

CHANDLER FARMS

SWC

ARIZONA AVE & QUEEN CREEK RD

Chandler, Arizona 85286

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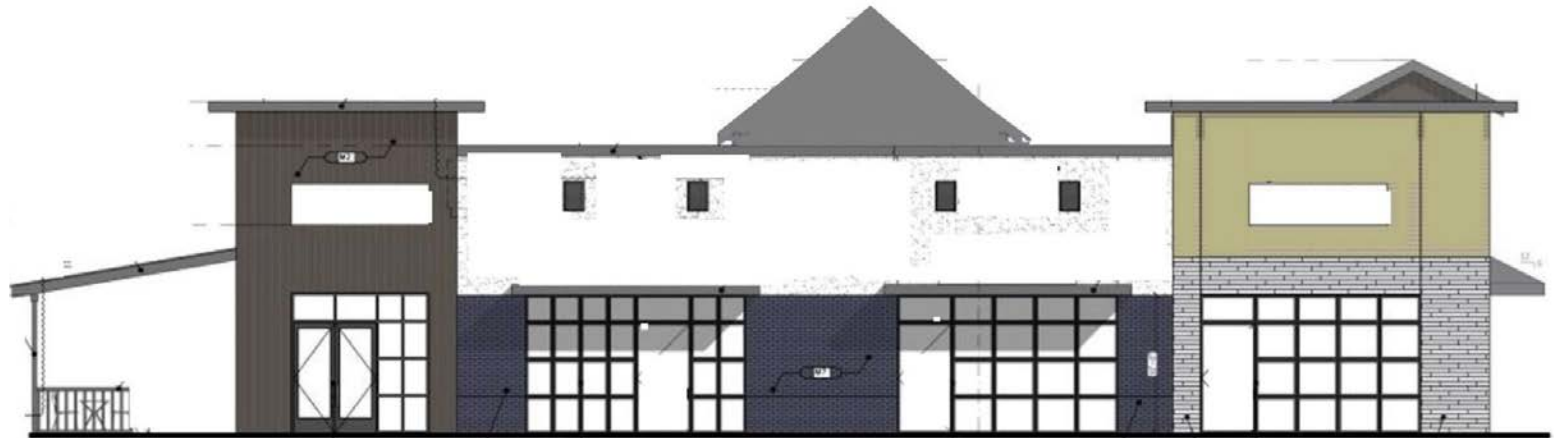
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±4,763 SF TOTAL RETAIL
FOR LEASE

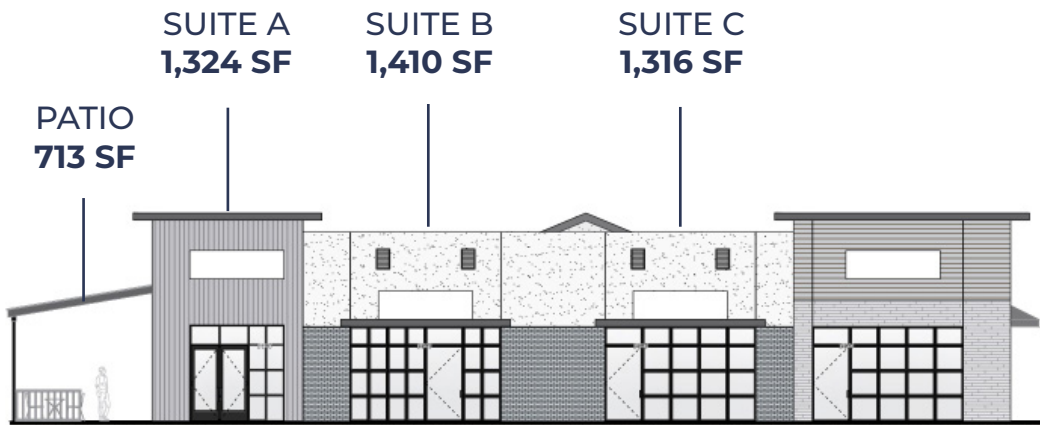


NEW GROUND-UP RETAIL DEVELOPMENT

- High Income Demographics
- Minutes from Hamilton High School
- Combined Traffic Count: **76,188 VPD**
- Suites ranging from **1,324 to 4,763 SF**



(Suites are demisable)



