

5,200 SF & 4,800 SF AVAILABLE – I-10 & RAY Chandler Pavilions

NEC I-10 & Ray Rd | Chandler AZ



PROPERTY DETAILS

Available:	±4,800 SF, ±5,200 SF
Zoning:	PAD
Rates:	Please call for rates

PROPERTY HIGHLIGHTS

- Unique opportunity at one of the best power retail intersections in the Southwest with approximately 2 million square feet of retail
- Freeway pylon signage available, with over 6 million views per month
- One of the strongest retail intersections in Arizona

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	14,489	97,600	211,020
2024 Total Population	15,566	103,405	223,752
2019 Med HH Income	\$71,578	\$82,906	\$77,049
2019 Total Daytime Pop	20,597	112,229	224,106
Workers	15,076	70,963	133,824
Residents	5,521	41,266	90,282

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±194,039 VPD (NB & SB) E: ±44,283 VPD (EB & WB)
S: ±183,749 VPD (NB & SB) W: ±45,370 VPD (EB & WB)

ADOT 2018/2019

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

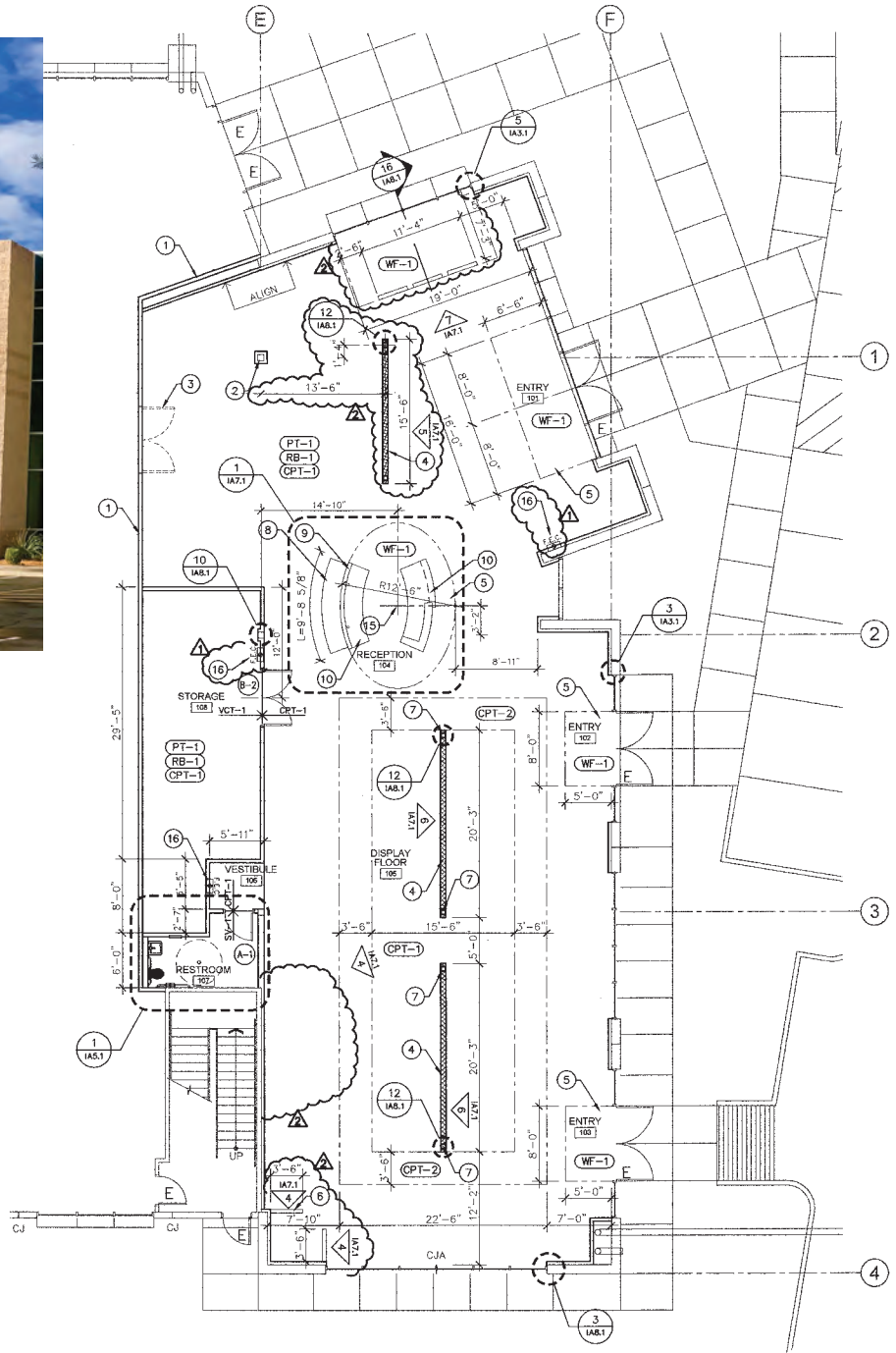
[02/05/20]



