

SHOP SPACE OPPORTUNITIES

CHANDLER SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ



PROPERTY DETAILS

- 1,200 SF vanilla shell
- 1,367 SF vanilla shell fronting Rural Road
- 25,106 SF former trampoline park
- 37,108 SF former gym with pool and
 - Can be combined to 62,214 SF
 - 6-8 doc height loading doors
- C-2, City of Chandler

PROPERTY OVERVIEW

Neighborhood center located at one of Chandler's strongest intersections and within walking distance from Corona del Sol High School. Great incomes and a captive audience with the center being surrounded by homes.

JOIN

FANTASTIC SAM'S
CUT & COLOR


FIRST WATCH
THE DAYTIME CAFE


PAPA JOHN'S

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	14,584	94,692	285,073
2024 Population	15,139	100,881	302,448
2019 Med HH Income	\$105,368	\$85,824	\$75,549

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±19,315 VPD (NB & SB)	E: ±37,100 VPD (EB & WB)
S: ±20,200 VPD (NB & SB)	W: ±32,825 VPD (EB & WB)

ADOT 2018/2019, Chandler 2018

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

Lance Umble
602.734.7206
lumble@pcaemail.com

Nick DeDonna
602.734.7208
ndedonna@pcaemail.com

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. [2/3/20]


PHOENIX COMMERCIAL ADVISORS
CHAINLINKS
RETAIL ADVISORS

SHOP SPACE OPPORTUNITIES

CHANDLER  SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ

SITE PLAN

CAN BE COMBINED
TO 62,214 SF



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

Lance Umble
602.734.7206
lumble@pcaemail.com

Nick DeDona
602.734.7208
ndedona@pcaemail.com



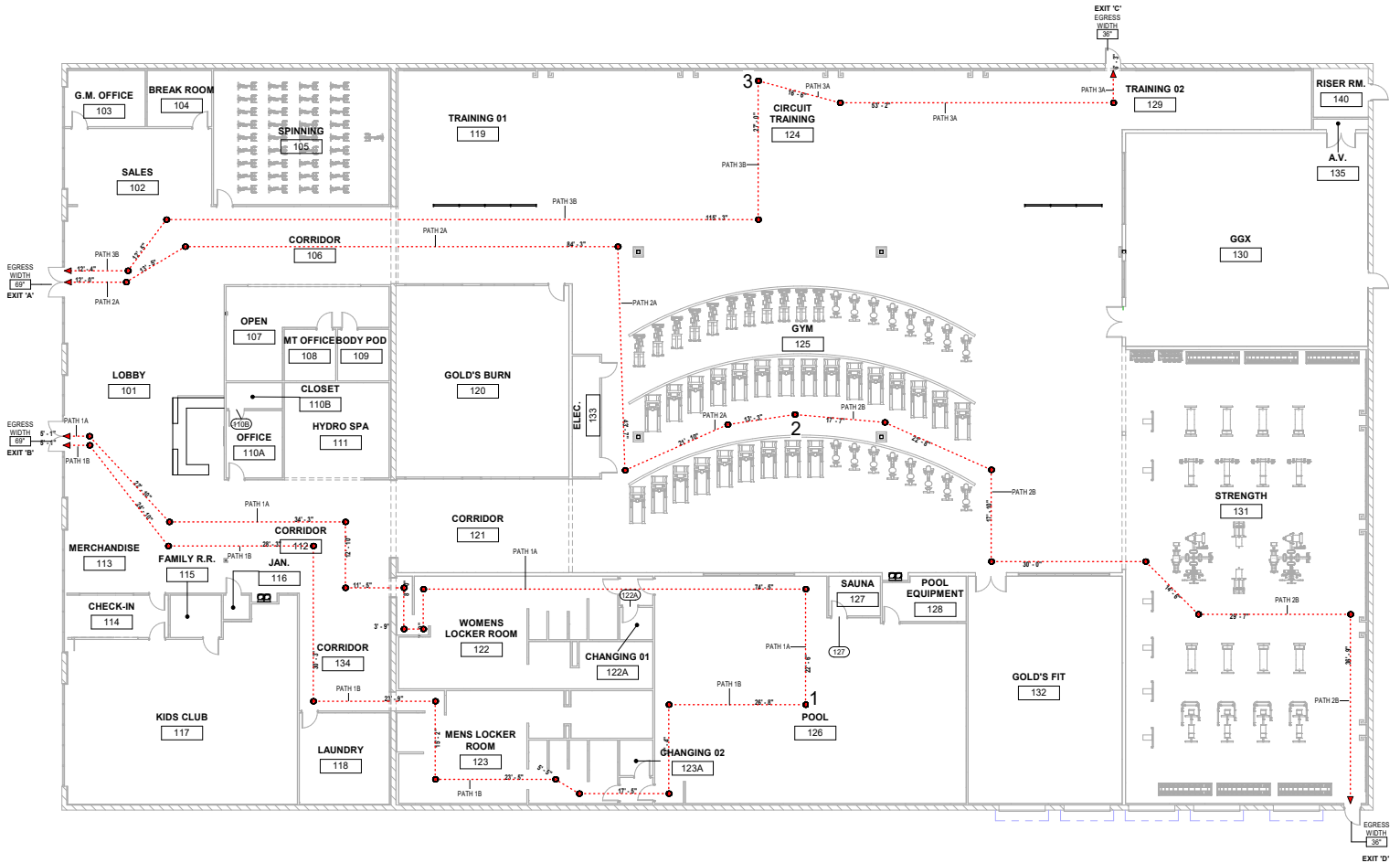
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, 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. [2/3/20]

