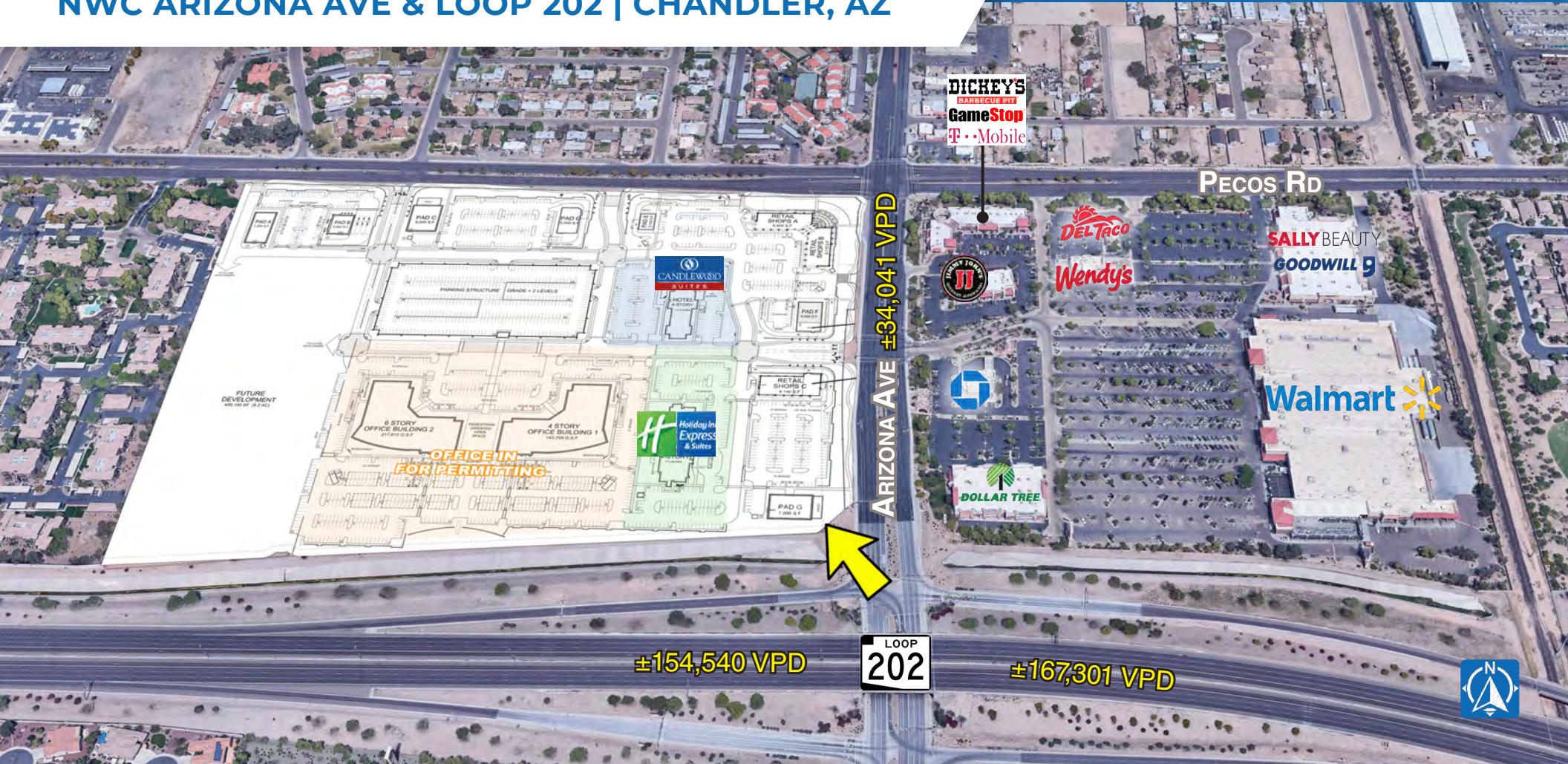


PADS & SHOPS AVAILABLE



NWC ARIZONA AVE & LOOP 202 | CHANDLER, AZ



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lumble@pcaemail.com

GREG LAING
602.734.7207
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PROPERTY DETAILS

