH ST &
GALVESTON ST**

CHANDLER, AZ



PROPERTY SUMMARY

Summary

AVAILABLE	3.12 Acres pad	PRICING	Call for Pricing
ZONING	PAD		

Property Highlights

- **Unique opportunity at one of the best power retail intersections** in the Southwest with approximately 2 million square feet of retail
- **Freeway pylon signage available, with over 6 million views per month**
- One of the **strongest retail intersections in Arizona**

Traffic Count

54TH ST

N: ±12,077 VPD (NB/SB)

S: ±10,280 VPD (NB/SB)

INRIX 2022

GALVESTON ST

E: ±3,117 VPD (EB/WB)

W: ±5,729 VPD (EB/WB)

&

I-10

N: ±178,500 VPD (NB/SB)

S: ±176,916 VPD (NB/SB)

ADOT 2022

RAY RD

E: ±19,082 VPD (EB/WB)

W: ±35,706 VPD (EB/WB)

Join



sam's club 

**GOLF
GALAXY**



WORLD MARKET



NWC

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ



SITE PLAN



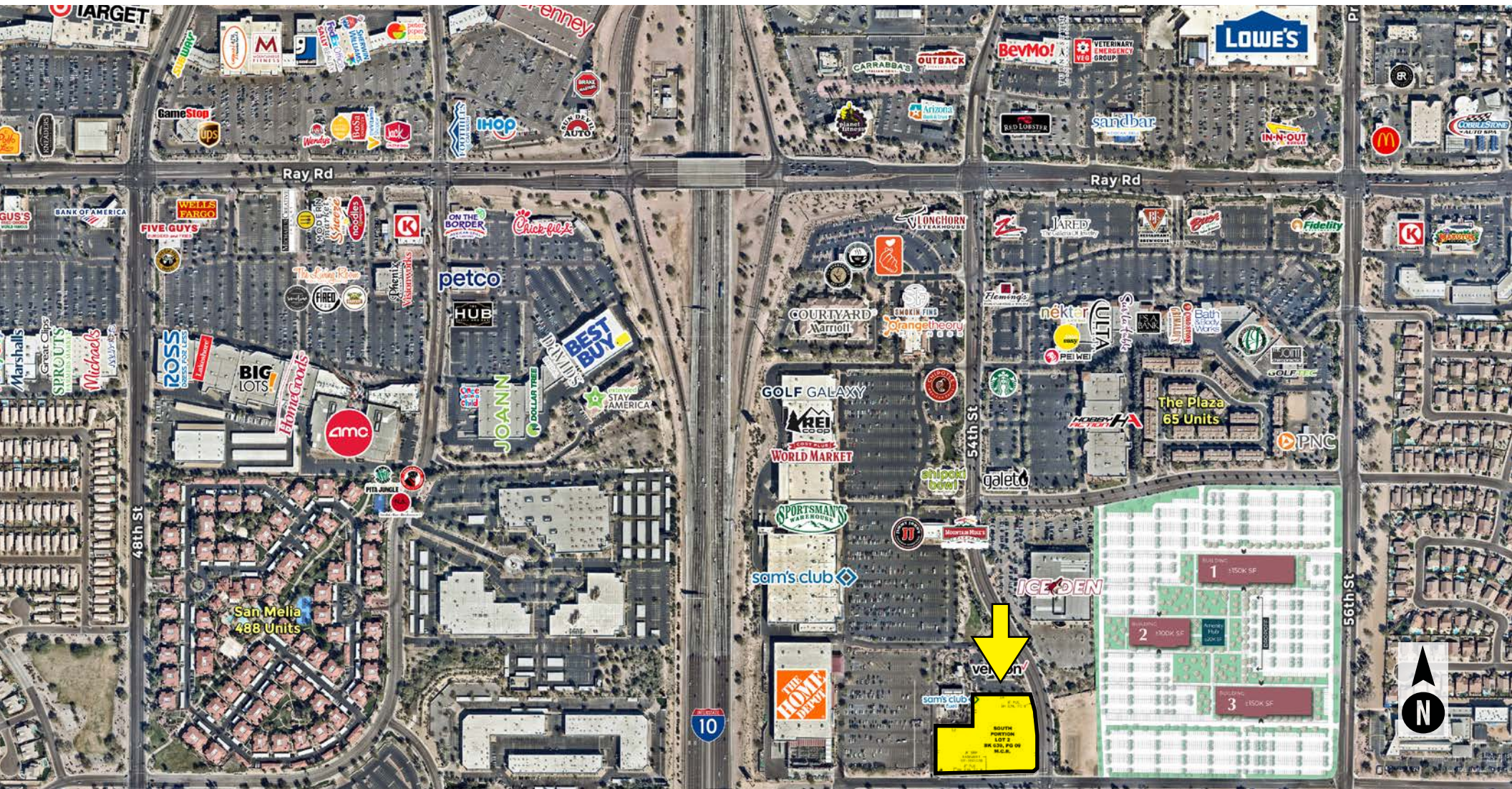
NWC

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ZOOM AERIAL



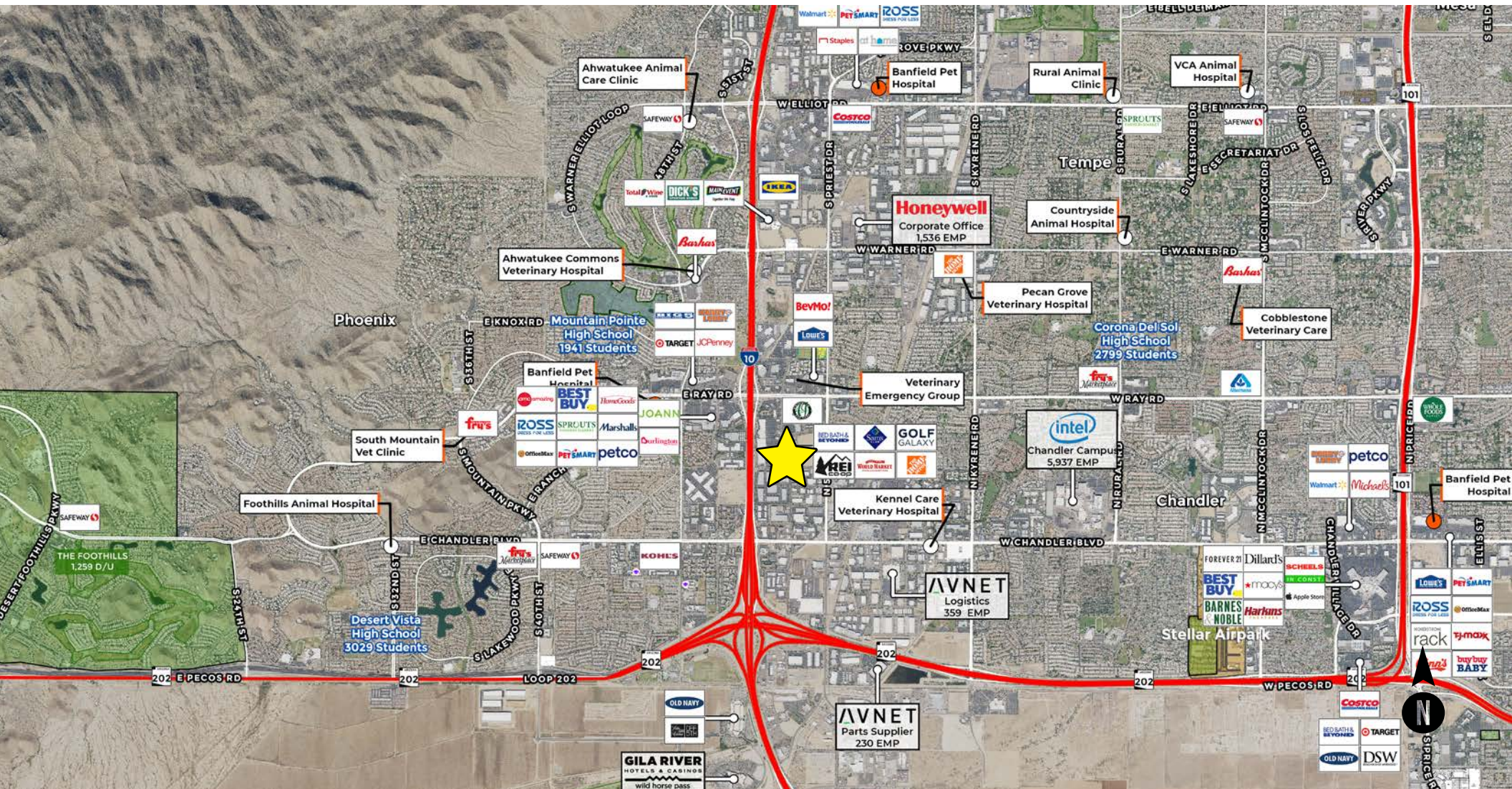
NWC

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WIDE AERIAL



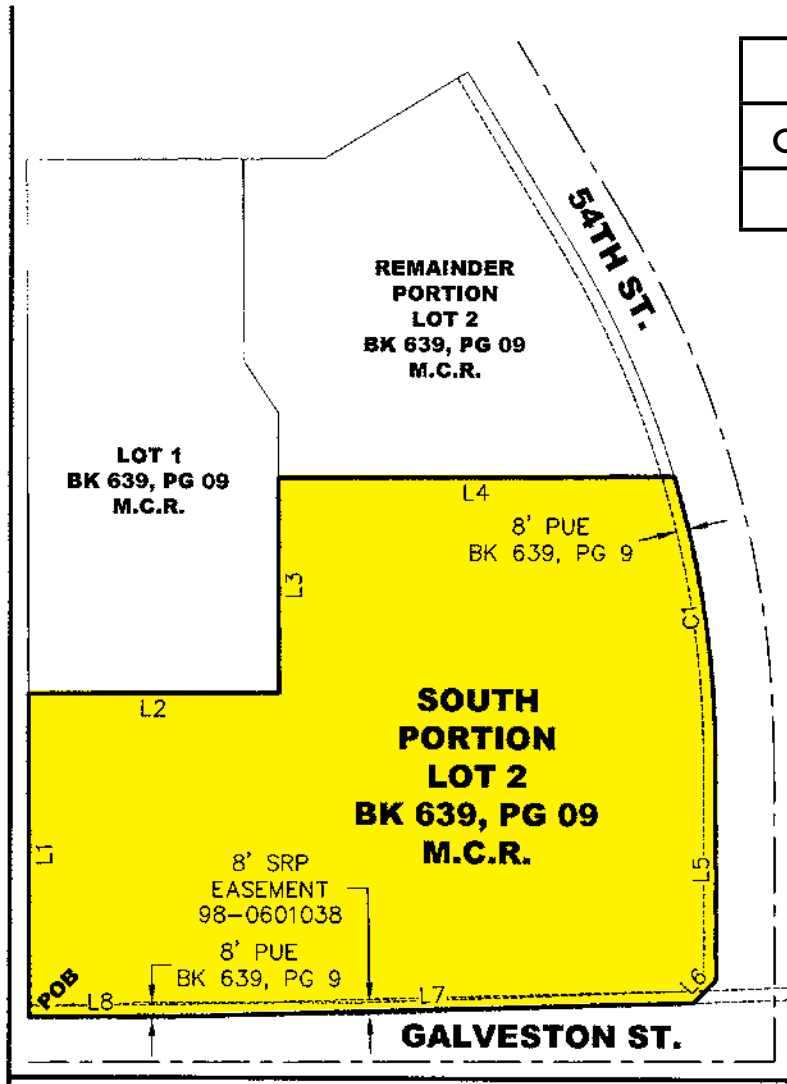
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SITE PLAN



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	12°24'48"	661.50'	189.50'	N8°30'56"W 188.85'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°18'34"W	214.29
