

**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

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

Tour the building virtually,
click on logo



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



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



6919 6909 W. Ray Rd.
Chandler, AZ 85226

Nishel Badiani
602.920.0150 | nishel@investorarizona.com

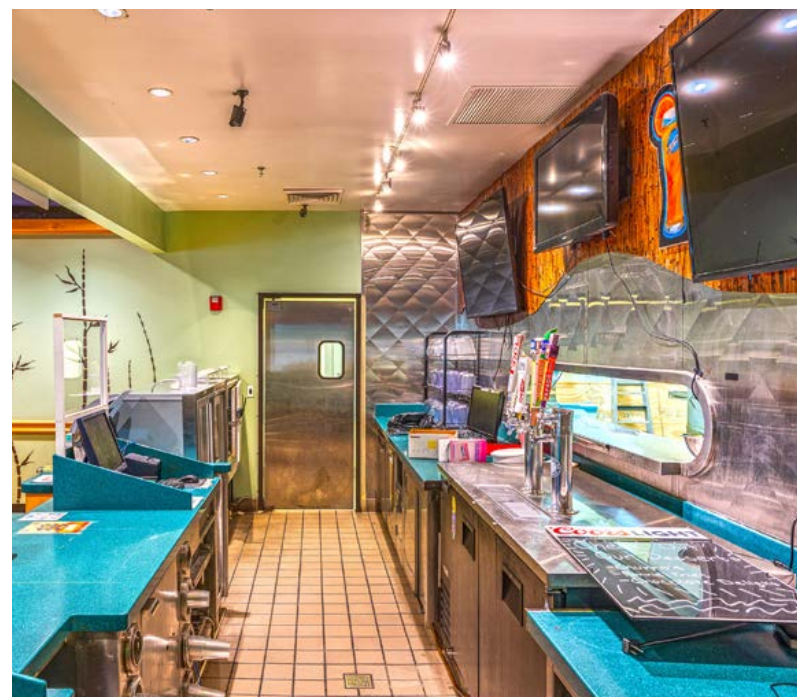
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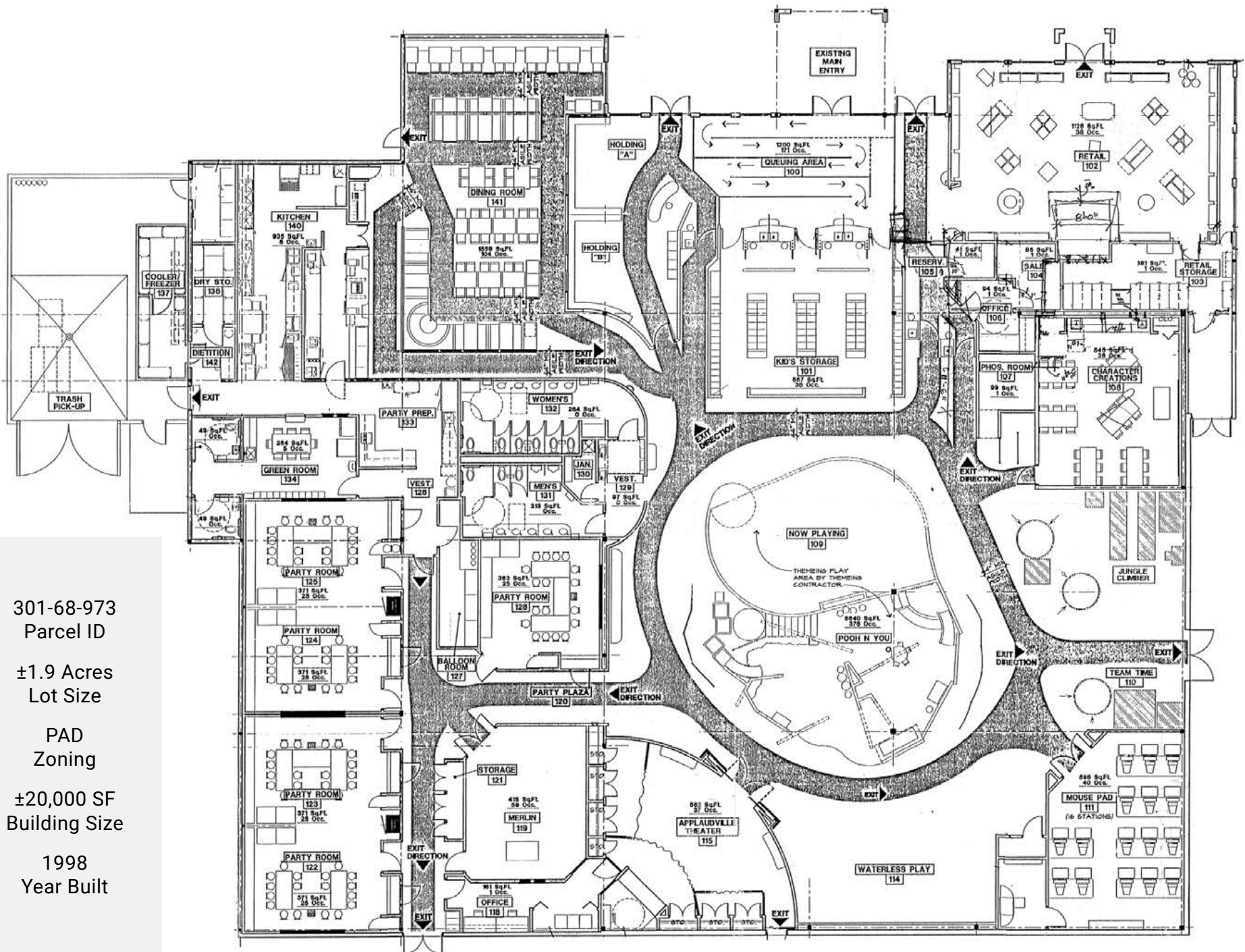
