

Children's Educational / Entertainment Facility OR
Potential Redevelopment Opportunity with Drive-Thru

6919 W. Ray Rd. | Chandler, AZ 85226

For Sale or Lease





363' Frontage
on Ray Road



99,958 VPD
at the Intersection



\$107,000
Avg. HH Income (1 Mile)

301-68-973
Parcel ID
±1.9 Acres
Lot Size
PAD
Zoning
±20,000 SF
Building Size
1998
Year Built

One-of-a-kind children's entertainment/adventure center - the interior boasts a high-end build out that represents millions of dollars of building improvements and unique features

Great exposure and access - on Ray Road, feet from signalized intersection of N. 56th St. and 1/2 mile from I-10 Freeway

Tour the building virtually,
click on logo



6919 6909 W. Ray Rd.
Chandler, AZ 85226

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Pad site is at the front of **Chandler Crossing** shopping center with a great mix of tenants and is surrounded by high density housing

Building can be modified or redeveloped for a variety of uses such as proposed drive-thru pad, retail, urgent care, drugstore, automotive, daycare, medical, or dental

For info on **sale** of
property, click on logo



For info on **lease** of
property, click on logo



Nishel Badiani

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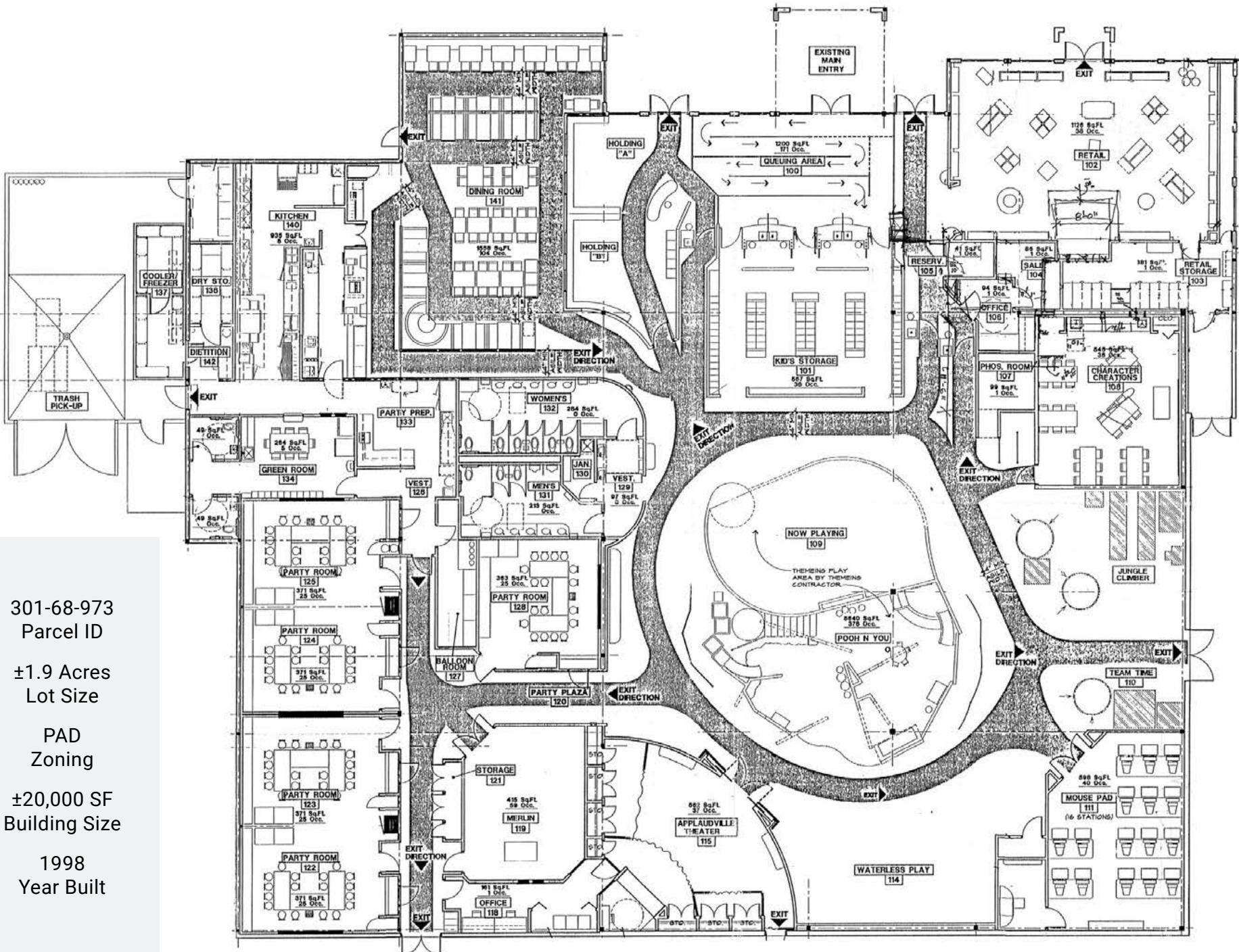


