

NOW OPEN:  **99 RANCH MARKET**



DAISO
JAPAN

85°



RAMEN Meet HOOD Fresh

CHANDLER RANCH

Arizona's New Culinary Destination

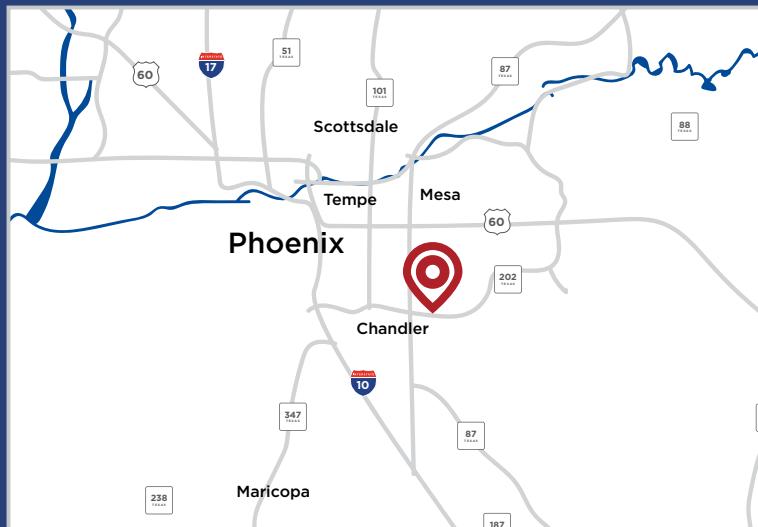
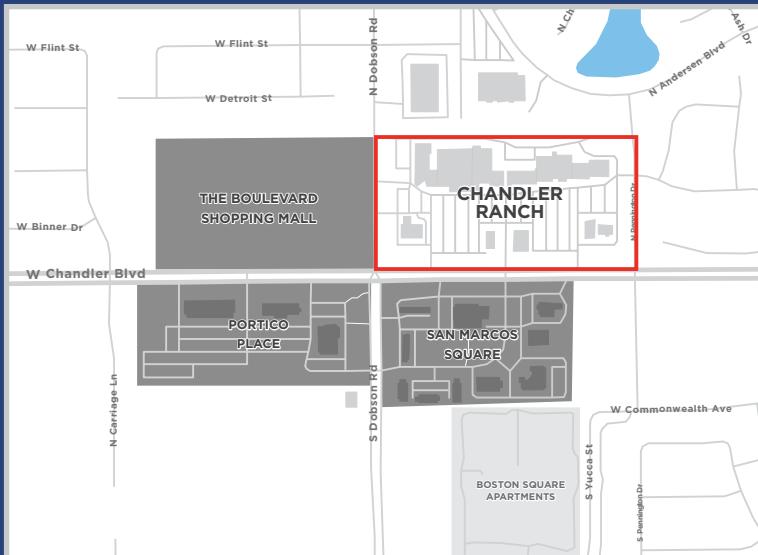
NEC of Chandler Boulevard and N. Dobson Road | Chandler, Arizona

Heather Nguyen | 281.477.4358

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

CHANDLER RANCH

CHANDLER, ARIZONA



PROJECT HIGHLIGHTS



**\$138K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES**

2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23



**304,726
CURRENT
POPULATION
WITHIN 5 MILES**



**6%
POPULATION
GROWTH
WITHIN 3 MILES
2020-2023**

STEADY RESIDENTIAL GROWTH

**117,384 TOTAL HOUSEHOLDS
304,726 TOTAL POPULATION
5.98% HOUSEHOLD GROWTH 2020 - 2023
5.31% POPULATION GROWTH 2020 - 2023
10% ASIAN POPULATION**