SWC ARIZONA AVE & QUEEN CREEK RD - CHANDLER, ARIZONA



ZONING:
C-2



GLA:
±4,763 SF



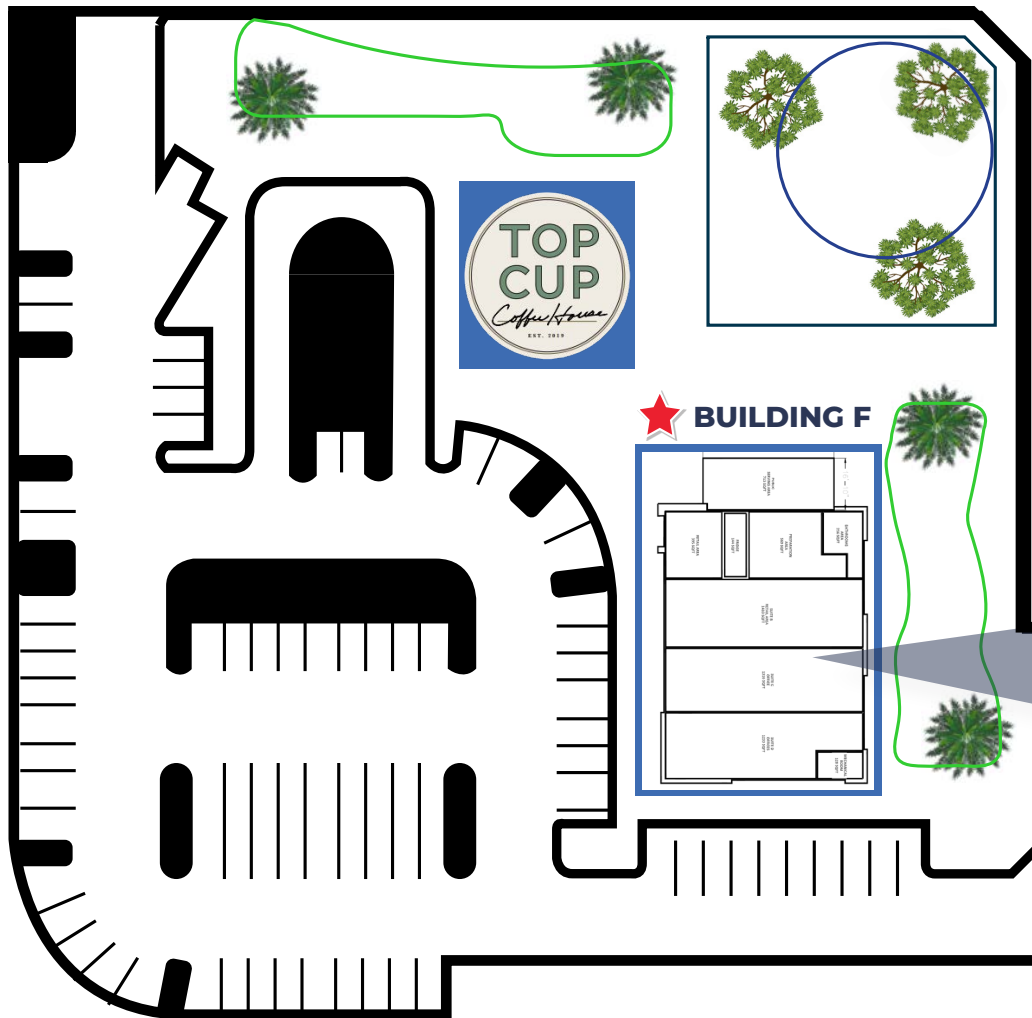
CONCEPTUAL SITEPLAN



Queen Creek Rd: **28,105 VPD**



Arizona Ave: **48,083 VPD**



QUEEN CREEK RD

ARIZONA AVE

ADJACENT BUILDING: E
LEASED BY TOP CUP

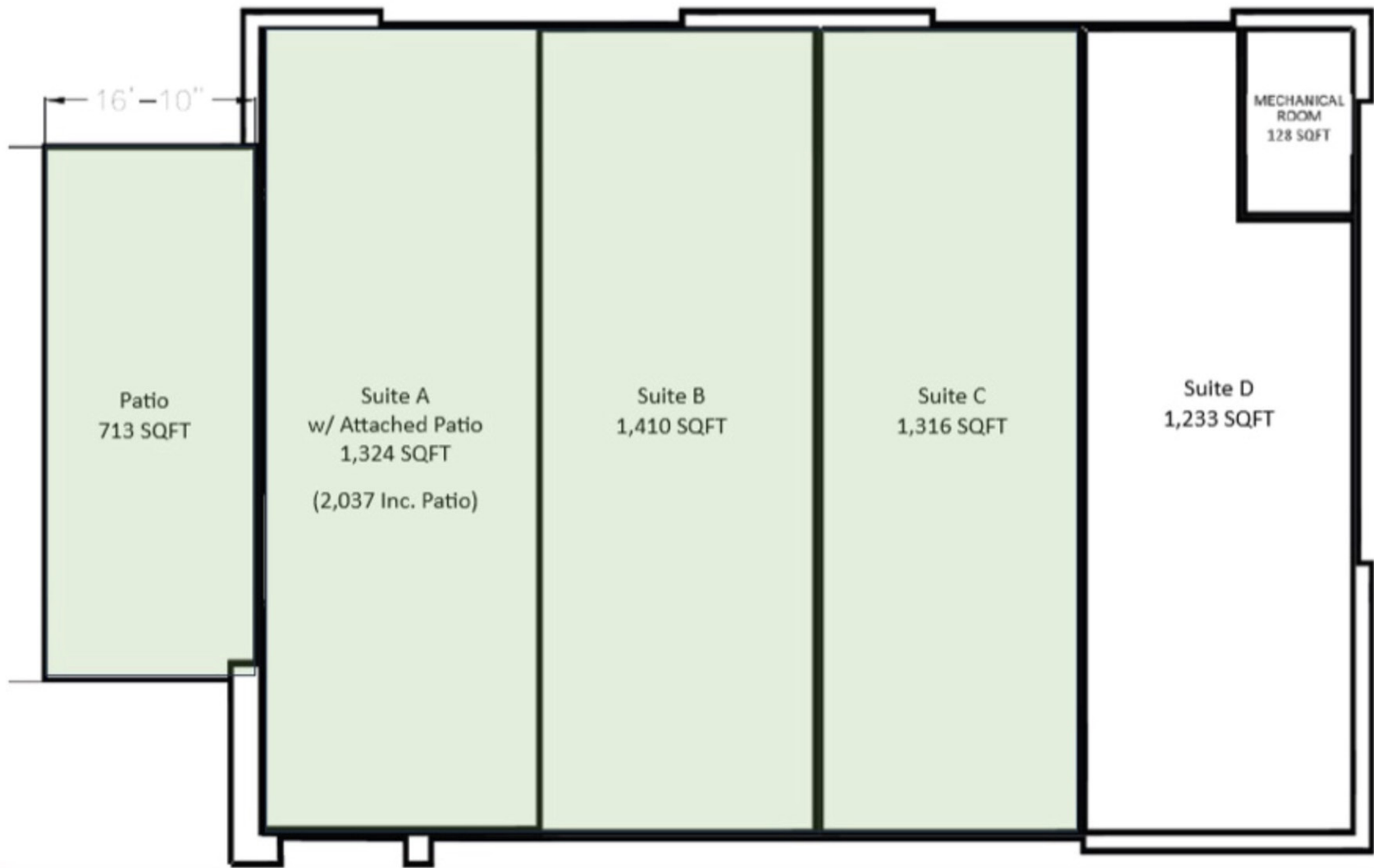


★ **±4,763 SF AVAILABLE**
CHANDLER FARMS - BUILDING F



SWC ARIZONA AVE & QUEEN CREEK RD - CHANDLER, ARIZONA

FLOOR PLAN - BUILDING F



