

The Falls
1045 W Queen Creek Rd, Chandler, AZ

Visits **907.9K**

+21

Ocotillo Plaza
2860 S Alma School Rd, Chandler, AZ

Visits **2.5M**

+32

Ocotillo Fiesta
3065 3125 And 3165 S Alma School Rd, Chandler, AZ

Visits **1.2M**

+7

Las Tiendas Village
2815 S Alma School Rd, Chandler, AZ

Visits **2.5M**

+19

W QUEEN CREEK RD

SITE

S ARIZONA AVE

MIXED-USE PROJECT
345 HOMES &
GROUND FLOOR RETAIL

**FOR SALE, GROUND
LEASE, OR BTS**

W/NWC ARIZONA AVE &
QUEEN CREEK RD
CHANDLER, AZ 85286

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LEVROSE
COMMERCIAL REAL ESTATE



W/NWC ARIZONA AVE & QUEEK CREEK RD

PROPERTY INFORMATION

PRICING DETAILS

CALL FOR INFORMATION

Lease
Ground Lease
BTS

CROSS STREETS

Queen Creek Rd &
Arizona Ave

LOT SIZE

±1.15 AC

PARCEL

303-36-621 & 281F

ZONING

PAD



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- Fully Approved plans for a Child Care Facility
- ±1.15 AC PAD for Sale, GL, or BTS
- 2 Miles South of Loop 202
- Strong Demographic Area with Population of 15,049 and Average
- Household income of \$133,223 within 1 mile
- Great Location for Medical Office

