

CHANDLER 101

±20.28 ACRES
FOR SALE

IN PREMIUM CHANDLER LOCATION



OVERVIEW



LOT SIZE:
±20.28 Acres
±883,396 SF



ZONING:
PAD
Planned Area Development

HIGHLIGHTS:



Most prominent intersection in southeast valley



Premier freeway visibility



11 hotels within 1 mile



Over 50 restaurants within 5 min



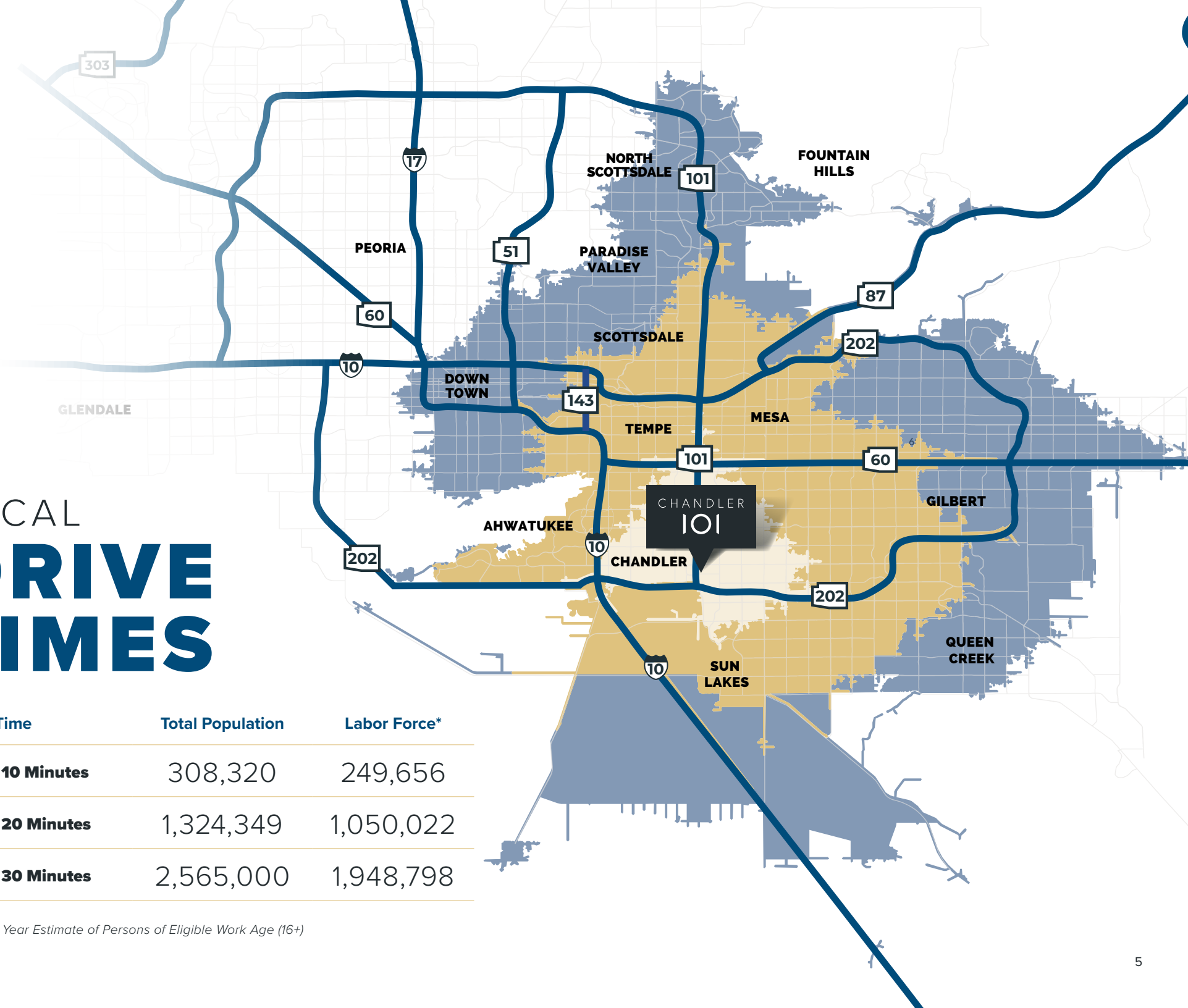
WALKABLE AMENITIES



LOCAL
DRIVE TIMES

Drive Time	Total Population	Labor Force*
10 Minutes	308,320	249,656
20 Minutes	1,324,349	1,050,022
30 Minutes	2,565,000	1,948,798