PROPERTY SIZE 32.62 Acres
AVAILABLE Pads & shops

PROPERTY HIGHLIGHTS

- ±350,000 sf of office planned
- 2 new hotels to be developed in-site
- Pylon signage on the freeway

DEMOGRAPHICS

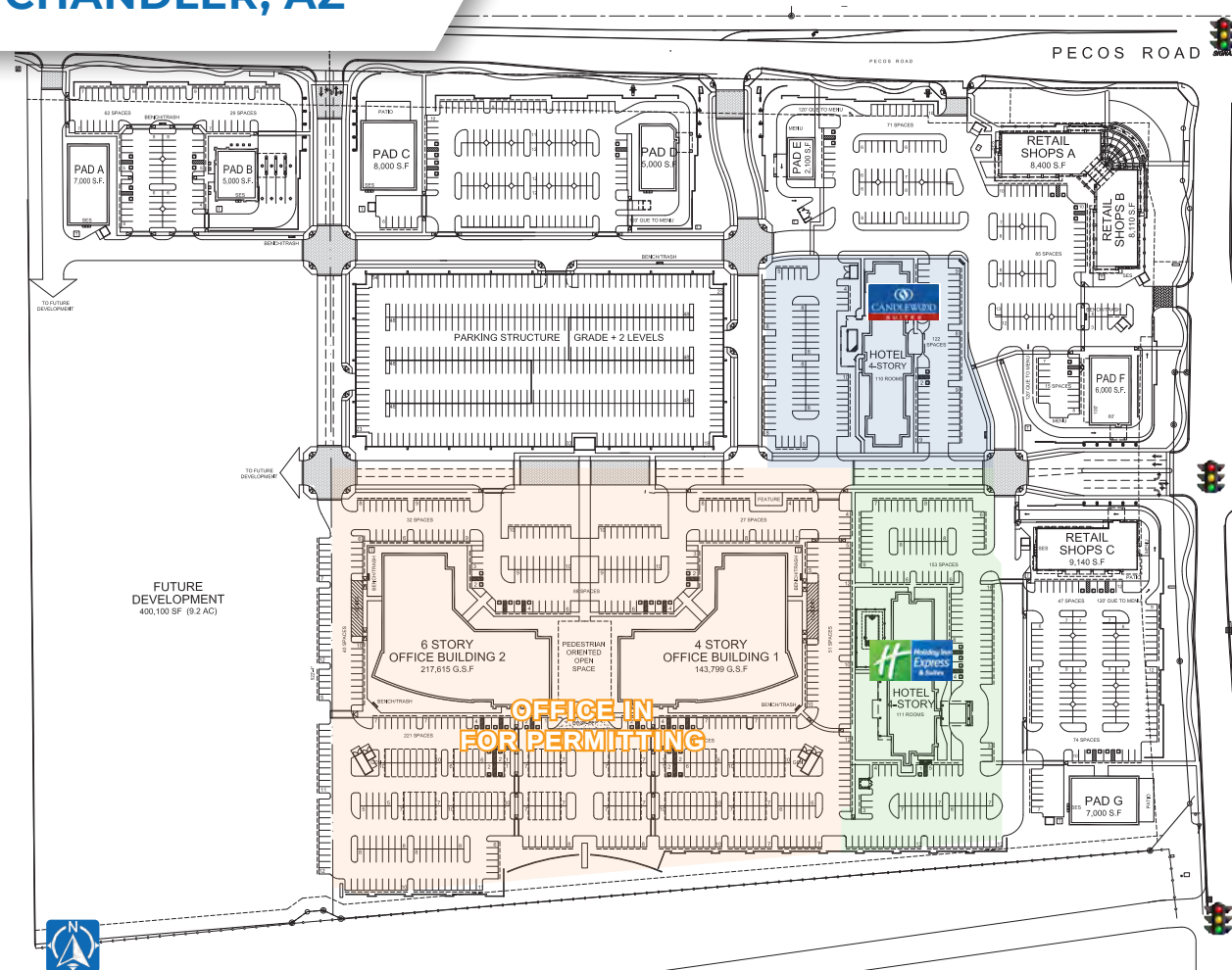
	1 MILE	3 MILES	5 MILES
2019 POPULATION	14,586	126,588	297,723
2024 POPULATION	16,053	139,028	326,208
2019 MED HH INCOME	\$65,641	\$79,016	\$86,158

