

# WATERMARK AT CHANDLER PARK

2430 S Gilbert Road, Chandler AZ 85286



965 SF AVAILABLE



**CAPITAL ASSET MANAGEMENT**

2701 E Camelback Rd • Suite 170 • Phoenix, AZ 85016



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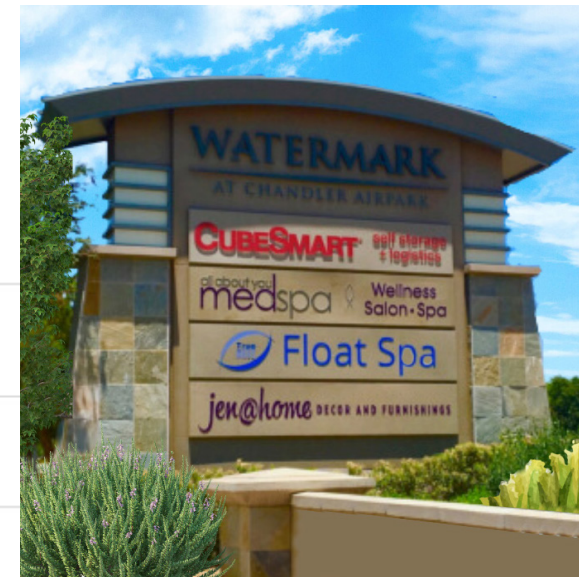
## PROPERTY DESCRIPTION

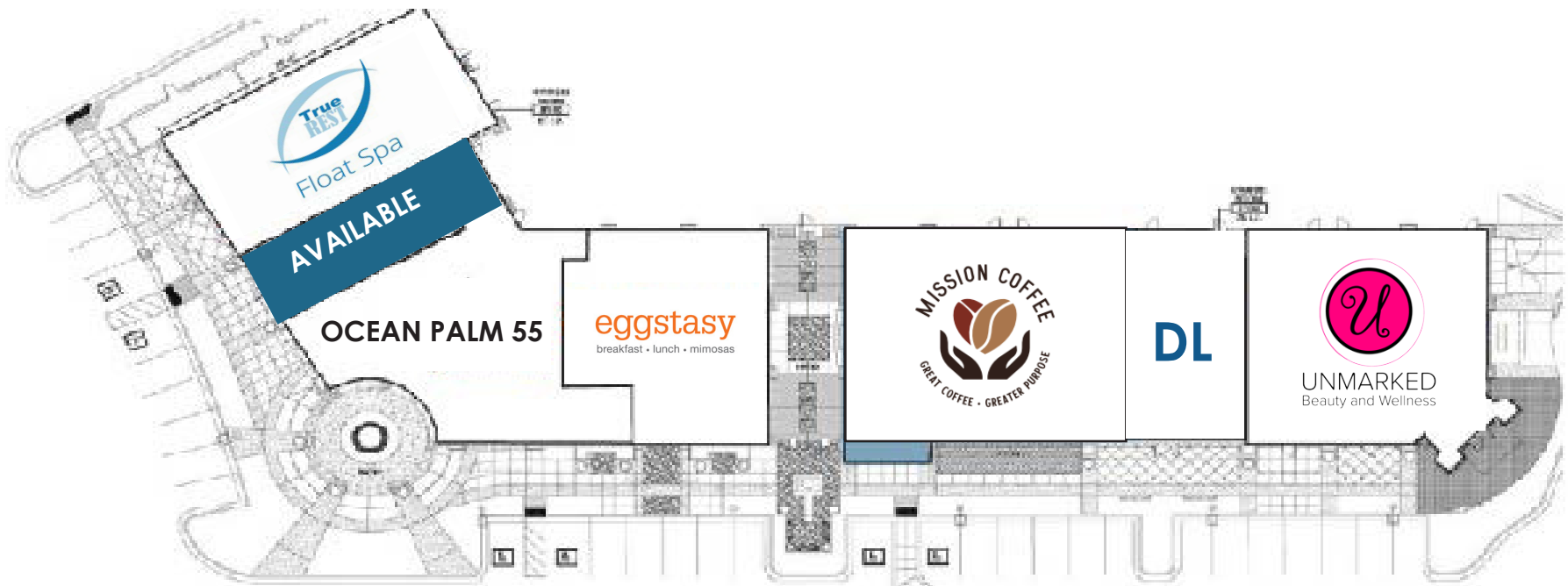
- 965 SF Available
- Retail and medical office tenants
- Lifestyle Neighborhood Center featuring approximately 21,305 square feet of specialty shops, restaurants and services catering to affluent Chandler and Gilbert residents.
- Award winning design and architecture
- Ample parking
- Located just South of the San Tan 202 on Gilbert Road.
- Within 5 miles: 258,904 population, \$100,839 average income, 64,081 full-time workplace employees and 196,178 daytime population.



## NEARBY RETAILERS





## SHOPS B & C

B-1	EGGSTASY	3,711
B-6	OCEAN PALM 55	3,798
B-7	AVAILABLE	965
B-8/9	TRUE REST FLOAT SPA	2,778
C-1	UNMARKED BEAUTY & WELLNESS	3,778
C-4	DAKOTA LONDON	1,700
C-7	MISSION COFFEE & TEA	4,575





# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,727	73,370	261,170
Average Age	31.5	36.5	36.3
Average Age (Male)	33.9	34.9	35.6
Average Age (Female)	30.8	38.0	37.5



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$143,247	\$126,172	\$116,641
Average House Value	\$419,628	\$381,519	\$352,380



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	1,702	24,839	93,586
# of Persons per HH	3.4	3.0	2.8



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	-	-	-
Workers	-	-	-
Residents	-	-	-



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Households	-	-	-
2025 Households	-	-	-