NEARBY RETAILERS



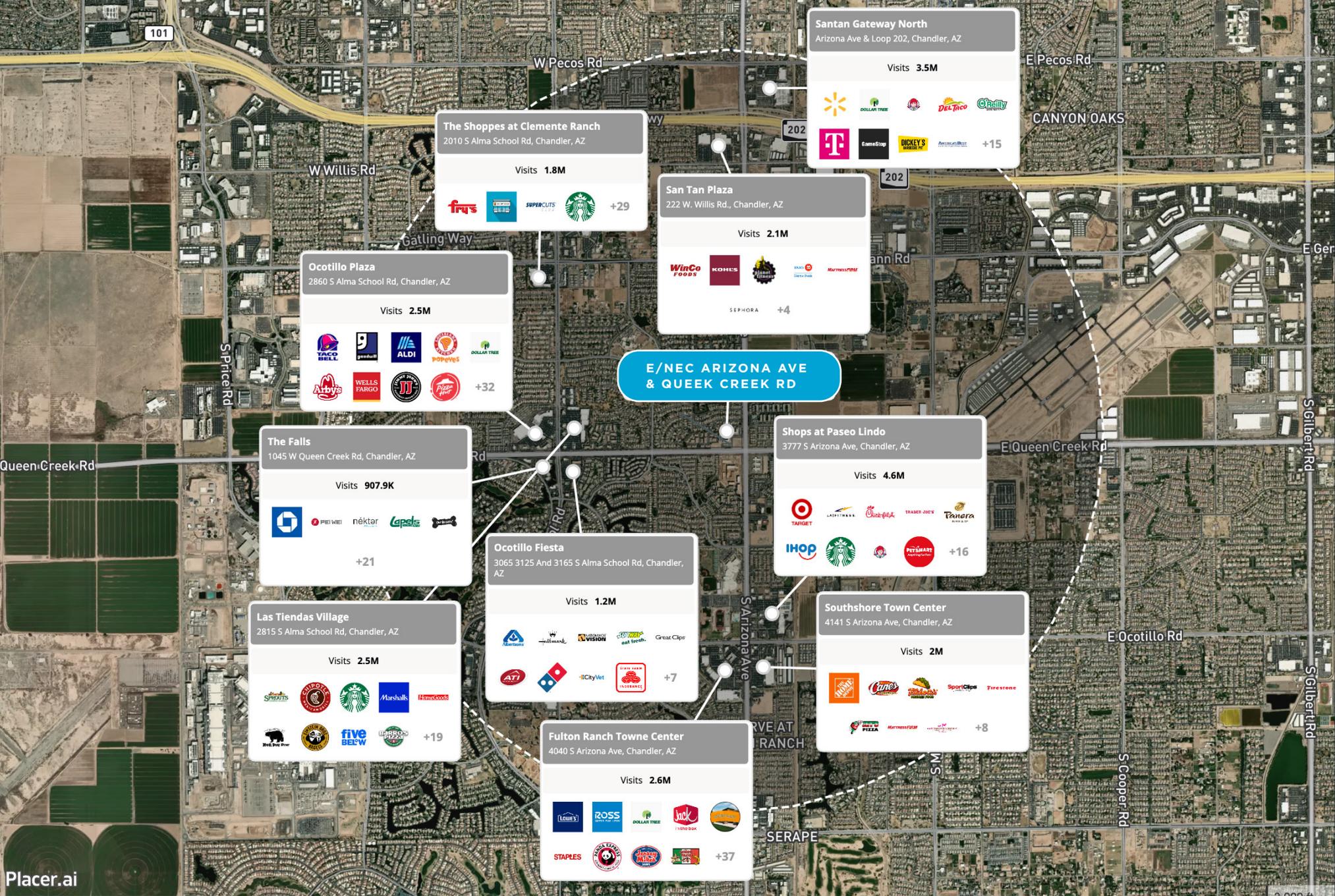
MADERA CHANDLER & CHANDLER FARMS UNDER CONSTRUCTION

MIXED-USE PROJECT | 345 HOMES & GROUND FLOOR RETAIL

- 345-unit, Class A garden-style community by Mill Creek Residential
- Seven 3-story buildings | 1-, 2- & 3-bedroom floor plans
- Modern interiors with quartz countertops, stainless appliances & smart-home features
- Resort-style pool + spa, sky lounge & expansive clubhouse
