

SEC CHANDLER BLVD & ARIZONA AVE
1 EAST CHANDLER BLVD
CHANDLER, AZ 85225

RESTAURANT AND RETAIL SPACE
FOR LEASE IN DOWNTOWN
CHANDLER



Inquiries
Jose Ramirez
602-363-4628 cell
jose@oxurban.com

oxurban.com

TJ Classen
602-524-6000 cell
tj@oxurban.com



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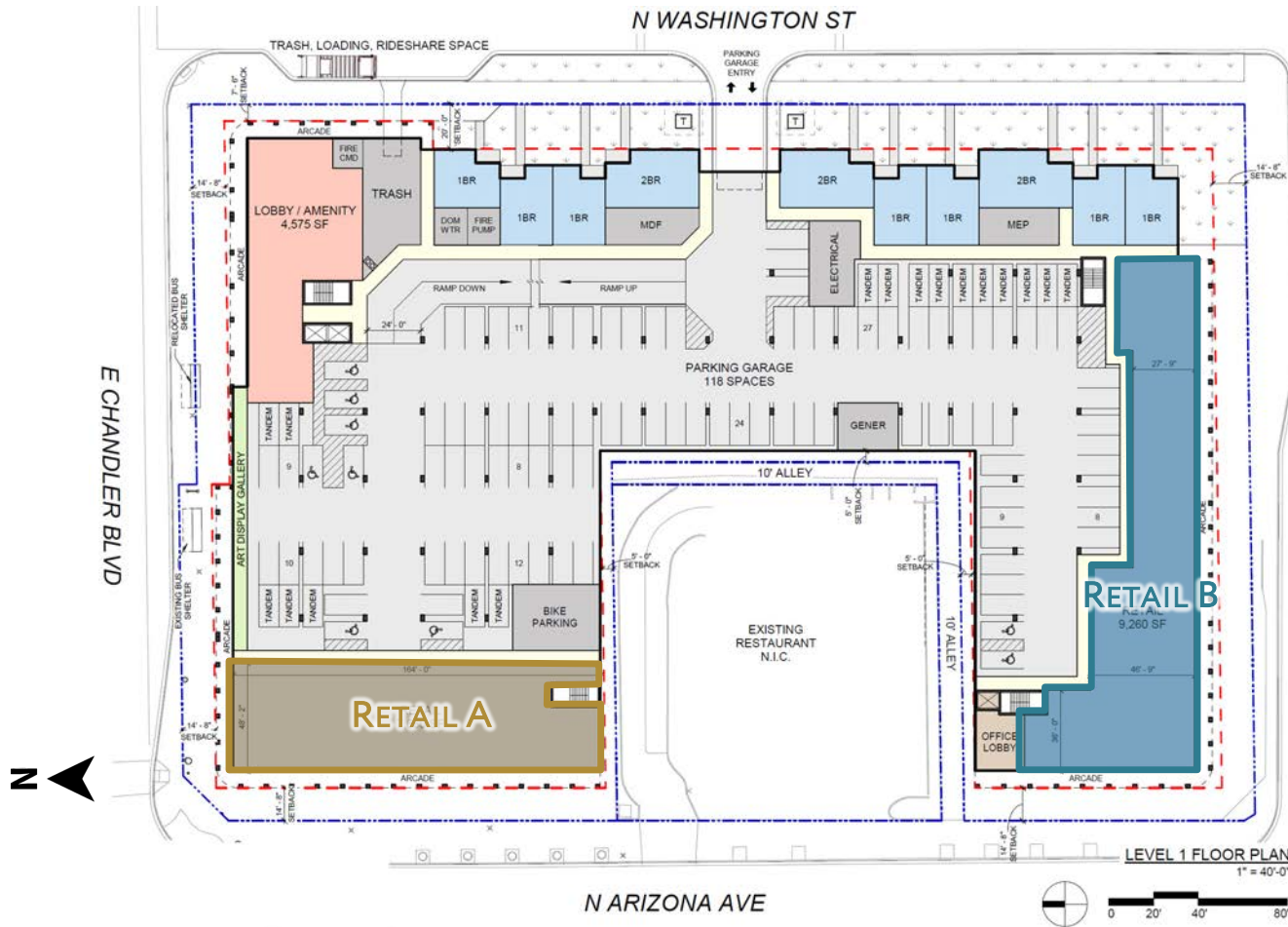


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- RETAIL B**
- 970 – 9,260 SQ FT
 - ARIZONA AVENUE + BUFFALO ST FRONTAGE
 - PATIO OPPORTUNITY

