

# NEC Arizona Avenue & Ocotillo Road

3885 South Arizona Avenue | Chandler, AZ

JOIN



## ADDITIONAL INFORMATION

**Joe Doucett**

Senior Managing Director

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**Carole Uhrig**

Brokerage Services Specialist

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## PROPERTY HIGHLIGHTS

- Prime hard corner real estate on one of the East Valley's most dynamic retail intersections
- 2,500 SF Available
  - second generation restaurant with patio
- Target-anchored outparcel building that can be seen by over 40,000 vehicles per day
- Super dense trade area across from Arizona's largest high school, Hamilton, with over 4,100 students

## TRAFFIC COUNTS

OCOTILLO ROAD: 16,407 VPD

ARIZONA AVENUE: 40,376 VPD

Source: Kalibrate Technologies 2022

## DEMOGRAPHIC BRIEF 2023

	1-MILE	3-MILE	5-MILE
POPULATION:	10,956	91,202	216,296
HOUSEHOLDS:	3,684	34,497	80,043
MEDIAN AGE:	34.8	39.2	37.8
AVERAGE HH INCOME:	\$202,302	\$158,390	\$140,307

Source: Esri Business Analyst

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## 3885 South Arizona Avenue

SUITE	TENANTS	SF
1	AVAILABLE	±2,500
3	Dentists of Chandler	±3,000
4	Perspire	±1,500

## 3977 South Arizona Avenue

SUITE	TENANTS	SF
1	Floyd's Barber Shop	±1,930
2	Paleta Bar	±1,470
4	MOD Pizza	±1,200
5	Visionworks	±2,400

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BatteriesPlus+  
PhuKat  
ATHNASIUM  
The Math Learning Center  
STRETCH LAB  
AQUA-TOTS  
SUMMERSCHOOLS  
DUCK DONUTS  
BUCK'S  
Rita's  
PANDA EXPRESS  
FANTASTIC SAM'S  
CUT & COLOR

AutoZone  
AT&T  
crumbl  
GameStop  
Starbucks

THE LEARNING EXPERIENCE  
Academy of Early Education

FIVE GUYS

IHOP  
TRASEC  
LEFEB

target  
Pizza Hut  
CVS pharmacy  
cryptocdispensers

SITE

Chick-fil-A

Wendy's

PERSPIRE  
WALK & RUN STORE

PET SMART

elements  
massage  
Saving One Life  
One STOP  
Nutrition  
lash  
STUDIO

Ziggi's COFFEE

MOD  
The Paleto Bar

Billie's  
MEDICAL FOOD

Panera  
BREAD

LAIFITNESS  
Christian Brothers  
Automotive  
Finding cars, driving for

O'Reilly AUTO PARTS  
AUTOMOTIVE CARE CENTER

PAINTS

EGG'N'JOE  
BREAKFAST • BURGERS • BUBBLES

Firestone  
COMPLETE AUTO CARE

experimax

D1 ROSS  
DRESS FOR LESS

Zeeeks  
PIZZA-TRUCK

ALB'S  
PIZZERIA

Cane's

NAIL THEORY  
LONDON

SONORAN SMILE  
DENTISTRY & ORTHODONTICS

YOGIS GRILL  
TERIYAKI ROLL

DOLLAR TREE  
BIG 5  
SPORTING GOODS  
CLUB CHAMPION

MANUEP  
MEXICAN RESTAURANT  
& CANTINA

DOLLAR SELF STORAGE

Best Donuts in AZ  
BoSa  
DONUTS  
Coffee & Smoothies

THE HOME DEPOT

ups petco  
Staples | Store Locator  
amazon locker

Key Express  
minuteKEY

SUBWAY  
verizon  
SEÑOR TACO

Jack In the box

JET'S PIZZA  
CHANDLER DRIVING SCHOOL  
GET BEHIND THE WHEEL!  
MATTRESS FIRM

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**OCOTILLO PLAZA**

- Wells Fargo
- Copper Mountain Animal Hospital
- Kneaders Bakery & Cafe
- Arby's
- Shoppers
- Popeyes
- Big Air
- Postnet
- bestbrains Learning Centers

**SITE**

- Albertsons
- Target
- PetSmart
- Laifitness

- Target
- Starbucks
- TJ-maxx
- Mor
- adept
- ubreakifix by asurion
- maurices
- Xcart

- Ace Hardware
- Fantastico's Mexican Food
- Burger King
- Sun Lakes Chandler Animal Clinic