- Two-story fitness center with yoga/spin studio
- Located on Arizona Avenue just south of Queen Creek Rd
- Immediate access to Loop 202 & surrounding South Chandler retail



CLICK TO LEARN MORE



AERIAL OVERVIEW

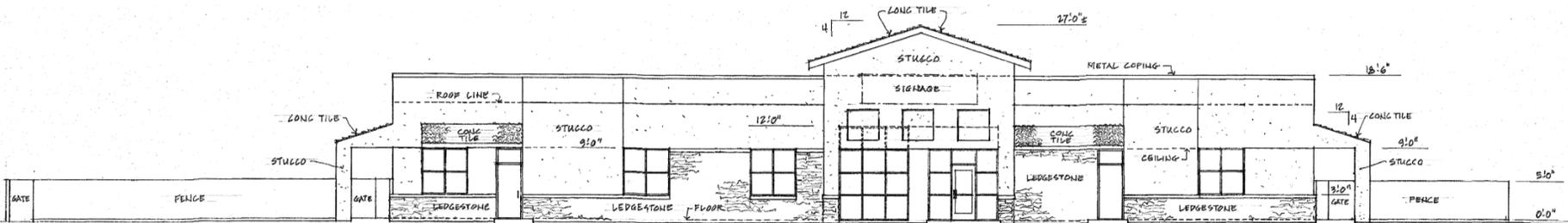
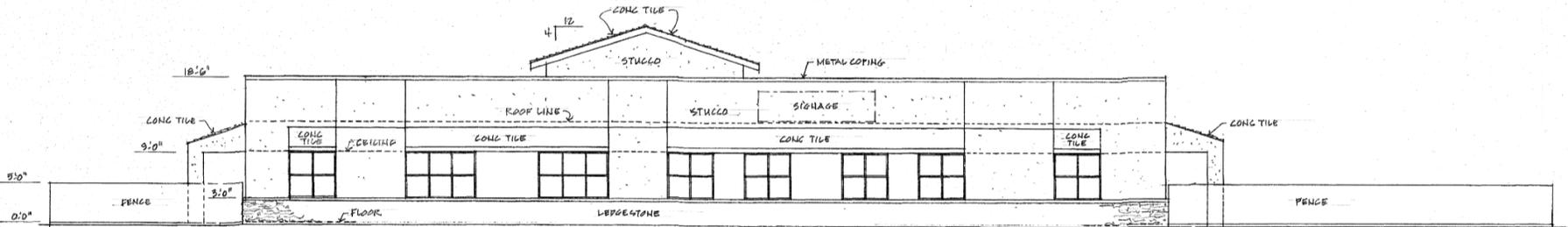
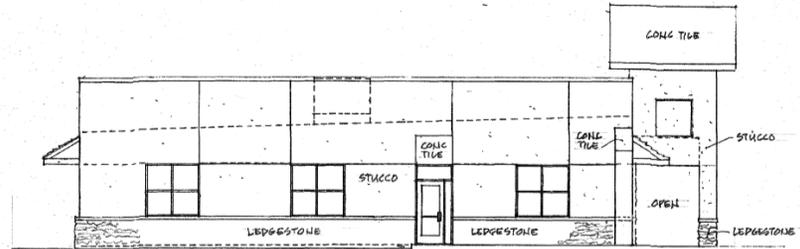
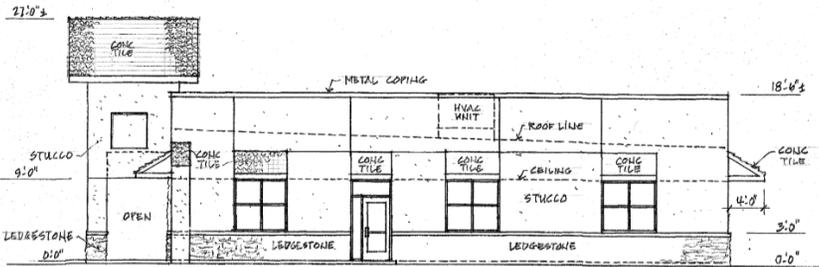
Top 10 Retail Centers Based on Annual Visits Within A One-Mile Radius