ESRI 2019 Estimates

TRAFFIC COUNTS

N ±34,041 VPD (NB & SB)	E ±167,301 VPD (EB & WB)
S ±40,000 VPD (NB & SB)	W ±154,540 VPD (EB & WB)

ADOT 2019, Chandler 2019



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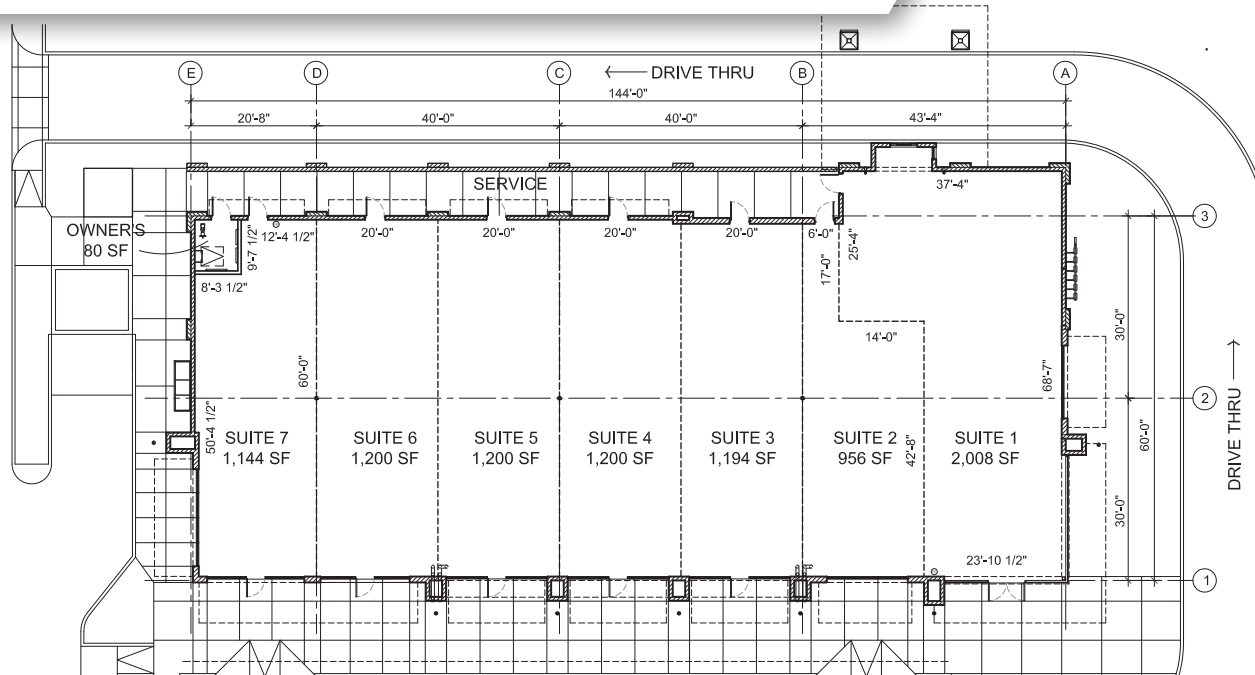
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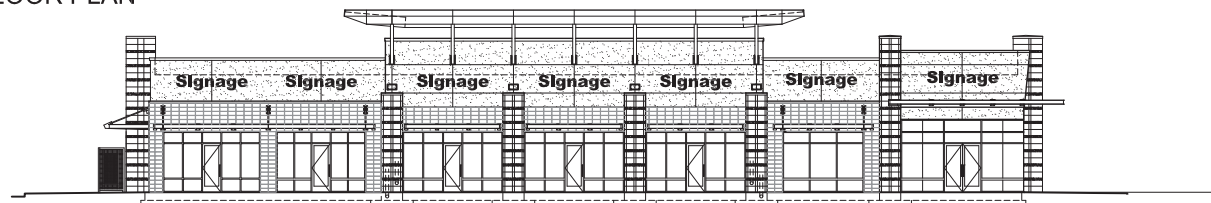
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FLOOR PLAN