*Current Year Estimate of Persons of Eligible Work Age (16+)



AREA AMENITIES

1-3 MINUTE DRIVE

RESTAURANTS

- Benihana
- Starbucks
- Nekter Juice Bar
- Cafe Zupas
- Five Guys
- Chipotle Mexican Grill
- Jimmy John's
- Café Rio
- Pieology Pizzeria
- P.F.Chang's
- Pastries 'N' Chaat
- Subway
- Firebird Wood Fired Grill
- Hop Social Tavern
- Yogurtland
- Abuelo's Mexican
- Red Robin
- Wildflower Bread Company
- Rubio's
- California Pizza Kitchen
- Buffalo Wild Wings
- Famous Dave's BBQ
- Freddy's Frozen Custard & Steakburgers

RESTAURANTS

- Jamba Juice
- Panda Express
- Thai Express
- The Keg Steakhouse & Bar
- The Cheesecake Factory
- The Old Spaghetti Factory
- Villa Fresh Italian Kitchen
- The Sicilian Butcher
- Panera Bread
- Thirsty Lion Gastropub

RETAIL

- Apple Store
- Nordstrom
- Macy's
- Scheels

HOTELS

- SpringHill Suites by Marriott
- Cambria Hotel
- Hilton

SERVICES

- BBVA Bank
- Wells Fargo Bank
- Bank of America

5 MINUTE DRIVE

RESTAURANTS

- The Parlay Kitchen & Cocktails
- Fired Pie
- Dunkin
- Salad and Go
- Potbelly Sandwich Shop
- Dutch Bros
- La Madeleine French Bakery
- Aspire Jumpin Java
- Thai Rama
- Maskadores Taco Shop
- Hash Kitchen
- Los Taquitos
- Pokitrition
- The Crowned Egg
- Culver's
- Lucky Lou's American Grill
- La Madeleine
- Chou's Kitchen
- Yama Sushi House

RETAIL

- Target
- Costco
- Whole Foods

SERVICES

- Arizona Bank & Trust
- Verizon

HOTELS

- Marriott Courtyard
- Element Chandler Fashion Center
- Towne Place Suites
- Hyatt Place Chandler Fashion Center
- Drury Inn & Suites
- Homewood Suites
- Hampton Inn
- Staybridge Suites



POPULAR LOCAL EVENTS





GENERATIONAL **MIXED USE POTENTIAL**

Chandler101 sits on underlying PAD zoning, which will help the developer maximize their vision to create the generational mixed-use project that the best site in the southeast valley merits.

THE **PROJECT**

THE PROJECT WAS DESIGNED TO INCLUDE



Up to ±1 million SF of office



Freeway signage



200 Multifamily Units



6:1,000 parking



Up to 30,000 SF of Retail

AREA DEMOGRAPHICS



2023 POPULATION CURRENT YEAR ESTIMATES

1 MILE	3 MILES	5 MILES
15,060	114,884	272,350



2028 POPULATION 5 YEAR PROJECTION

1 MILE	3 MILES	5 MILES
15,983	115,850	273,901



2023 AVERAGE VALUE OF OWNER OCCUPIED HOUSING UNITS

1 MILE	3 MILES	5 MILES
\$447,292	\$457,910	\$445,369



2023 AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$114,985	\$124,944	\$126,881



2028 AVERAGE HOUSEHOLD INCOME PROJECTION

1 MILE	3 MILES	5 MILES
\$130,025	\$142,625	\$145,123



2023 MEDIAN AGE

1 MILE	3 MILES	5 MILES
34.4	36.6	36.7



BEST CITY FOR BUSINESS - 2023

(Arizona Chamber of Commerce and Industry)



BEST CITIES TO RAISE A FAMILY IN THE WEST - 2022

(Dwellics)



TOP PLACES TO LIVE IN AZ - 2022

(WalletHub, 2018)



BEST CITY FOR RENTERS - 2022

(Wallet Hub)

CHANDLER 101

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