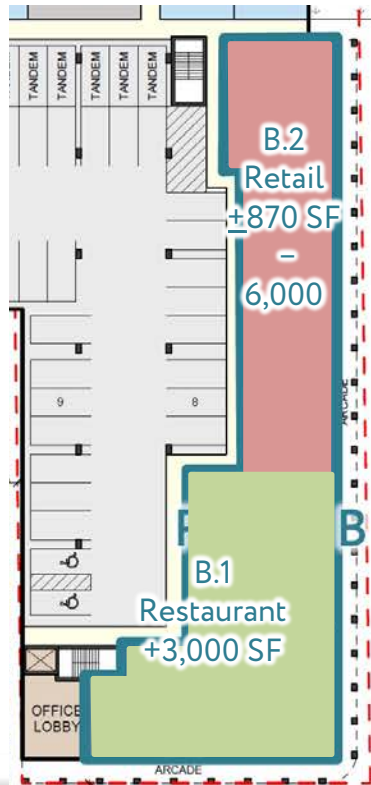
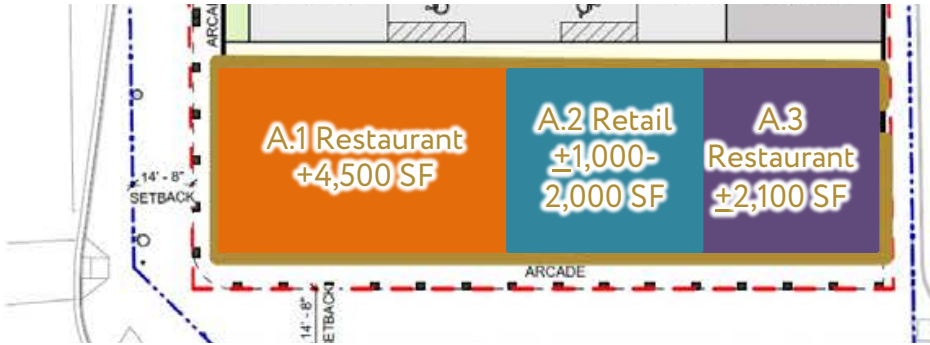
- RETAIL A**
- 970 - 7,660 SQ FT
 - HARD CORNER VISIBILITY
 - PATIO OPPORTUNITY

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RETAIL A

- **A.1: ANCHOR RESTAURANT**
 - ±4,500 – 7,660 SF
 - HARD CORNER VISIBILITY
 - PATIO OPPORTUNITY
- **A.2: SERVICE RETAIL/RETAIL**
 - ±1,000 – 2,000 SF
- **A.3: RESTAURANT**
 - +2,100 SF
 - PATIO OPPORTUNITY
 - PERFECT FOR QSR, COFFEE, ETC

RETAIL B

- **B.1: RESTAURANT**
 - ±3,000 SF
 - HARD CORNER OF AZ AVE & BUFFALO ST
 - PATIO OPPORTUNITY
- **B.2: RETAIL**
 - FLEXIBLE RETAIL, SERVICE RETAIL, OR OFFICE SIZES
 - ±870 SF UP TO 6,000 SF

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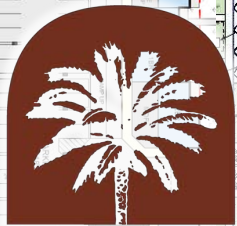