SOUTH ELEVATION



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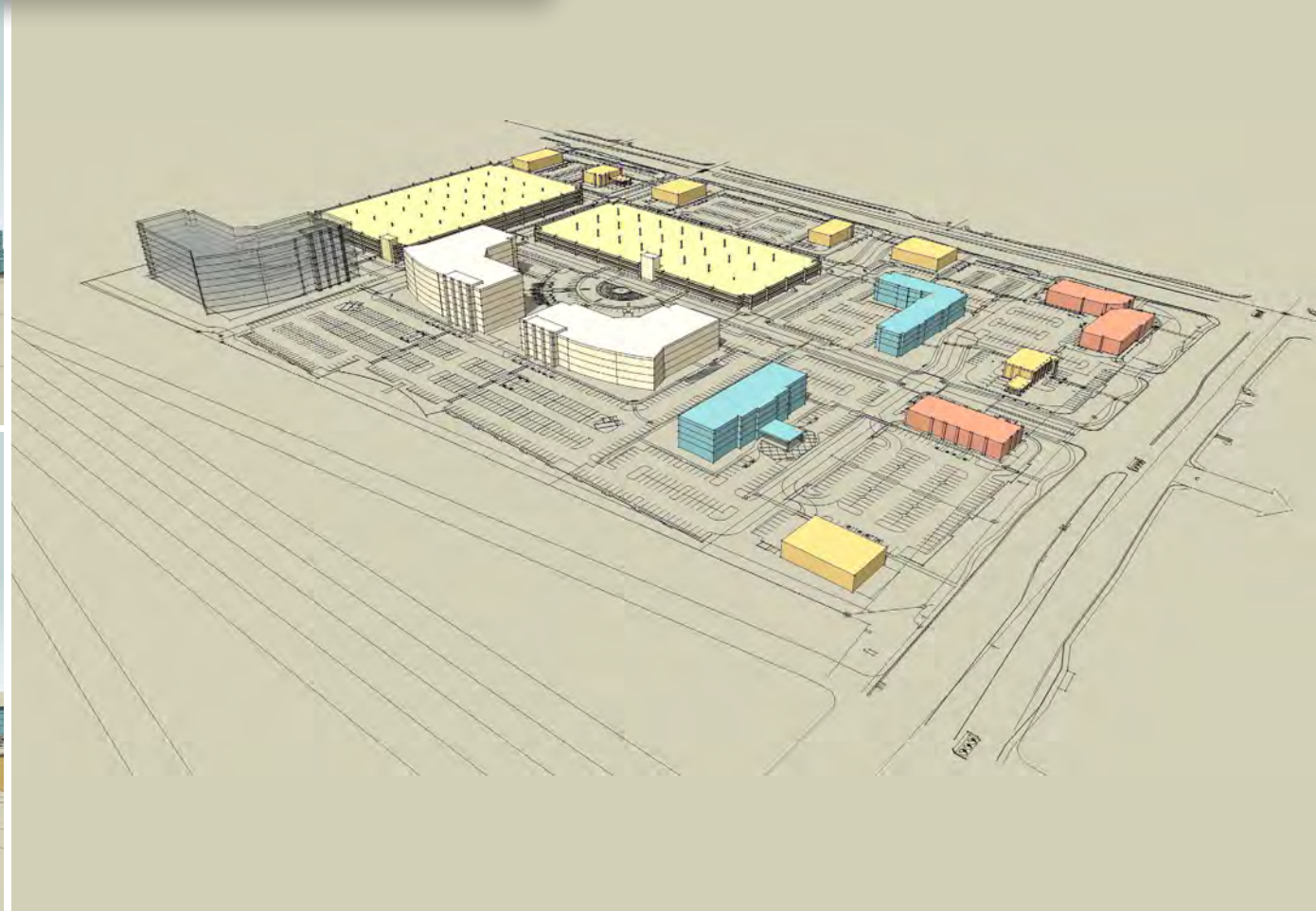