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PLANET FITNESS BUILDING - ±5,200 SF AVAILABLE



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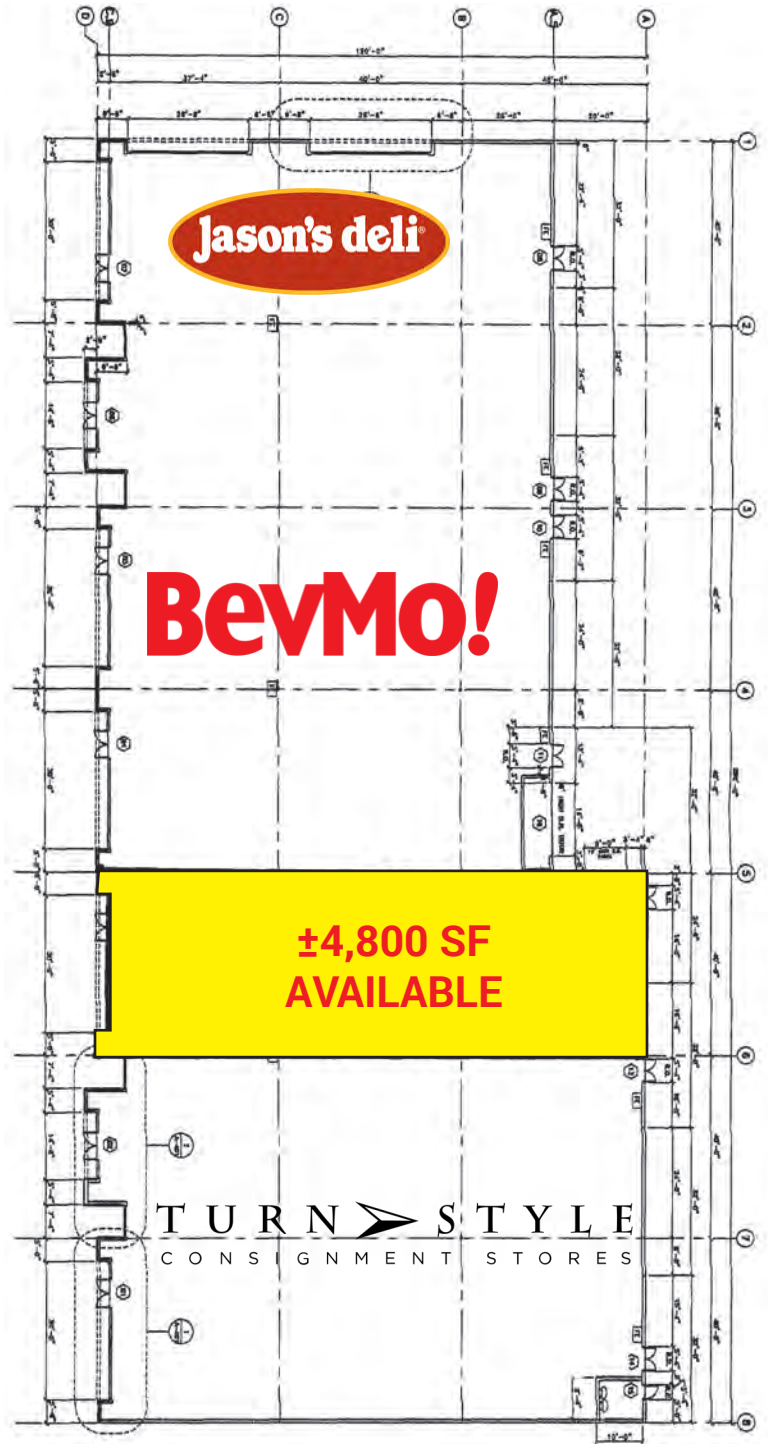
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BEVMO BUILDING - ±4,800 SF AVAILABLE



