



**NOW LEASING**

**EXPECTED DELIVERY: JULY 2026**

18318 E Chandler Heights Blvd  
Gilbert, AZ 85298

**LEASING CONTACTS:**

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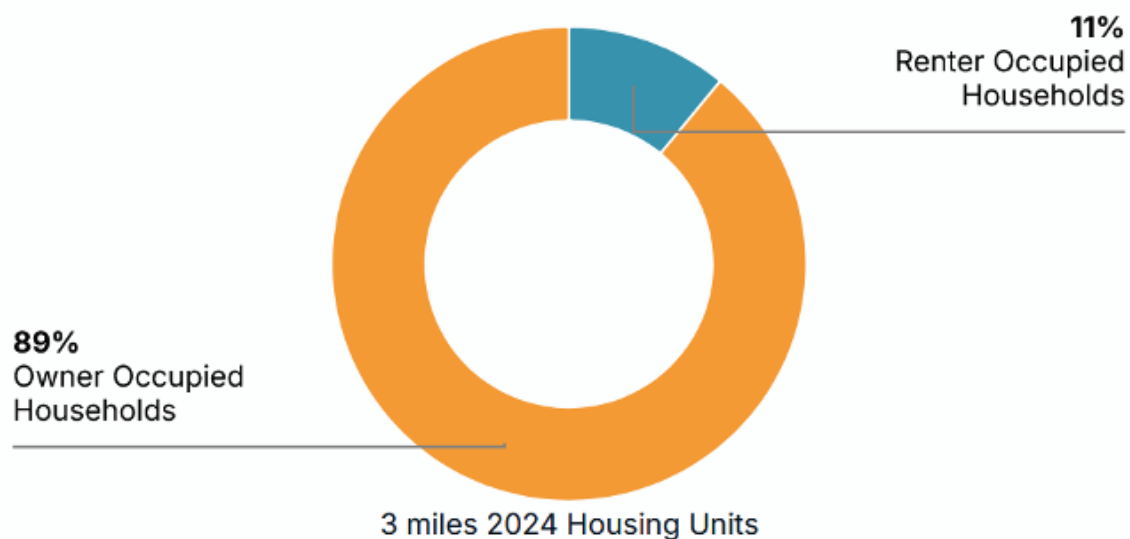
## PROPERTY HIGHLIGHTS

- Total Project Size: **12,000 SF**
- Available Suite Sizes: **1,500 SF to 9,000 SF**
- End Cap Availability with Patio
- Abundant Parking and Excellent Visibility

## LOCATION HIGHLIGHTS

- Cross Streets: Power Rd & Chandler Heights
- High Poluation Growth Area
- Very High Median HH Income Demographics
- Traffic Counts: ~ 19,000 VPD at Power & Chandler Heights

|                                   | 1 MI      | 3 MI      | 5 MI      |
|-----------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>                 | 3,760     | 61,400    | 144,362   |
| <b>MEDIAN AGE</b>                 | 42.1      | 38.6      | 36.1      |
| <b>AVG. HOUSEHOLD INCOME</b>      | \$159,790 | \$142,871 | \$142,279 |
| <b>BACHELORS DEGREE OR HIGHER</b> | 50%       | 42%       | 41%       |











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