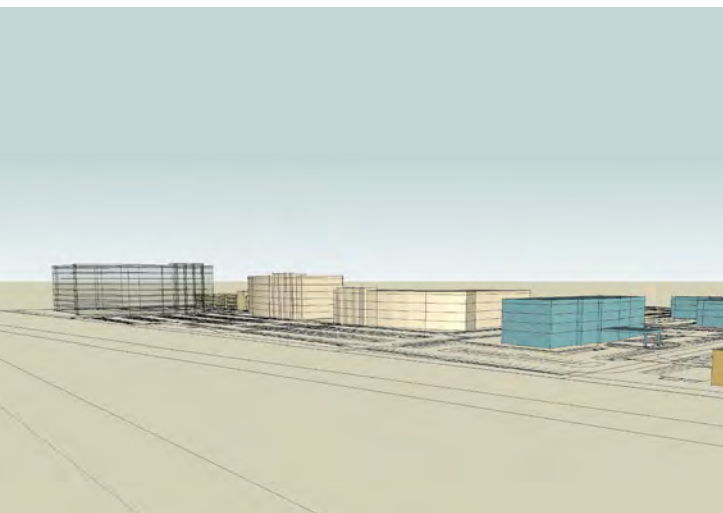
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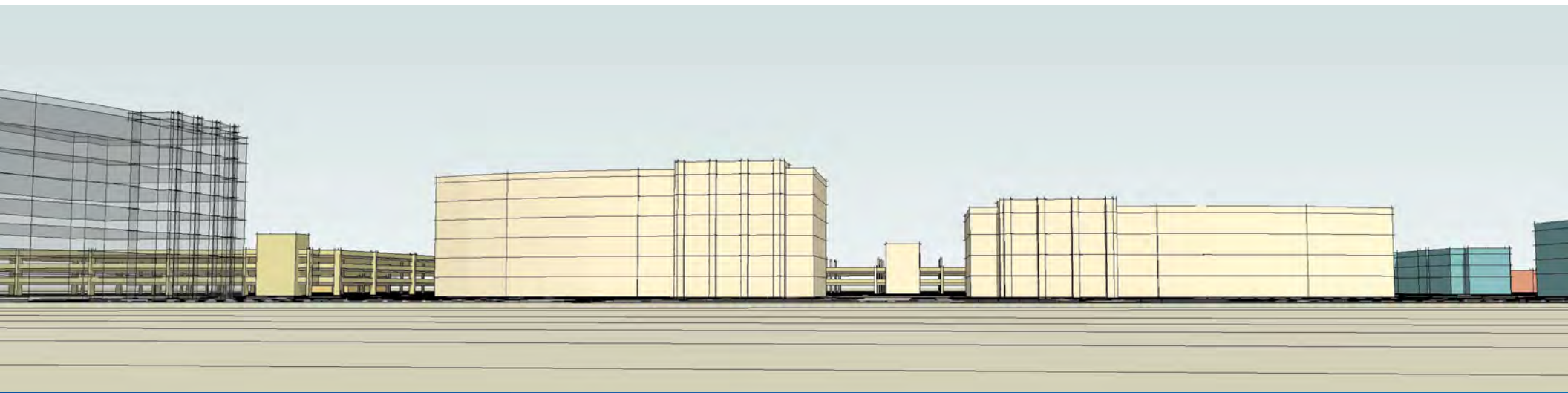