CHANDLER BOULEVARD

±12,335 VPD

ARIZONA AVENUE

±16,082 VPD



ONE CHANDLER

BUFFALO STREET

ONE CHANDLER



HIGH SCHOOL

CHANDLER CENTER FOR THE ARTS



CHANDLER BOULEVARD

SUMMIT AT SAN MARCOS
273 UNITS

VILLAS AT SAN MARCOS COMMONS



SAN MARCOS GOLF COURSE



CROWNE PLAZA
HOTELS & RESORTS

THE JOHNATHAN

CHANDLER DOWNTOWN LIBRARY

CHANDLER GARDENS
180 UNITS

DC HEIGHTS
157 UNITS

SOHO 63

THE ALEXANDER

ENCORE AT CHANDLER
208 UNITS



CHANDLER FIRE DEPARTMENT

ARIZONA AVENUE

CHANDLER MUNICIPAL COURT

Hilton Garden Inn



SAN TAN JUSTICE COURT HOUSE

FRYE ROAD

SAN MARCOS ELEMENTARY SCHOOL

Firestone

OLYMPUS STEELYARD
301 UNITS



CROSSROADS TOWNE CENTER

CHANDLER MUNICIPAL AIRPORT

LOOP 202

PECOS ROAD

SANTAN GATEWAY NORTH SHOPPING CENTER

FRYE ROAD

OLYMPUS STEELYARD

Matty G's STEAKBURGERS
Pie Snob

CHANDLER GARDENS APARTMENT

CHANDLER MUNICIPAL COURT

SoHo63

Chop Shop
THE BACKYARD
BOTBRAN TACKS

CHANDLER DOWNTOWN LIBRARY

THE JOHNATHAN

THE ALEXANDER



Pure Tea
POP DAY
Century Link



SanTan
Murphy's Law
BACKSHEEP
MINGLE + GRAZE
RECREO

VILLAS AT SAN MARCOS COMMONS

CHANDLER CENTER FOR THE ARTS

CHANDLER BOULEVARD

SAN MARCOS GOLF COURSE

ARIZONA AVENUE

CHANDLER HIGH SCHOOL

SUMMIT SAN MARCOS APARTMENTS





ESTRELLA MOUNTAINS

SOUTH MOUNTAIN

AHWATUKEE
FOOTHILLS



PRICE ROAD CORRIDOR

CHANDLER
FASHION CENTER



CHANDLER REGIONAL
MEDICAL CENTER



SAN MARCOS
GOLF COURSE

SUMMIT, SAN MARCOS
APARTMENTS

ARIZONA COLLEGE PREP -
OAKLAND CAMPUS

DC HEIGHTS
APARTMENTS

CHANDLER CENTER
FOR THE ARTS

CHANDLER
HIGH SCHOOL

ARIZONA AVENUE

FRYE ROAD



FIVE
ALEXANDER

CROWN PLAZA
HOTELS & RESORTS

CenturyLink
Shoretel



SoHo63

THE
JOHNATHAN



CHANDLER BOULEVARD

CHANDLER
MUNICIPAL COURT

CHANDLER
DOWNTOWN
LIBRARY

CHANDLER
GARDENS
APARTMENT





SOUTH MOUNTAIN

DOWNTOWN PHOENIX



MIDTOWN PHOENIX



DOWNTOWN TEMPE

CAMELBACK MOUNTAIN

DOWNTOWN SCOTTSDALE

ASU RESEARCH PARK

DISCOVERY BUSINESS CAMPUS

60

101

FIESTA DISTRICT

NXP SEMICONDUCTORS

ARIZONA COLLEGE PREP - OAKLAND CAMPUS

SAN MARCOS GOLF COURSE

SUMMIT SAN MARCOS APARTMENTS

CHANDLER HIGH SCHOOL

ARIZONA AVENUE

CHANDLER CENTER FOR THE ARTS

VILLAS AT SAN MARCOS COMMONS

SanTan BREWING COMPANY

PALETTE BOUTIQUE

McCarthy's Law

MINGLE + GRAZE

BACKSHEEP

RECREO

Chop Shop

THE BACKYARD

PAIXOULI

CHABA HUT

BOTRON TACKS

CROWN E PLAZA HOTELS & RESORTS

CenturyLink

Sharetea

B&B



CHANDLER BOULEVARD



THE ALEXANDER

THE JOHNATHAN

CHANDLER DOWNTOWN LIBRARY

Matty G's STEAKBURGERS

PIE SNOB



SoHo63



CHANDLER MUNICIPAL COURT



DEMOGRAPHICS



2024	2 MILE	3 MILE	5 MILE
Total Population	73,216	142,990	319,336
Daytime Population	27,887	56,195	139,093
Avg. HH Income	\$92,519	\$104,101	\$119,858
Avg. Family Size	2.6	2.6	2.6
Median Age	35.1	36.2	37.2

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DOWNTOWN CHANDLER

Downtown Chandler is one of the most popular areas in the Southeast Valley. Home to vibrant bars, delicious restaurants and great shopping establishments, Downtown Chandler drives visitors from over 10 miles away and over a 20-minute drive time.

While Downtown Chandler has embraced a more modern and trendy vibe, it still holds onto its historical charm, with buildings dating back to its founding in the 1900s. In 2017, Downtown Chandler introduced the slogan “Hip and Historical,” and it continues to live up to that name. Whether you’re looking for a family meal or a night out, there’s something here for everyone.

Although Downtown Chandler boasts a variety of bars and breweries, it’s best known for its dining options. In a small area, you’ll find everything from sushi and Thai to barbecue, pizza, Mexican, burgers, and steakhouses. They aim to give visitors and residents a wide selection of local, chef-driven spots that appeal to diverse tastes.

The historic character of Downtown Chandler is here to stay, but they’re also adding fresh projects to attract millennials. With new apartment complexes, hotels, office spaces, and retail options, it’s become a go-to spot for young professionals looking for that urban, city feel.



3RD
FASTEST-RISING
CITY



\$101K
MEDIAN
HOUSEHOLD
INCOME



#2
BEST PUBLIC
SCHOOLS IN
ARIZONA



97.1%
POPULATION
EMPLOYED



#1
BEST CITIES FOR
RENTERS



3RD
BEST SUBURB TO
LIVE IN ARIZONA



6TH
FAMILY-
FRIENDLY CITY IN
THE U.S.



36
MEDIAN AGE



12TH
BEST CITIES FOR
FIRST-TIME
HOMEBUYERS



59%
OF RESIDENTS
EARNED AN
ASSOCIATES DEGREE
OR HIGHER



+284,600
POPULATION OF
THIS EXPLOSIVE
NEW-GROWTH
CITY

OPPORTUNITY ZONE

Located in a federally
Approved opportunity zone.

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017.



Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*

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