

NORTHEAST CORNER SPECTRUM BLVD & PRICE RD

CHANDLER, AZ



PRICE RD

SPECTRUM BLVD

 VELOCITY RETAIL GROUP

NORTHEAST CORNER

SPECTRUM BLVD & PRICE RD

CHANDLER, AZ

**PARK PLACE
SHOP SPACE
AVAILABLE**

EXCLUSIVELY LISTED BY:

JOE HOYE

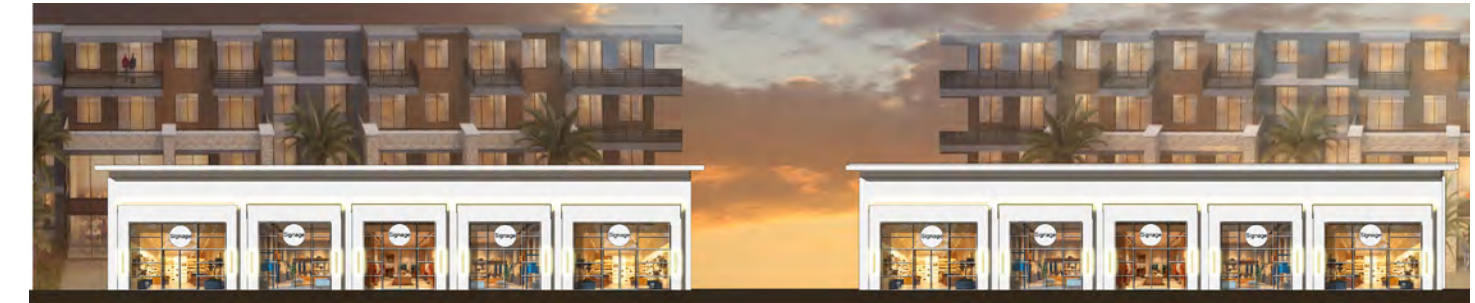
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SPECTRUM BLVD
& PRICE RD

PROPERTY HIGHLIGHTS

- High Visibility: Excellent corner exposure with a monument sign and 455 feet of Price Rd frontage.
- Easy Access: Convenient dual entry from Price Rd and Spectrum Blvd with ample parking.
- Affluent Demographics: Surrounded by households with ~\$141K median income and high consumer spending.
- Daytime Traffic: Located in Chandler's Price Corridor with major employers like Northrop Grumman, Toyota Financial, and Wells Fargo nearby.
- Freeway Proximity: Quick access to Loop 202 and Loop 101 for regional visibility and convenience.
- Growing Market: Area continues to expand with new retail, office, and entertainment developments





**Gila River
Indian Reservation**

LOOP
202

LOOP
202

COSTCO
WHOLESALE

Dillard's Harkins
The Style of Your Life. THEATRES

★ **macy's** **Cheesecake Factory**
SCHEELS

CHANDLER
FASHION CENTER

174,115 CPD

Fairfield
BY MARRIOTT

DRURY
INN & SUITES

Bashas'
Support Center



174,115 CPD

38,220 CPD

PRICE RD

SPECTRUM BLVD

**Future
Residential**

**NORTHROP
GRUMMAN**

HOMEWOOD SUITES
Hilton **Hampton**
BY HILTON

■ Highway ■ Streets ■ Property/Site ■ Development





DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	7,842	99,871	237,060
2025 TOTAL HOUSEHOLDS	3,387	40,057	94,403
MEDIAN HOUSEHOLD INCOME	\$134,471	\$140,764	\$141,734
2025 MEDIAN HOME VALUE	\$551,438	\$520,886	\$511,019
2025 TOTAL EMPLOYEES	10,543	39,642	104,747
2025 TOTAL BUSINESSES	474	4,419	11,601

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CHANDLER FASHION CENTER



1.5
MILES FROM
SUBJECT PROPERTY

CHANDLER, AZ



5.0
MILES FROM
SUBJECT PROPERTY

PHOENIX SKYHARBOR AIRPORT



16.2
MILES FROM
SUBJECT PROPERTY

FIREBIRD MOTORSPORTS PARK



7.1
MILES FROM
SUBJECT PROPERTY



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FOR LEASING INFORMATION:

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