

# FULTON RANCH TOWNE CENTER

4040 S ARIZONA AVE  
CHANDLER, AZ 85248

RETAIL PROPERTY FOR LEASE

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# FULTON RANCH TOWNE CENTER

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## PROPERTY DESCRIPTION

Fulton Ranch Towne Center is located on Arizona Ave & Ocotillo Road. This busy power center consists of multiple anchor tenants including: Lowe's, Petco, ROSS and BIG 5. Directly to the East of the center is Fulton Ranch, a 520-acre master planned community, featuring a 28-acres lake system. Additionally, the center is near Hamilton High School, Snedigar Recreation Center & Sportsplex, Chandler's Tech Corridor, Ocotillo Golf Club and the Chandler Municipal Airport to name a few.

## PROPERTY HIGHLIGHTS

- Excellent visibility at a high-profile intersection.
- Affluent area with an average household income of \$215,817 within 1-mile radius.
- Located less than 1-mile from Hamilton High School and Aquatic Center. Hamilton High School is home to over 4,100+ students and is Arizona's largest High School.
- Located near Chandler's Tech Corridor, nicknamed "Silicon Desert," providing 44,000 tech jobs in the surrounding area.
- 3-Mile Trade Area includes 35,603 households / 3.02 persons per household.

## OFFERING SUMMARY

Available SF:	1,248 - 1,601 SF
Building Size:	120,490 SF
Vehicles Per Day:	40,780 VPD via Arizona Ave
	17,805 VPD via Ocotillo Road
Major Tenants:	Lowe's, Ross, BIG 5, Staples, Dollar Tree, Petco

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$215,817	\$164,461	\$148,177
Total Population	11,396	92,217	211,454
Total Households	3,871	35,603	78,916

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## LEGEND

Available

Available Soon

Unavailable



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,396	92,217	211,454
Median age	39.2	43.1	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,871	35,603	78,916
# of persons per HH	3.17	3.02	3.15
Average HH income	\$215,817	\$164,461	\$148,177
Average house value	\$626,187	\$581,787	\$540,592

\* Demographic data derived from 2020 ACS - US Census



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