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SITE PLAN



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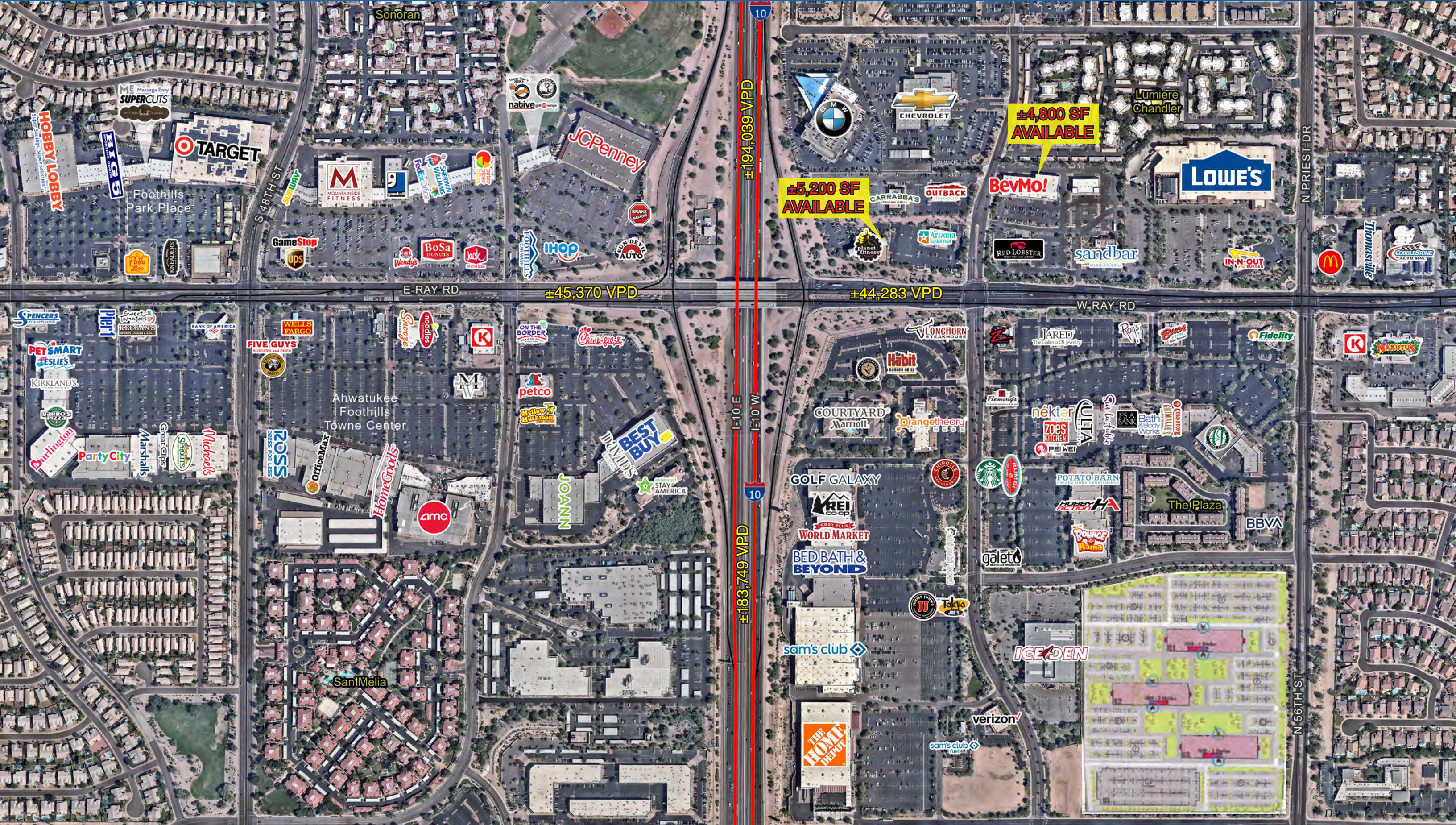
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[02/10/20]