AERIAL OVERVIEW

Irreplaceable Location with Immediate Access to Major Employment & Retail Hubs

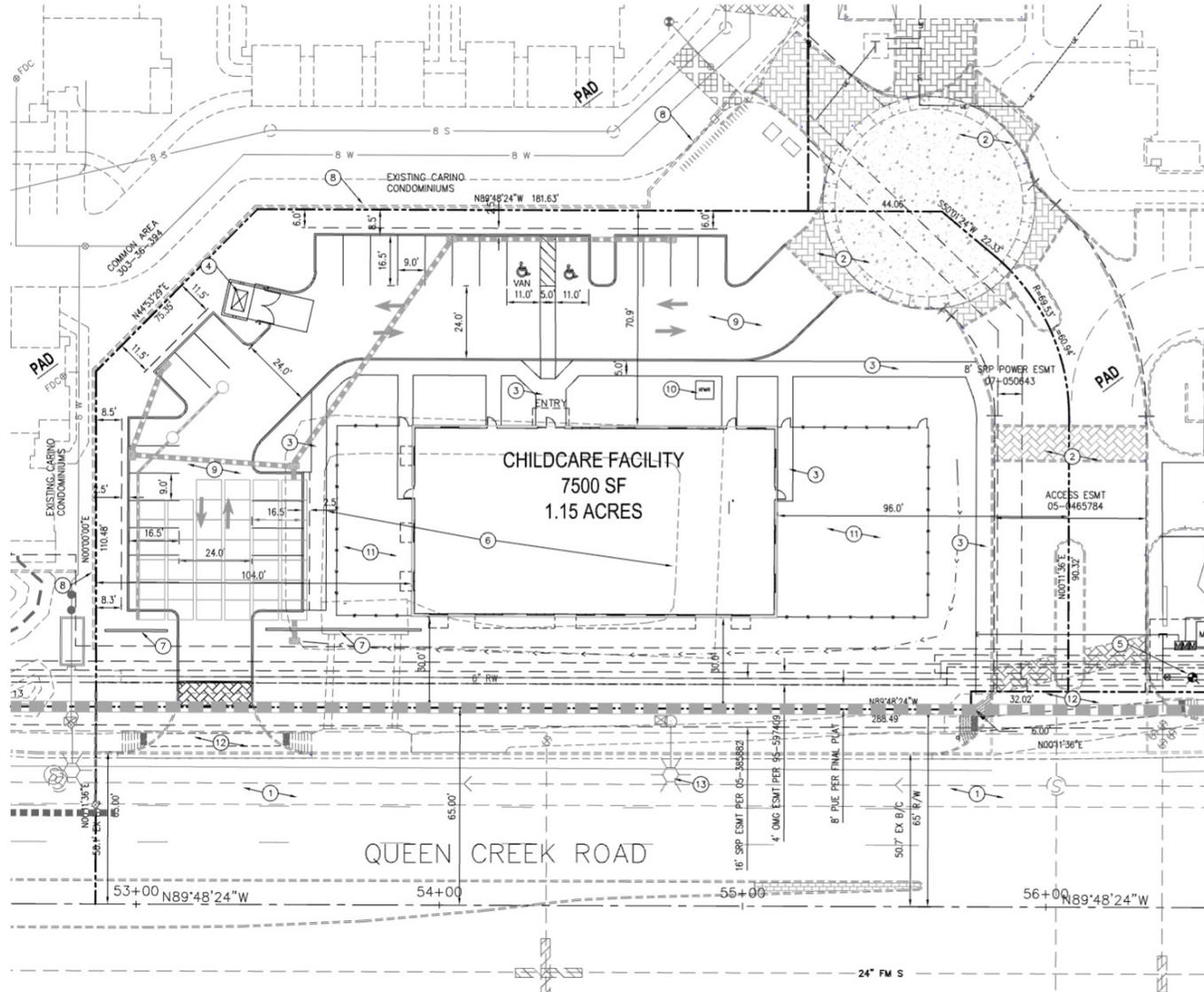
APPROVED ELEVATIONS



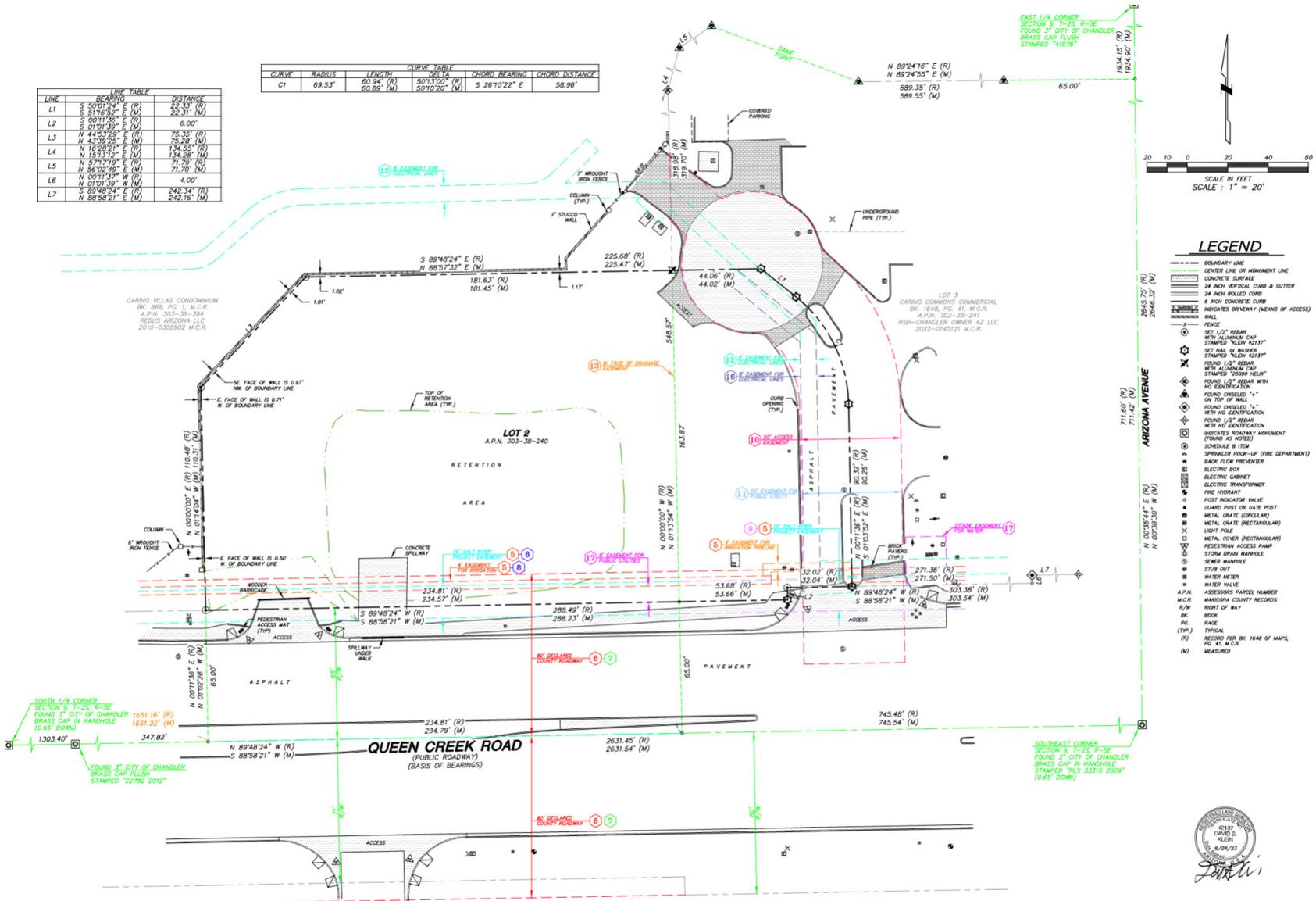
CONCEPTUAL RENDERINGS



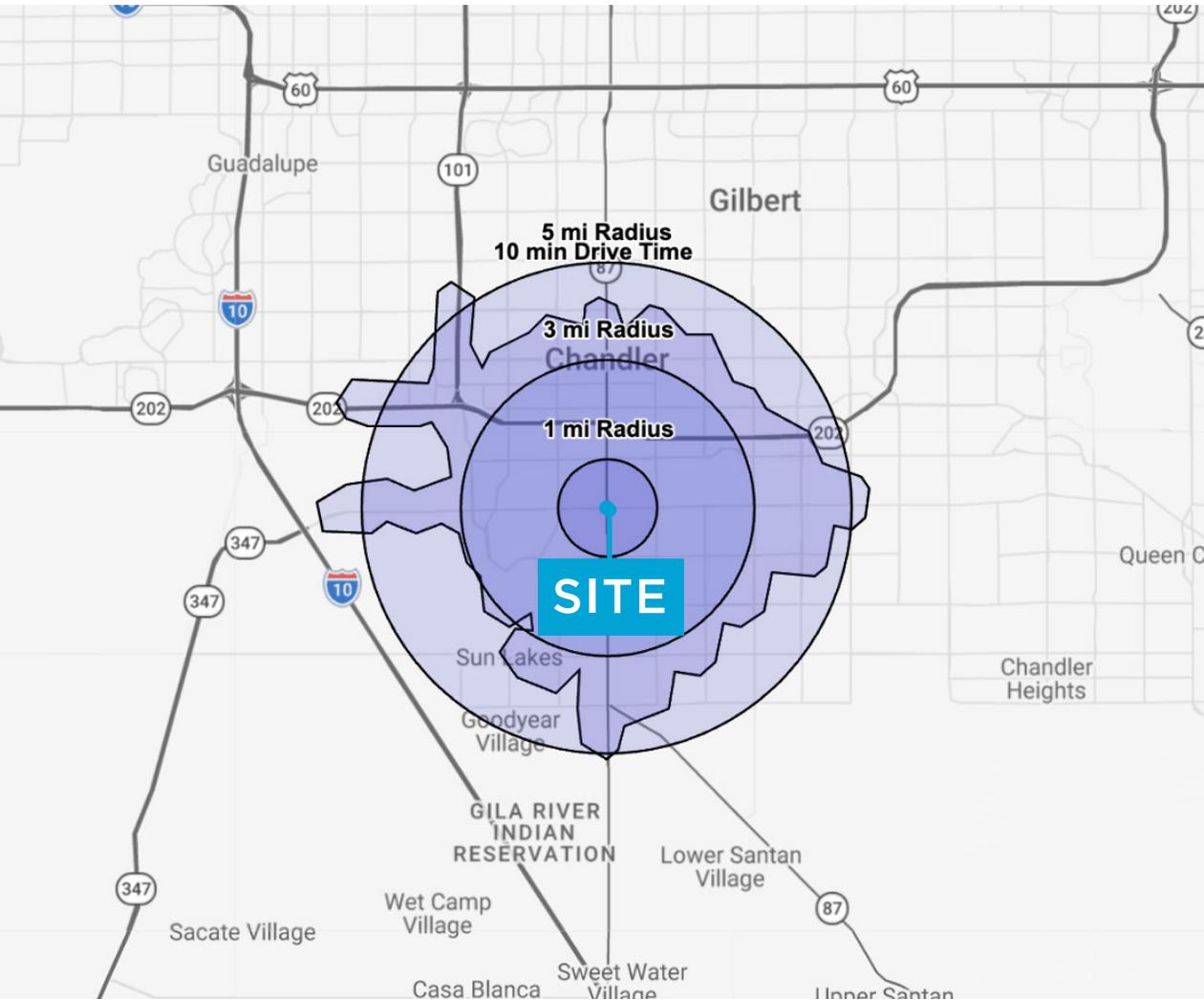
SITE PLAN



PLAT MAP



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,969	101,139	215,028
2029	10,825	113,476	242,379

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,566	40,451	84,353
2029	3,887	45,595	95,504

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$93,529	\$80,318	\$87,738

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$323,850	\$274,343	\$45,731

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,217	16,230	34,748

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	555	2,170	4,384

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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