



±3.12 ACRES CORNER PAD AVAILABLE



54TH ST & GALVESTON ST

CHANDLER, AZ



PHOENIX COMMERCIAL ADVISORS

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)

NWC

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ

Join



GOLF
GALAXY



WORLD MARKET



SITE PLAN



NWC

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

ZOOM AERIAL



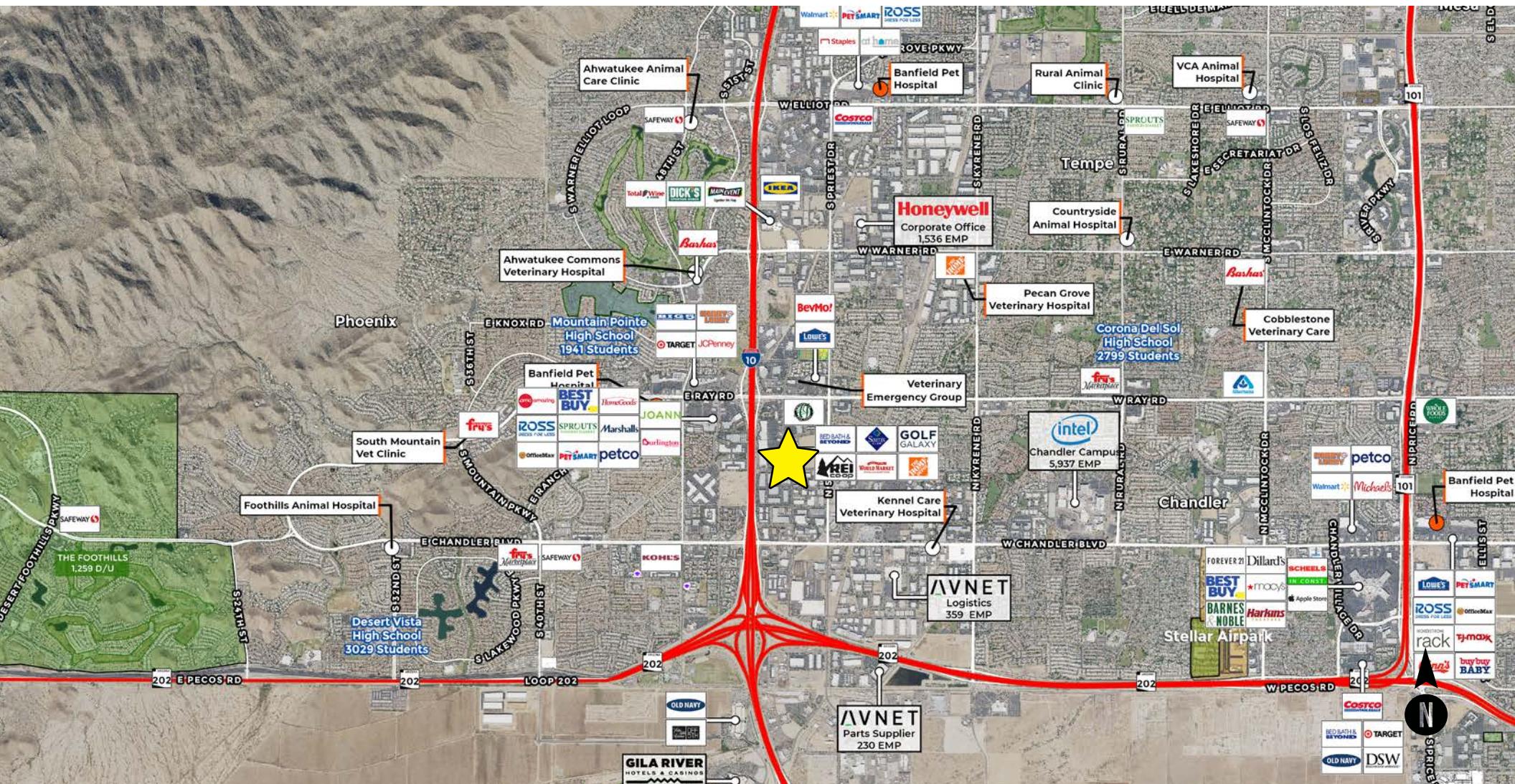
NWC

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ



WIDE AERIAL



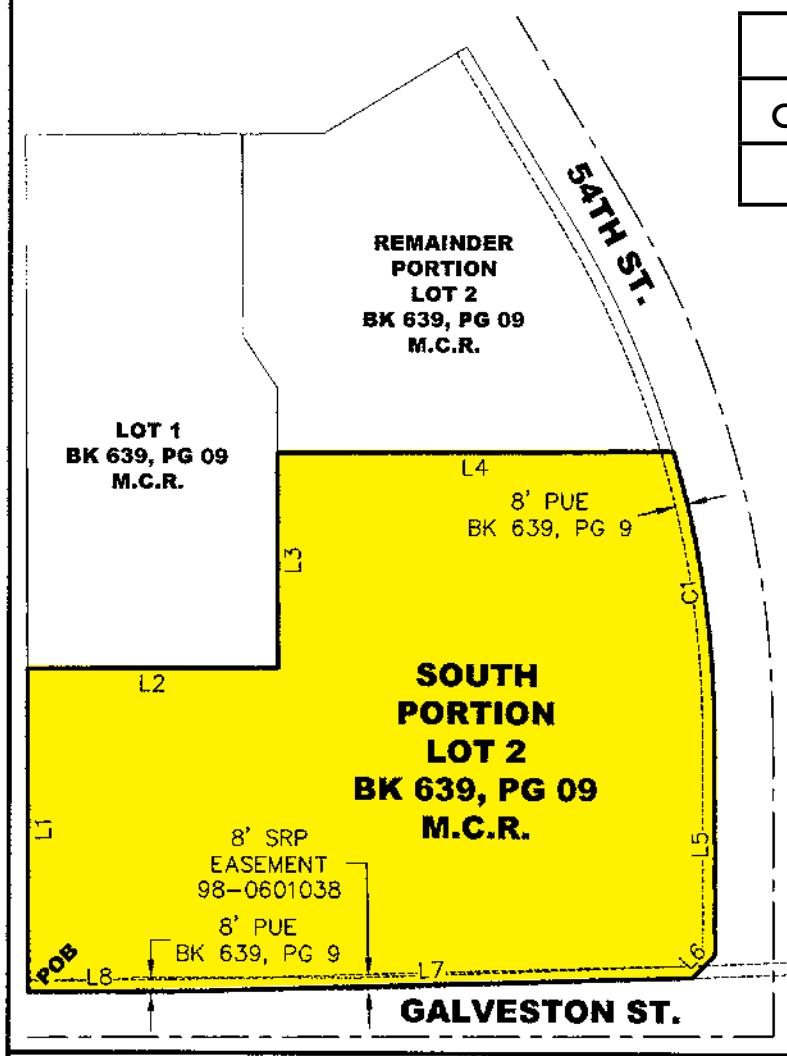
NWC

CORNER PAD AVAILABLE

NWC 54th ST & GALVESTON ST, CHANDLER, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

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 |

NWC