One Page Summary

I-10 & Ray Rd, Chandler
-111.972273212 33.3198900990001
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
Latitude: 33.31989
Longitude: -111.972273

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,296	89,310	193,796
2010 Total Population	12,162	88,272	190,983
2019 Total Population	14,489	97,600	211,020
2019 Group Quarters	52	176	695
2024 Total Population	15,566	103,405	223,752
2019-2024 Annual Rate	1.44%	1.16%	1.18%
2019 Total Daytime Population	20,597	112,229	224,106
Workers	15,076	70,963	133,824
Residents	5,521	41,266	90,282
Household Summary			
2000 Households	4,874	34,763	73,894
2000 Average Household Size	2.32	2.57	2.62
2010 Households	5,464	36,475	77,097
2010 Average Household Size	2.22	2.42	2.47
2019 Households	6,520	40,344	85,192
2019 Average Household Size	2.21	2.41	2.47
2024 Households	6,984	42,682	90,187
2024 Average Household Size	2.22	2.42	2.47
2019-2024 Annual Rate	1.38%	1.13%	1.15%
2010 Families	2,861	22,966	48,085
2010 Average Family Size	2.97	3.00	3.06
2019 Families	3,467	25,089	52,254
2019 Average Family Size	2.94	3.01	3.07
2024 Families	3,727	26,458	55,060
2023 Average Family Size	2.94	3.02	3.08
2019-2024 Annual Rate	1.46%	1.07%	1.05%
Housing Unit Summary			
2019 Housing Units	6,749	42,081	89,551
Owner Occupied Housing Units	33.2%	55.0%	54.2%
Renter Occupied Housing Units	63.4%	40.9%	40.9%
Vacant Housing Units	3.4%	4.1%	4.9%
Median Household Income			
2019	\$71,578	\$82,906	\$77,049
2024	\$80,947	\$92,044	\$85,264
Median Home Value			
2019	\$301,677	\$317,509	\$304,273
2024	\$326,965	\$342,203	\$332,581
Average Income Value			
Average Household Income	\$93,918	\$108,513	\$102,508
Per Capita Income			
2019	\$41,585	\$44,858	\$41,316
2024	\$47,883	\$50,531	\$46,600
Median Age			
2019	33.7	37.9	36.6
2019 Population 25+ by Educational Attainment			
Total	9,665	68,544	146,218
Less than 9th Grade	1.1%	1.1%	1.8%
9th - 12th Grade, No Diploma	2.5%	3.3%	4.3%
High School Graduate	12.9%	11.4%	13.1%
GED/Alternative Credential	1.8%	1.9%	2.6%
Some College, No Degree	22.0%	21.7%	22.1%
Associate Degree	10.5%	10.1%	9.3%
Bachelor's Degree	34.9%	30.0%	28.0%
Graduate/Professional Degree	14.3%	20.7%	18.8%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 27, 2019