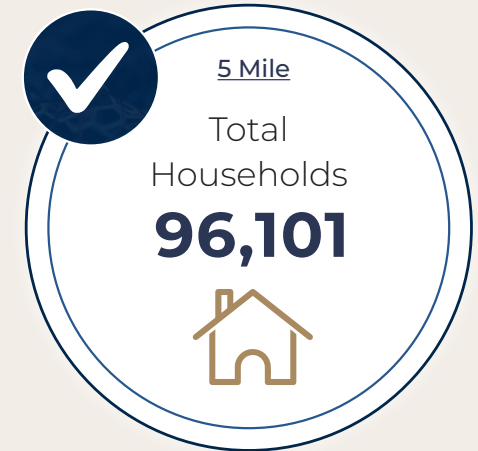
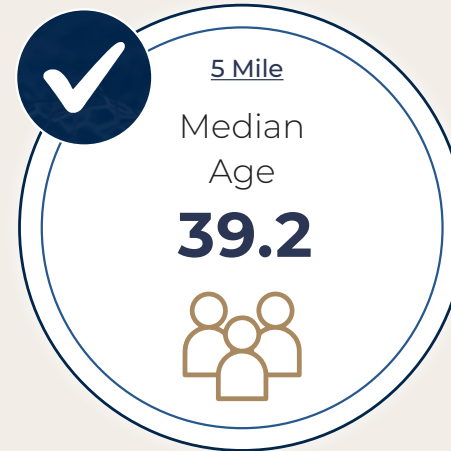
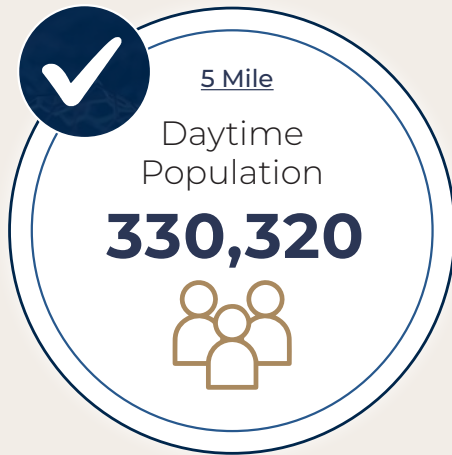
DISTANT AERIAL VIEW



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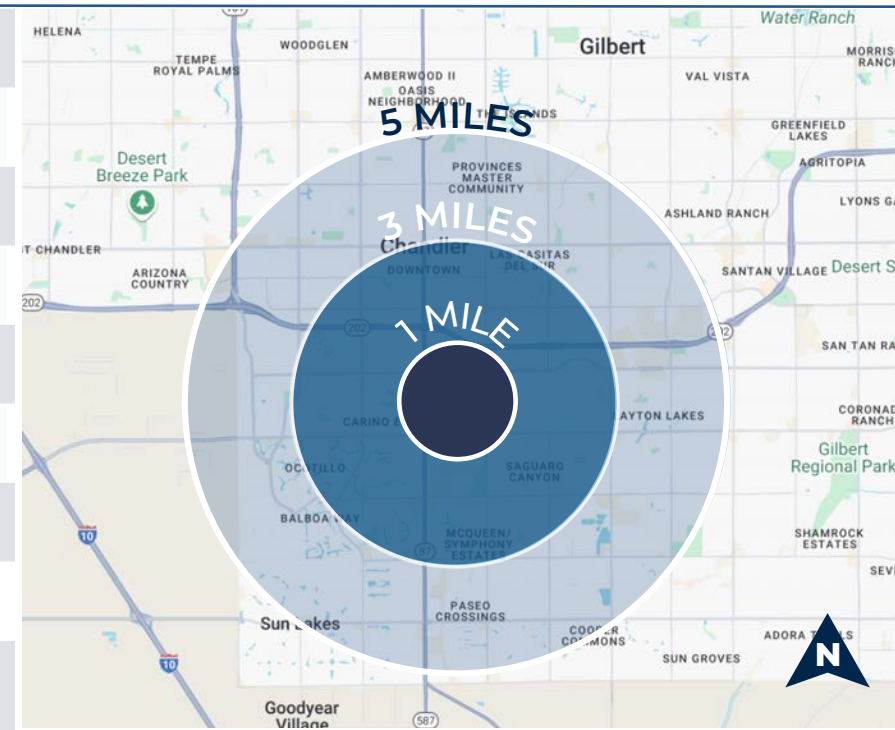


DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,906	128,083	330,320
Estimated Population:	11,738	101,309	256,451
Average Household Income:	\$184,954	\$171,042	\$153,617
Total Retail Expenditure:	\$275.89M	\$2.35B	\$5.7B
Total Household Expenditure:	\$590.36M	\$4.97B	\$11.83B
Median Age:	35.6	37.5	39.2
Average Household Size:	3.2	3.2	3.2
Total Households:	4,340	37,967	96,101
Total Businesses:	380	3,751	9,586

DEMOGRAPHIC RADIUS RINGS





ORION Investment Real Estate
7150 E Camelback Road Unit 425
Scottsdale, Arizona 85251

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±4,763 SF TOTAL RETAIL FOR LEASE



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.