WITHIN A 5-MILE RADIUS / REGIS 1Q '23

MAJOR TENANTS



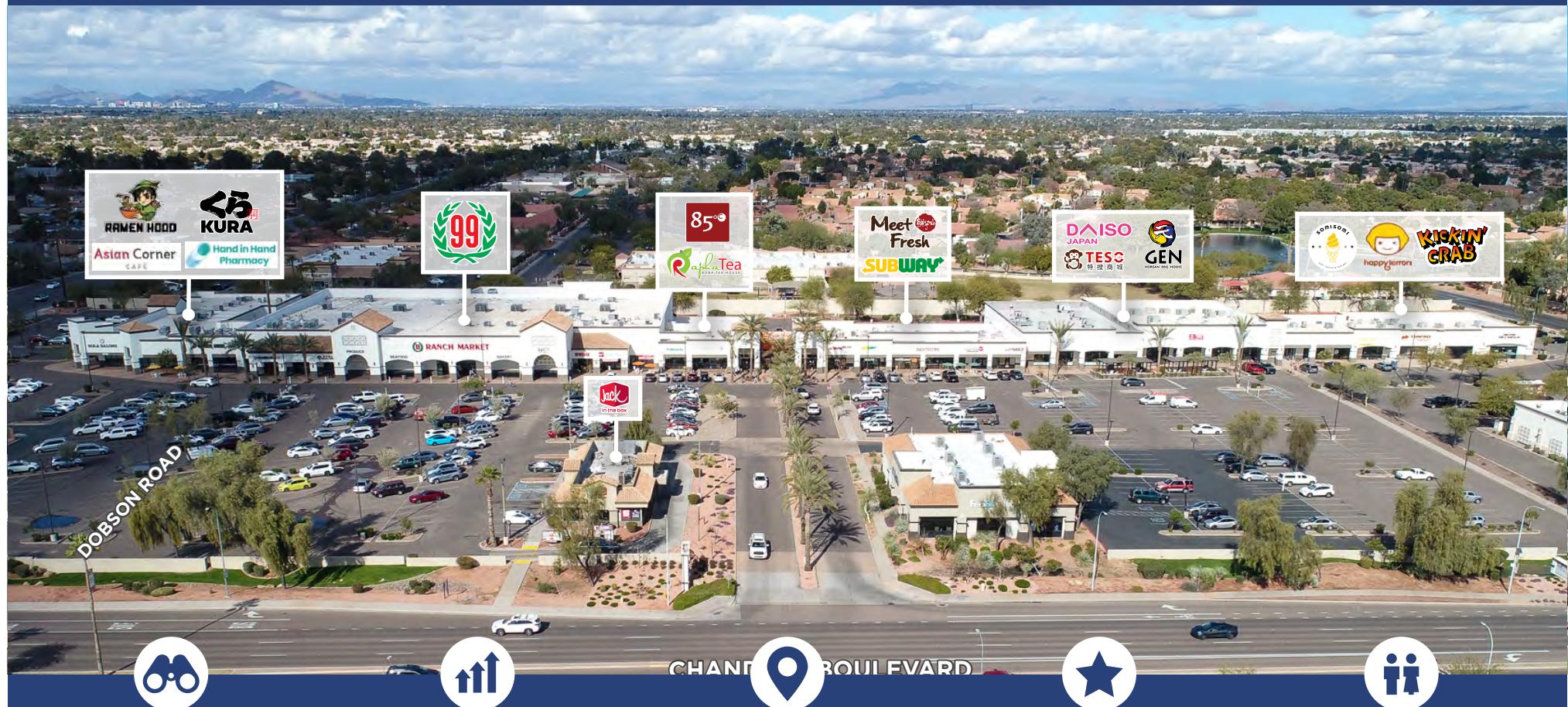
HEATHER NGUYEN

281.477.4358

hnguyen@newquest.com

**NewQuest
PROPERTIES**

PROJECT HIGHLIGHTS



117,000-SF
ASIAN-CENTRIC
DEVELOPMENT IN
THE HEART OF THE
PRICE CORRIDOR
AND **HIGHLY
ACCESSIBLE** FROM
LOOP 101 AND 202



CHANDLER IS **#1 CITY**
IN ARIZONA WITH
LARGEST ASIAN
POPULATION AND
RANKED AMONG THE
FASTEST-GROWING
CITIES IN AMERICA -
U-HAUL REPORT, '20