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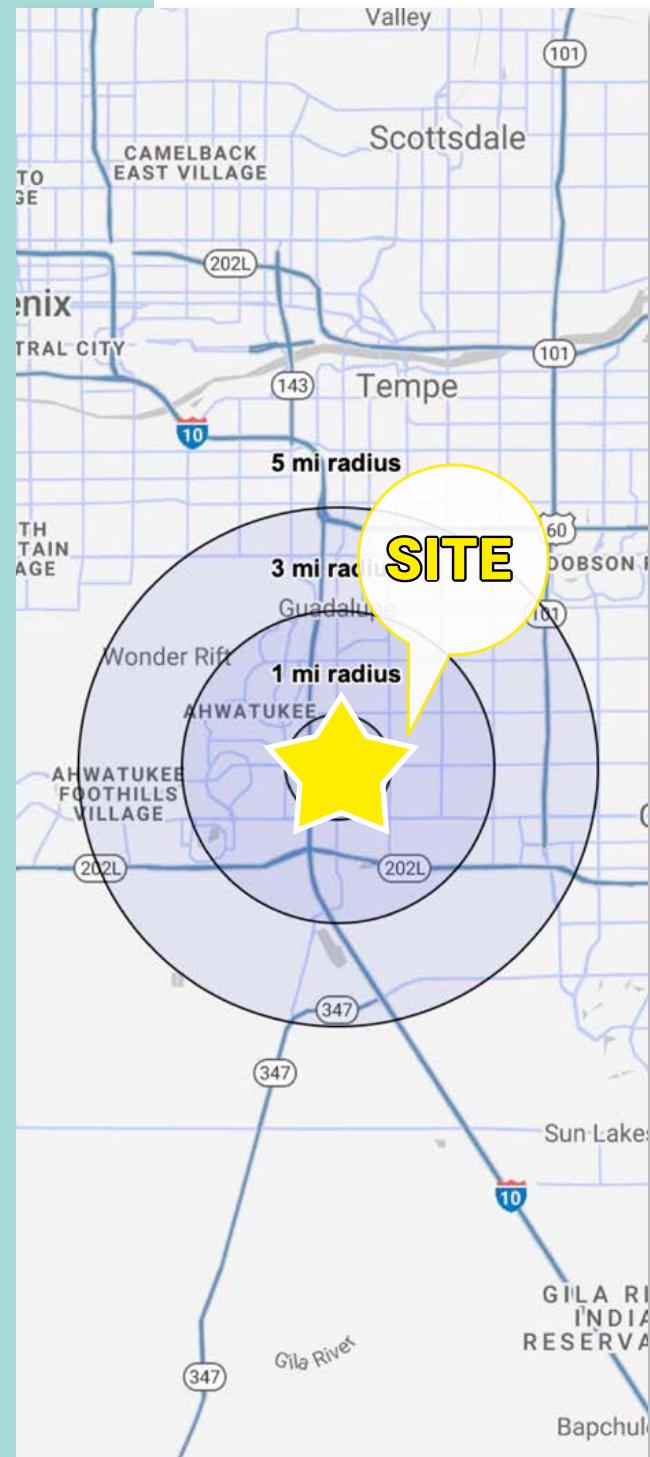


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1 Mile	2 Mile	3 Mile	Population
12,331	100,925	221,602	2020 Estimated Population
13,474	109,782	240,896	2025 Projected Population
1.9%	1.8%	1.7%	Projected Annual Growth 2020 to 2025
35.4	38.0	36.8	2020 Est. Median Age
Households/Housing			
5,032	41,742	90,778	2020 Estimated Households
5,270	43,548	94,683	2025 Projected Households
\$333,158	\$333,662	\$311,644	2020 Median Home Value
\$1,099	\$1,093	\$1,062	2020 Median Rent
Businesses/Employees			
825	4,742	9,129	2020 Est. Total Businesses
14,073	61,977	114,666	2020 Est. Total Employees
\$94,600	\$119,139	\$107,034	2020 Est. Average Household Income
73.6%	72.7%	69.8%	2020 White Collar Workers
26.4%	27.3%	30.2%	2020 Blue Collar Workers
Consumer Expenditures			
\$341.6 M	\$3.32 B	\$6.68 B	2020 Est. Total Household Expenditure
\$12.18 M	\$118.63 M	\$237.58 M	2020 Est. Apparel
\$19.39 M	\$190.85 M	\$381.27 M	2020 Est. Entertainment
\$52.29 M	\$503.99 M	\$1.02 B	2020 Est. Food, Beverages, Tobacco
\$12.03 M	\$118.37 M	\$236.72 M	2020 Est. Furnishings, Equipment
\$30.7 M	\$298.8 M	\$603.26 M	2020 Est. Health Care, Insurance
\$110.54 M	\$1.07 B	\$2.15 B	2020 Est. Household Operations, Shelter,
\$6.45 M	\$63.1 M	\$126.58 M	2020 Est. Miscellaneous Expenses
\$4.58 M	\$44.61 M	\$89.65 M	2020 Est. Personal Care
\$62.44 M	\$606.19 M	\$1.22 B	2020 Est. Transportation

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