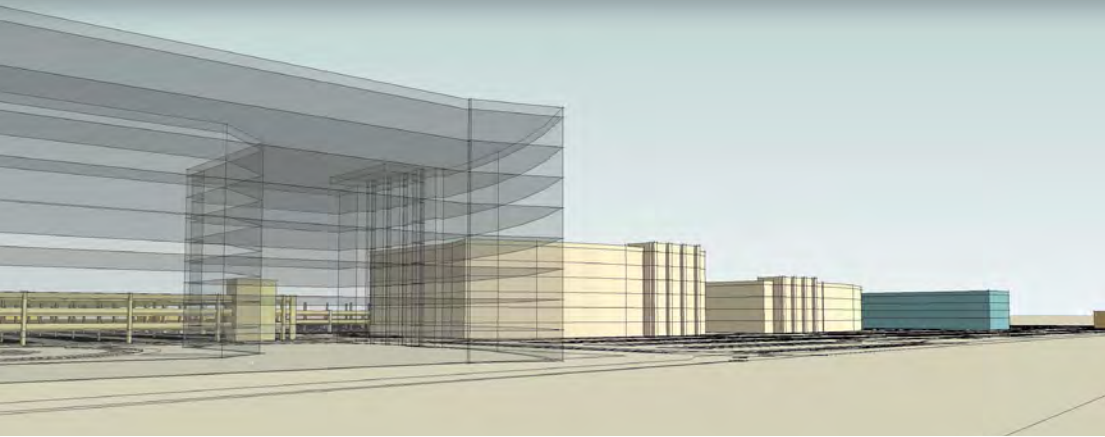
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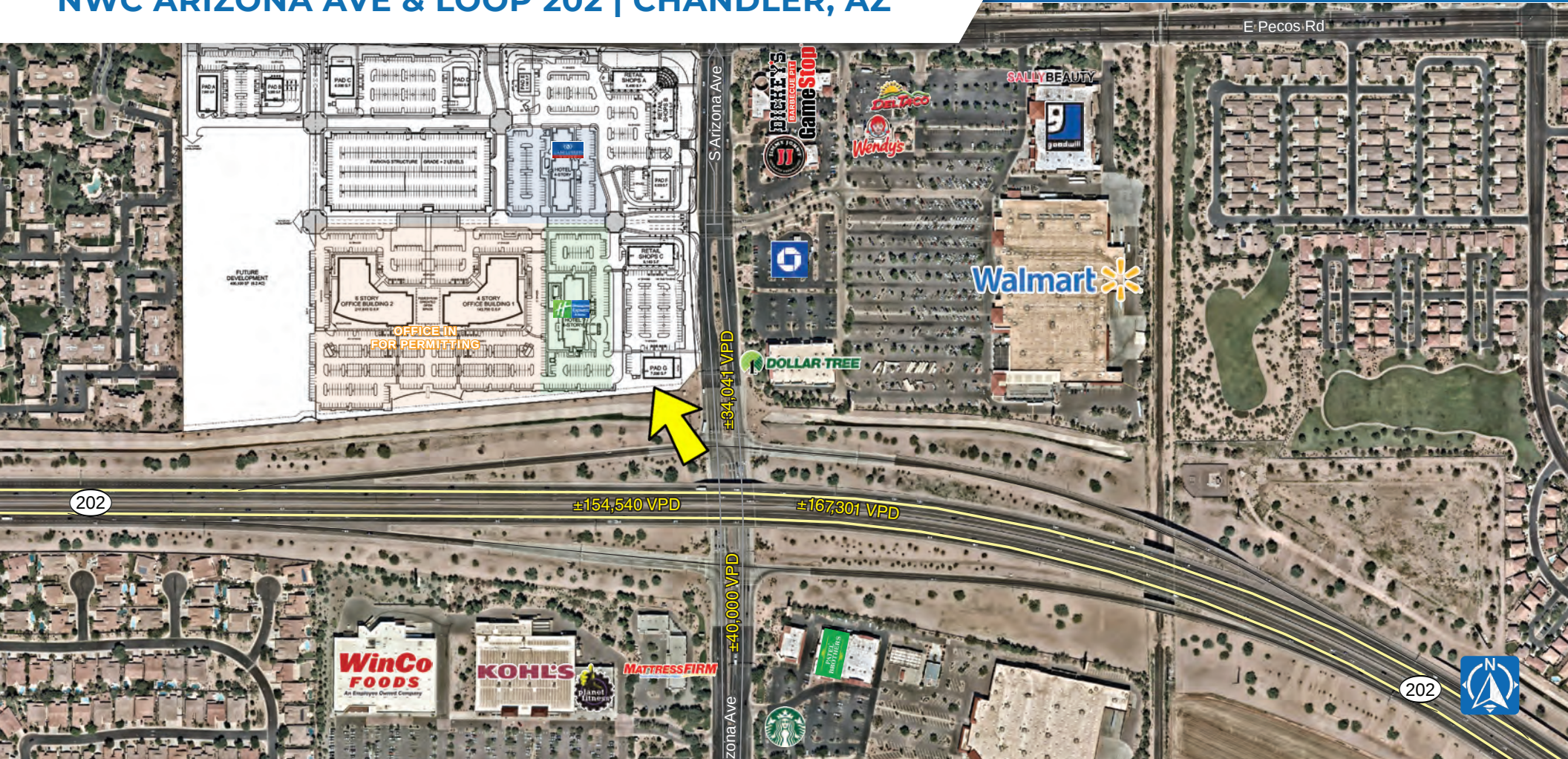