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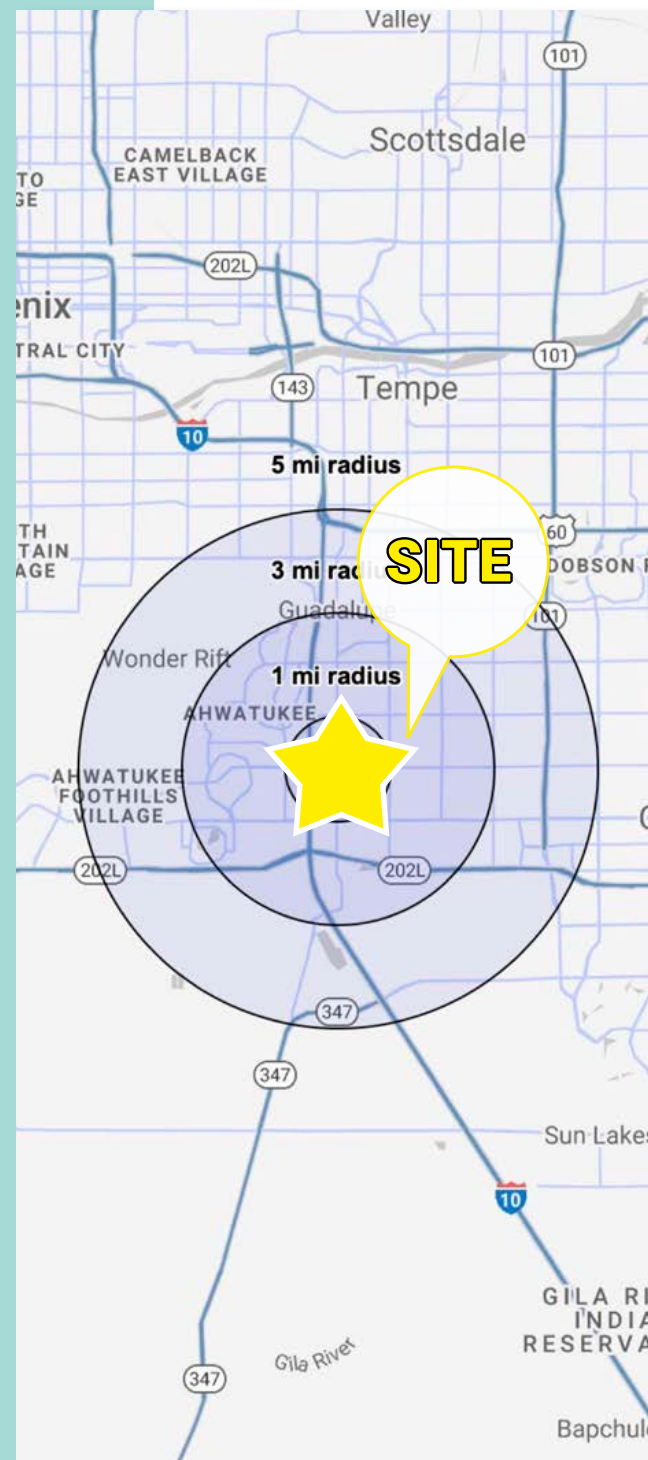
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1 Mile	2 Mile	3 Mile		
			Population	
12,331	100,925	221,602	2020 Estimated Population	
13,474	109,782	240,896	2025 Projected Population	
1.9%	1.8%	1.7%	Projected Annual Growth 2020 to 2025	
35.4	38.0	36.8	2020 Est. Median Age	
			Households/Housing	
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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