

COPPER POINT

4030-4080 W RAY ROAD, CHANDLER, ARIZONA



1,033 SF - 1,487 SF INLINE
SPACES AVAILABLE



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PROPERTY SUMMARY

AVAILABLE 1,033 - 1,487 SF

PROPERTY HIGHLIGHTS

- Located one mile west of Loop 101 Pima Freeway
- Strong Tenant Mix
- Zoning: C2, City of Chandler

PROPERTY DESCRIPTION

Storefront Retail - Neighborhood Center Chandler

TENANTS



TRAFFIC COUNTS

N McClintock Drive: 22,098 VPD E Ray Road: 39,406 VPD
 S McClintock Drive: 9,716 VPD W Ray Road: 33,984 VPD



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SITE PLAN



Suite	Tenant	SF
Anchor	Albertsons	60,080
SHOPS AB		
19	Tianmei Spa	1,051
20	AVAILABLE	1,033
21-22	Chandler Family Dental	1,882
23-25	Sumit's Yoga	3,747
26	Pho Mai	1,482
27	Monterey Cleaners II	1,850
SHOPS C		
14	Paradise Biryani Pointe	1,490
15	5 Star Barber	1,163
16	Pink Nails	1,169
17	AVAILABLE	1,164
18	Advance Chiropractic	1,423
SHOPS D		
1-3	AAA Arizona Insurance	4,156
4	AVAILABLE	1,487
5-6	E-Smoke	1,782
7	AR Workshop	1,302
8-9	Mariner Finance	2,060
10	Flirt Hair Salon	1,296
11	Kumon	1,296
12-13	Jimmy and Joe's Pizza	2,075
PAD BLDG		
1	Tott's Asian Diner	1,802
2	Live Hydration Spa	1,283
3	Starbucks	1,500
PAD	Shell (Not a Part)	--



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,859	94,631	273,149
Average Age	37.0	37.6	34.5
Average Age (Male)	35.9	36.1	33.4
Average Age (Female)	38.0	38.8	35.5



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$94,890	\$94,083	\$80,132
Average House Value	\$317,253	\$318,572	\$286,093



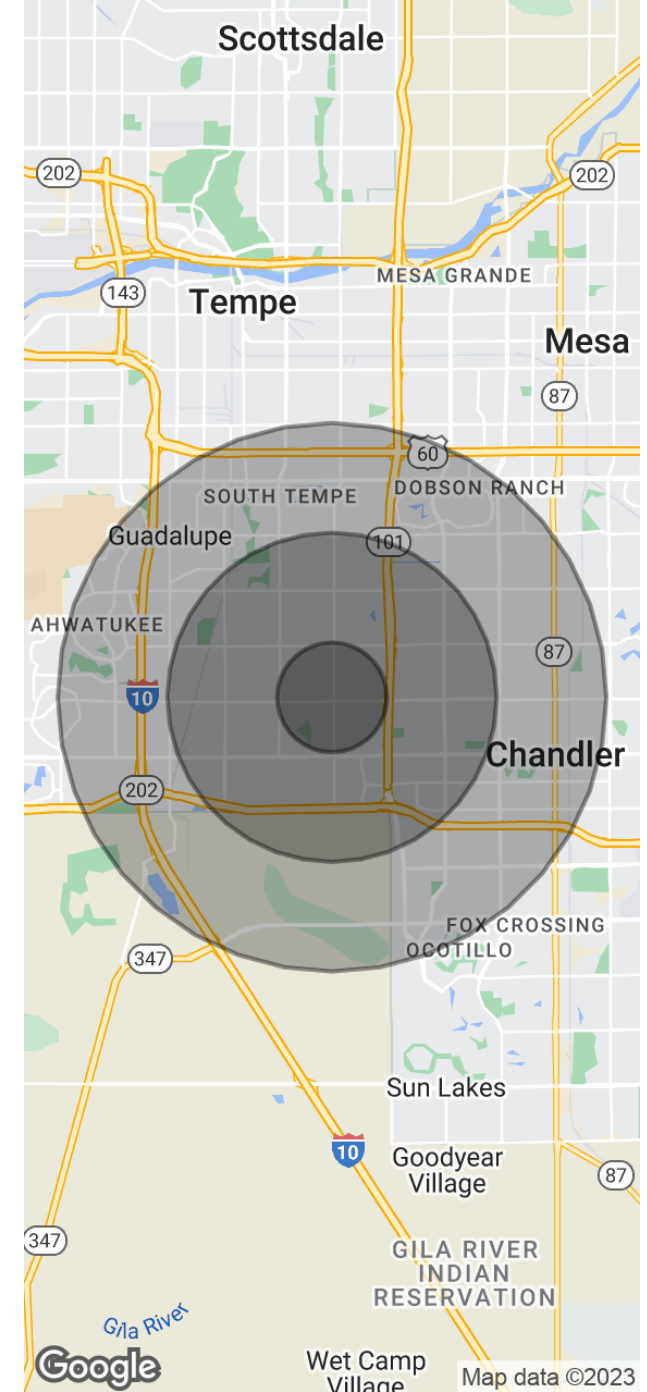
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	6,282	37,577	107,292
# of Persons per HH	2.5	2.5	2.5



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	8,853	92,043	223,921
Workers	5,597	67,741	152,672
Residents	18.0	17.4	19.5



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,108	43,262	129,777
2028 Households	6,552	47,764	141,585



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