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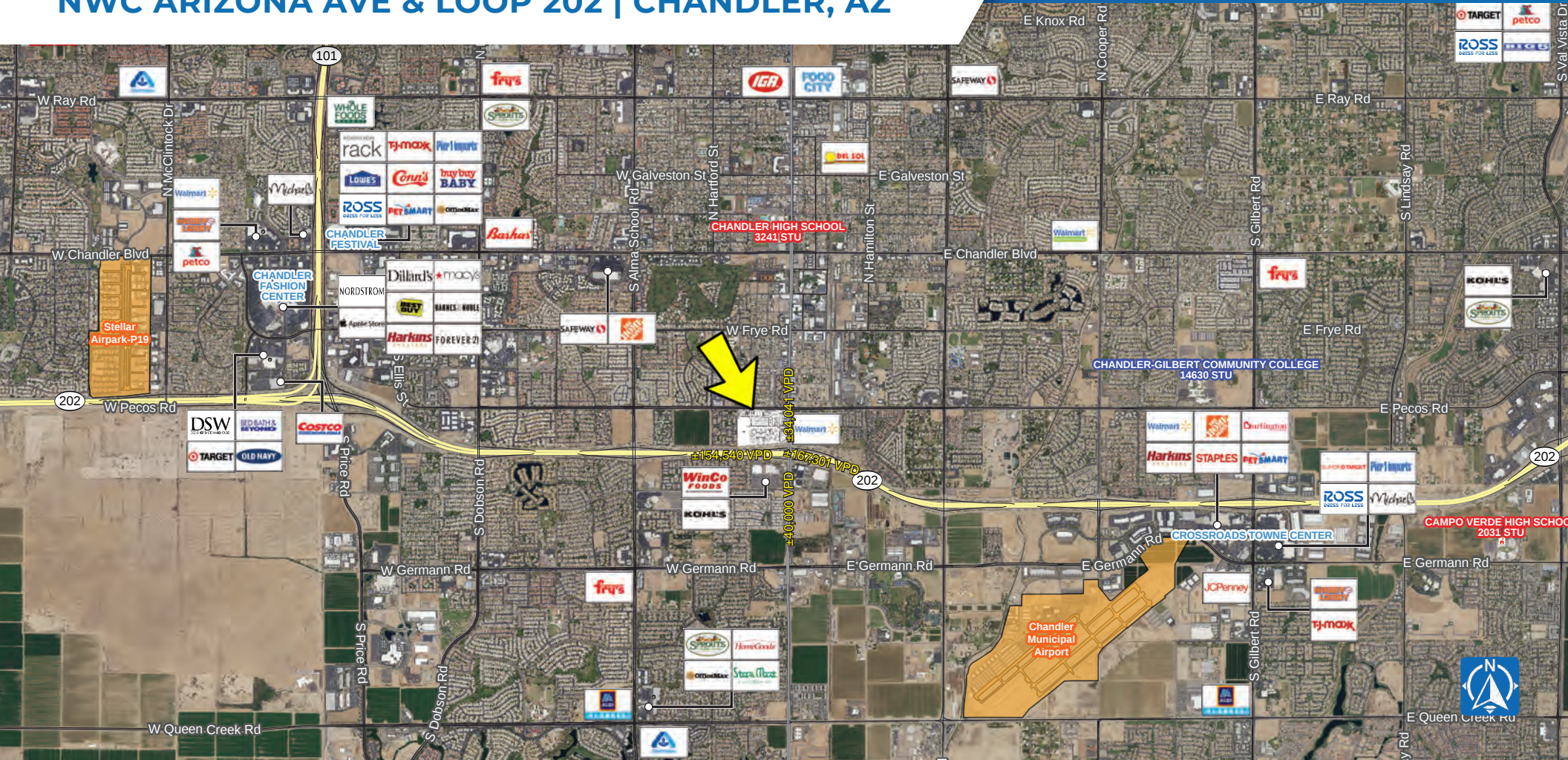
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DEMOGRAPHICS