SHOP SPACE OPPORTUNITIES

CHANDLER  SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ

EGRESS FLOOR PLAN - 37,108 SF FORMER GYM SPACE



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

Lance Umble
602.734.7206
lumble@pcaemail.com

Nick DeDona
602.734.7208
nedona@pcaemail.com

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. [2/3/20]



SHOP SPACE OPPORTUNITIES

CHANDLER  SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

Lance Umble
602.734.7206
lumble@pcaemail.com

Nick DeDono
602.734.7208
ndedona@pcaemail.com

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.

[2/3/20]

PCA
PHOENIX COMMERCIAL ADVISORS
CHAINLINKS
RETAIL ADVISORS





One Page Summary

Rural Rd & Ray Rd, Chandler
 -111.928172241 33.3199964450001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.319996
 Longitude: -111.928172

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,915	86,876	257,935
2010 Total Population	13,891	83,729	257,327
2019 Total Population	14,584	94,692	285,073
2019 Group Quarters	21	162	977
2024 Total Population	15,139	100,881	302,448
2019-2024 Annual Rate	0.75%	1.27%	1.19%
2019 Total Daytime Population	11,392	117,998	290,754
Workers	5,511	78,530	170,068
Residents	5,881	39,468	120,686
Household Summary			
2000 Households	5,146	32,739	96,940
2000 Average Household Size	2.90	2.65	2.65
2010 Households	5,205	34,008	103,840
2010 Average Household Size	2.67	2.46	2.47
2019 Households	5,453	38,310	115,176
2019 Average Household Size	2.67	2.47	2.47
2024 Households	5,645	40,673	122,087
2024 Average Household Size	2.68	2.48	2.47
2019-2024 Annual Rate	0.69%	1.20%	1.17%
2010 Families	3,850	21,914	64,024
2010 Average Family Size	3.09	3.01	3.05
2019 Families	3,984	24,329	69,712
2019 Average Family Size	3.11	3.04	3.07
2024 Families	4,111	25,761	73,517
2023 Average Family Size	3.12	3.05	3.08
2019-2024 Annual Rate	0.63%	1.15%	1.07%
Housing Unit Summary			
2019 Housing Units	5,602	39,604	121,179
Owner Occupied Housing Units	72.4%	56.3%	53.3%
Renter Occupied Housing Units	25.0%	40.4%	41.8%
Vacant Housing Units	2.7%	3.3%	5.0%
Median Household Income			
2019	\$105,368	\$85,824	\$75,549
2024	\$111,776	\$95,660	\$83,532
Median Home Value			
2019	\$359,948	\$321,448	\$282,461
2024	\$382,102	\$346,527	\$308,244
Average Income Value			
Average Household Income	\$131,608	\$110,850	\$97,453
Per Capita Income			
2019	\$49,664	\$44,904	\$39,378
2024	\$54,874	\$50,289	\$44,775
Median Age			
2019	40.8	37.7	36.3
2019 Population 25+ by Educational Attainment			
Total	10,573	66,699	197,985
Less than 9th Grade	0.5%	1.1%	2.1%
9th - 12th Grade, No Diploma	1.5%	2.7%	4.2%
High School Graduate	9.9%	11.1%	14.0%
GED/Alternative Credential	1.1%	2.2%	2.6%
Some College, No Degree	17.8%	22.4%	22.9%
Associate Degree	7.1%	8.6%	9.5%
Bachelor's Degree	31.6%	30.7%	27.2%
Graduate/Professional Degree	30.5%	21.2%	17.4%

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 28, 2019