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

SEC I-10 & Ray Rd | Chandler, AZ

chandler pavilions



chandler 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

NWC

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

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 |

CORNER PAD AVAILABLE

NWC 54TH ST & GALVESTON ST, CHANDLER, AZ

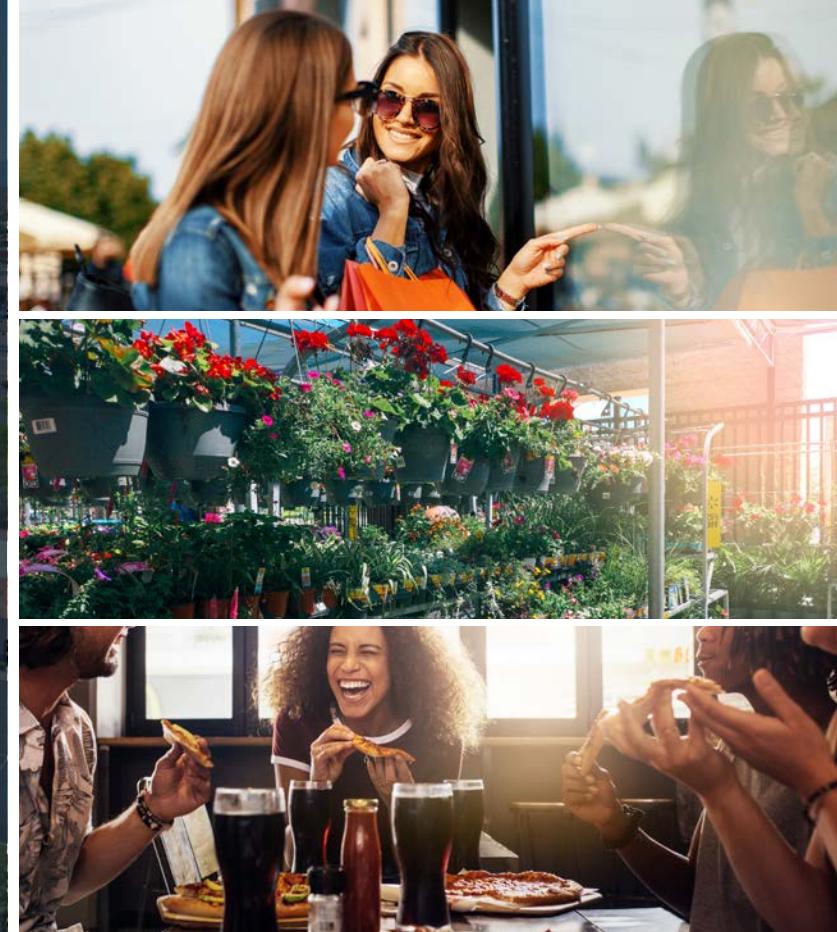
NWC

PCA
PHOENIX COMMERCIAL ADVISORS

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

ZACHARY PACE
(602) 734-7212
zpace@pcaemail.com

NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 8, 2023 3:43 PM

PCA
PHOENIX COMMERCIAL ADVISORS

CHAINLINKS
A MEMBER OF
RETAIL ADVISORS

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com