POPULATION

	1-Mile	3-Miles	5-Miles
2019 Total Population	14,586	126,588	297,723
2024 Total Population	16,053	139,028	326,208



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2019 Households	5,043	45,174	107,130
2024 Households	5,560	49,604	116,934



2019 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$88,315	\$100,274	\$108,409
Median HH Income	\$65,641	\$79,016	\$86,158
Per Capita Income	\$30,475	\$35,954	\$39,068



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2019 Housing Units	5,305	48,130	113,216
Owner Occupied	40.7%	54.3%	62.5%
Renter Occupied	54.4%	39.5%	32.1%
Vacant	6,657	58,242	139,060



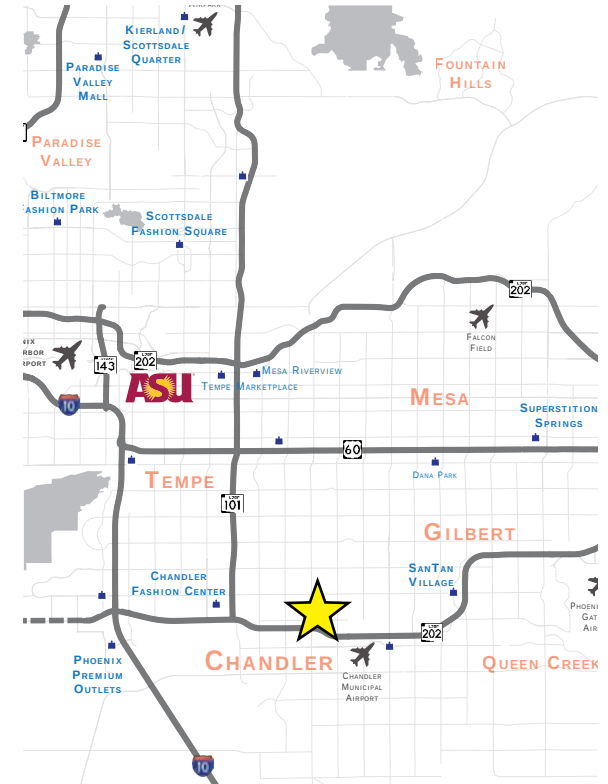
DAYTIME
POPULATION

	1-Mile	3-Miles	5-Miles
2019 Total Daytime Pop	16,576	112,532	259,930
Workers	9,919	54,290	120,870
Residents	3,372	43,733	81,777



BUSINESSES

	1-Mile	3-Miles	5-Miles
2019 Businesses	399	3,050	7,862



AVERAGE HH INCOME
\$100,274
WITHIN 3-MILES

2019 ESRI ESTIMATES

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