

COPPER POINT

4030-4080 W Ray Road, Chandler, AZ

±1,302-2,075 SF Available



SITE SOURCE



DENA ZELL

DIR: (602) 386.5691

dzell@camcre.com

TRENT WILSON

DIR: (602) 386.3733

twilson@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY HIGHLIGHTS

- Suite AB 27: ±1,850 SF Endcap Available
- Suite D 7: ±1,302 Available (Do Not Disturb Tenant)
- Suite D 12-13: ±2,075 SF Available (Former Restaurant)
- Located 1-mile West of Loop 101 Pima Freeway
- Strong tenant mix
- Zoning C2, City of Chandler

TENANTS & TRAFFIC



N McClintock Dr: 20,447 VPD

E Ray Rd: 19,039 VPD

S McClintock Dr: 22,673 VPD

W Ray Rd: 18,837 VPD



DENA ZELL

DIR: (602) 386.5691

dzell@camcre.com

TRENT WILSON

DIR: (602) 386.3733

twilson@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

SITE PLAN

LEGEND

 Available

 Not A Part



AB27
AB26
AB 23/25
AB21
AB20
AB19

C18
C17
C16
C15
C14

D 12/13
D11
D10
D 8/9
D 7
D 5/6
D4




2
1



NOT A PART

N McClintock Rd (±22,673 VPD)

E Ray Rd (±19,039 VPD)

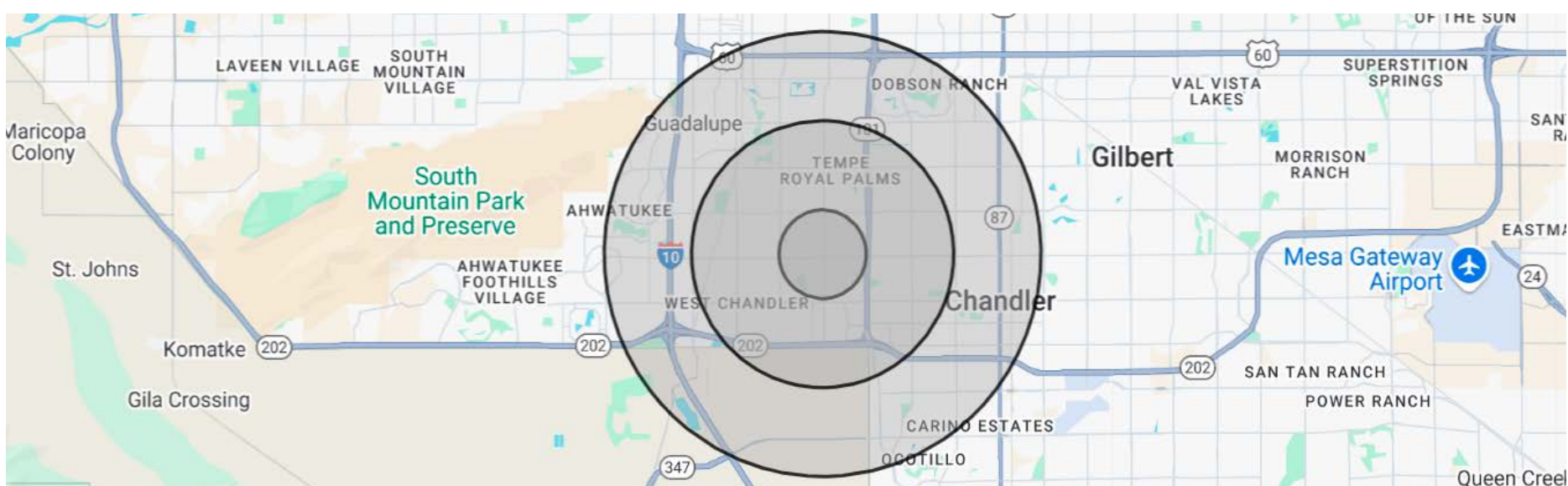
Suite	Tenant	SF
Anchor	Albertsons	60,080
SHOPS AB		
19	Tianmei Spa	1,051
20	State Farm Insurance	1,033
21-22	Chandler Family Dental	1,882
23-25	Sumit's Yoga	3,747
26	Pho Mai	1,482
27	AVAILABLE	1,850
SHOPS C		
14	Paradise Biryani Pointe	1,490
15	5 Star Barber	1,163
16	Pink Nails	1,169
17	Sharkey's Cuts for Kids	1,164
18	Advance Chiropractic	1,423
SHOPS D		
1-3	AAA Arizona Insurance	4,156
4	Desert Bloom Flooring	1,487
5-6	E-Smoke	1,782
7	COMING AVAILABLE (Do Not Disturb Tenant)	1,302
8-9	Mariner Finance	2,060
10	Flirt Hair Salon	1,296
11	Kumon	1,296
12-13	AVAILABLE	2,075
PAD BLDG		
1	Tott's Asian Diner	1,802
2	Live Hydration Spa	1,283
3	Starbucks	1,500
PAD	Shell (Not a Part)	--



**Capital
Asset
Management**

DENA ZELL
DIR: (602) 386.5691
dzell@camcre.com

TRENT WILSON
DIR: (602) 386.3733
twilson@camcre.com



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	17,997	106,535	324,096
Current Year	16,793	99,160	301,132
Growth Current Year - 2029	1.4%	1.5%	1.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,884	42,175	128,963
Current Year	6,421	39,227	119,720
Growth Current Year - 2029	1.4%	1.5%	1.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$130,313	\$121,082	\$104,520
Median Household Income	\$105,673	\$98,548	\$83,571

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



DENA ZELL

DIR: (602) 386.5691
dzell@camcre.com

TRENT WILSON

DIR: (602) 386.3733
twilson@camcre.com