**SAFeway**

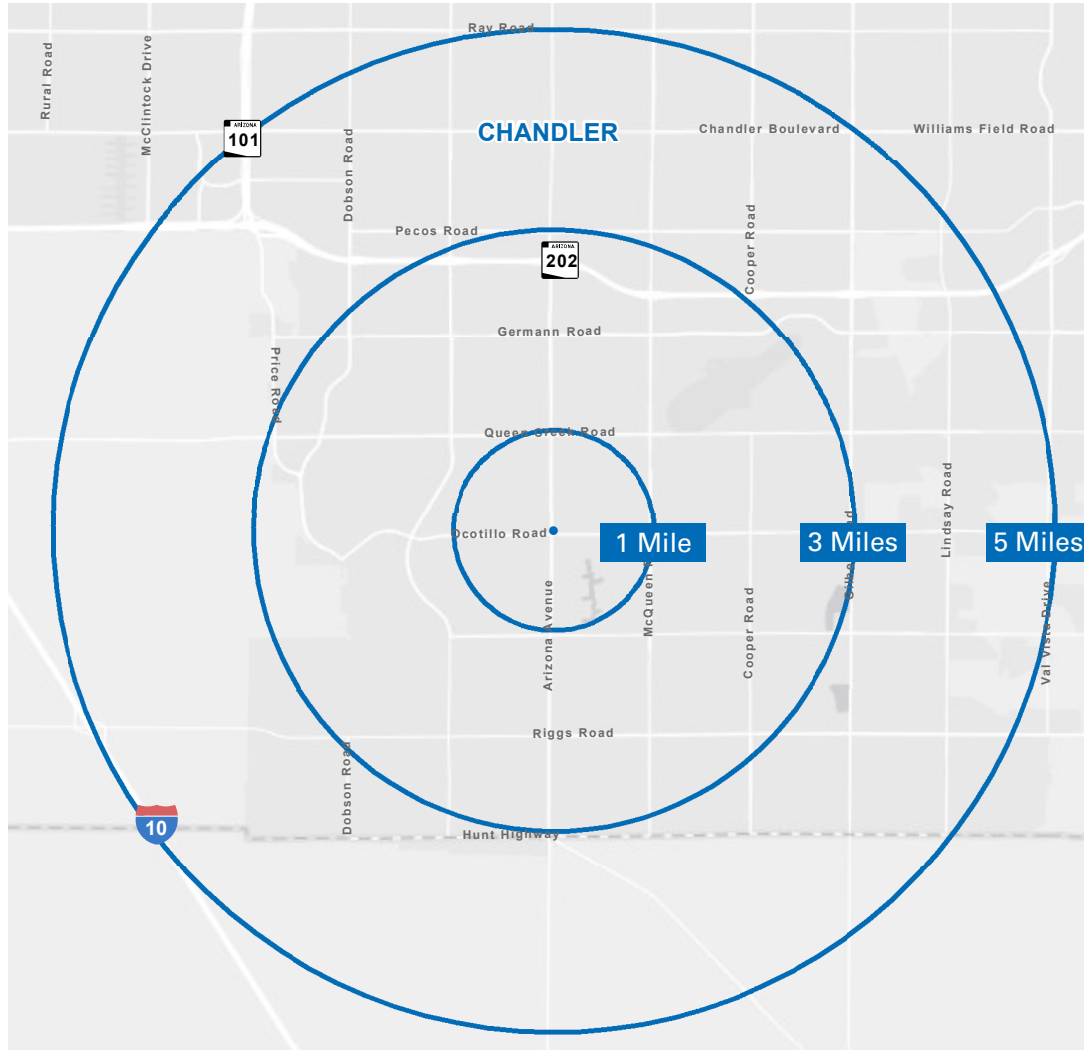
**THE SALVATION ARMY**

- Starbucks
- DQ
- Dominos
- Sprouts Farmers Market
- Cafe Rio Mexican Grill
- Club Pilates
- Great Clips
- Radiant Waxing

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## Demographic Profile



### NEC ARIZONA AVENUE & OCOTILLO ROAD

3885 South Arizona Avenue  
Chandler, AZ 85248

LATITUDE: **33.24835** | LONGITUDE: **-111.84044**

Population	1-Mile	3-Miles	5-Miles
2023 Estimated Population	10,956	91,202	216,296
2028 Projected Population	11,059	91,084	220,793
2023 Est. Daytime Population	9,936	78,004	207,854
<b>Households</b>			
2023 Estimated Households	3,684	34,497	80,043
2028 Projected Households	3,745	34,758	82,356
<b>Income</b>			
2023 Est. Average HH Income	\$202,302	\$158,390	\$140,307
2023 Est. Median HH Income	\$157,322	\$118,251	\$104,634
2023 Est. Per Capita Income	\$68,953	\$59,858	\$52,005
<b>Business</b>			
2023 Est. Employees	3,293	21,800	75,650
2023 Est. Businesses	217	1,772	4,770

Source: Esri Business Analyst

**NEWMARK**

2555 E. Camelback Rd., Suite 600 | Phoenix, AZ 85016 | t 602-952-3800

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