L2	N89°41'26"E	166.67
L3	N0°18'34"W	142.63
L4	N89°41'26"E	263.33
L5	S0°18'34"E	145.96
L6	S43°58'28"W	21.48
L7	S88°15'30"W	346.61
L8	S89°41'26"W	95.46

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SEC I-10 & Ray Rd | Chandler, AZ

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pavilions

LEGEND

- 0-10 MINUTES
- 10-15 MINUTES
- 15-20 MINUTES

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pavilions



- LESS THAN 10 MINUTES TO LOOP 202 STACK
- LESS THAN 15 MINUTES TO AHWATUKEE
- LESS THAN 15 MINUTES TO US 60 & BROADWAY CURVE (I-10)
- LESS THAN 15 MINUTES TO CHANDLER FASHION CENTER
- POPULATION EXCEEDS 1 MILLION WITHIN 20 MINUTES

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DEMOS



Population

2022 Total Population	14,502	96,272	206,631
2027 Total Population	15,167	99,109	212,122



Daytime Population

2022 Total Daytime Pop	20,571	114,580	223,903
Daytime Worker	15,314	75,773	139,946
Daytime Residents	5,257	38,807	83,957



Households

2022 Households	6,401	39,609	83,864
2027 Households	6,665	40,744	86,044



Businesses

2022 Businesses	792	3,925	7,480
2022 Employees	13,141	62,897	109,032

2022 ESRI ESTIMATES
I-10 & RAY RD, CHANDLER, AZ



Incomes

Average HH Income	\$112,037	\$128,509	\$119,641
Median HH Income	\$83,454	\$95,667	\$88,122

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chandler pavilions

Chandler Pavilions

Located directly off I-10 and Ray Road with a full-diamond interchange, Chandler Pavilions boasts prominent freeway visibility and convenient access. Chandler Pavilions is bordered by Ahwatukee to the west and Chandler to the east, both of which are connected by Ray Road, a major east/west arterial. Because of its close proximity to the 202 and US Route 60, Chandler Pavilions has a strong regional draw, consistently pulling customers from within 30 square miles. Chandler Pavilions is shopping destination consisting of over 400,000 sf of retail and restaurant space. The subject property is a part of the Chandler Pavilions complex and contains approximately 160,000 sf of retail with an exciting tenant mix, including Home Depot and Sam's Club shadow anchors, REI, Golf Galaxy, Bed Bath & Beyond, Cost Plus, Chipotle, Mountain Mike's Pizza, and Jimmy John's, among others. Anchor and inline shops space opportunities are available; take advantage of the over 200,000 vehicles that travel past Chandler Pavilions each day!



exclusively listed by

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