30+ COMPANIES ON
THE 2020 FORTUNE
1000 LIST HAVE
OFFICE LOCATIONS
IN CHANDLER
ACCOUNTING FOR
30% OF CITYWIDE
EMPLOYMENT



CHANDLER IS
KNOWN AS THE
**“INNOVATION AND
TECHNOLOGY
HUB OF THE
SOUTHWEST”**



RANKED NO. 6
IN **TOP 10 MOST
LIVABLE CITIES** IN
THE U.S. - 2020

TENANT HIGHLIGHTS



99 RANCH MARKET



PREMIER ASIAN
SUPERMARKET WITH
ONLINE SHOPPING,
IN-STORE PICK-UP,
AND SAME-DAY
DELIVERY



EXCITING NEW
IN-STORE DINING
CONCEPTS BRING
INTERNATIONAL
OPTIONS TO
CUSTOMERS



LEADING NATIONAL
SUPERMARKET FOR
AUTHENTIC ASIAN
CUISINES AND DINING
EXPERIENCES



99 RANCH MARKET
OPERATES IN **51**
STORES AND **ACROSS**
7 STATES



FOUNDED IN 2007,
TAWA CHARITABLE
FOUNDATION
GIVES BACK TO
10 CHARITABLE
INSTITUTIONS





04.23 | 08.22

SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Asian Corner	1,750 SF	8	Uncle Lee's Kitchen	1,466 SF	15	Subway	1,200 SF	22	Gen Korean BBQ	5,470 SF
2	UPS	1,750 SF	9	99 Ranch Market	44,442 SF	16	B.B.Q. Chicken	1,200 SF	23	Happy Lemon	1,471 SF
3	Hand In Hand Pharmacy	1,200 SF	10	85C Bakery Cafe	3,555 SF	17	Comfort Care Dental	1,200 SF	24	Somisomi Soft Serve	1,470 SF
4	B&B Eyebrow	900 SF	11	Miracle Ear	900 SF	18	Meet Fresh	2,400 SF	25	The Kickin Crab	4,678 SF
5	Sola Salon	6,600 SF	12	Pho Noodle	1,500 SF	19	Kisses Nails	900 SF	26	Future Lease	4,793 SF
6	Ramen Hood	2,791 SF	13	Rapha Tea	1,500 SF	20	Teso Life	10,000 SF			
7	Kura Sushi	3,380 SF	14	Los Favoritos	2,100 SF	21	Daiso	8,260 SF			



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

SP30 | 04.23 | 03.22

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	26,797	53,160	117,384
Current Population	66,503	138,439	304,726
2020 Census Population	64,349	130,858	289,371
Population Growth 2020 to 2023	3.35%	5.79%	5.31%
2023 Median Age	34.5	34.4	36.4
INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$125,807	\$128,259	\$138,700
Median Household Income	\$90,825	\$90,674	\$101,493
Per Capita Income	\$50,709	\$49,455	\$53,776
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	56.08%	55.22%	60.16%
Black or African American	7.89%	7.37%	6.55%
Asian or Pacific Islander	10.79%	9.93%	9.96%
Hispanic	28.15%	30.90%	26.09%
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	29.12%	26.80%	24.98%
2 Person Households	33.86%	32.80%	34.58%
3+ Person Households	37.03%	40.40%	40.44%
Owner-Occupied Housing Units	46.37%	52.86%	61.76%
Renter-Occupied Housing Units	53.63%	47.14%	38.24%

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Heather Nguyen	458142	hnguyen@newquest.com	(281)477-4358
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. MS5134_KT_07.26.23