

Southwest Corner of Gilbert Road & Ocotillo Road - Chandler, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2016)	8,651	32,573	59,395
Projected Population (2021)	9,278	35,056	63,942
Estimated Avg. Household Income (2016)	\$130,822	\$131,132	\$117,347
Projected Avg. Household Income (2021)	\$158,622	\$158,368	\$140,877
Average Household Size (2016)	3.2	3.2	3.0
Total Daytime Employees (2016)	963	5,000	11,443
Median Age (2016)	33.3	33.9	35.3

TRAFFIC COUNTS (2014 Source: KSS Fuels) **Traffic Counts Numbers Shown are Before Street Expansion

Gilbert Road **Expanding to 6 Lanes	22,201
Ocotillo Road **Expanding to 4 Lanes	7,576
Total Cars Per Day	29,777



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

ARTESIAN MARKETPLACE

Southwest Corner of Gilbert Road & Ocotillo Road - Chandler, Arizona

PADS AND SHOPS AVAILABLE FOR LEASE

NEW CONSTRUCTION



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PROJECT HIGHLIGHTS

- Anchored by a 123,000 SF **Fry's Marketplace** & **Goodwill**
- Average household income of \$130,822 in a 1-mile radius
- Fry's Marketplace opened: 4th Quarter 2016 with an **anticipated 40,000 shoppers per week**
- Two miles south from Loop 202 Santan Freeway
- Four high schools with more than 11,000 students (4-mile radius)
- Gilbert Road is expanding to 6 lanes and Ocotillo Road is expanding to 4 lanes (**Under Construction**)
- Average household size in 3 mile radius is 3.0

DE RITO PARTNERS, INC

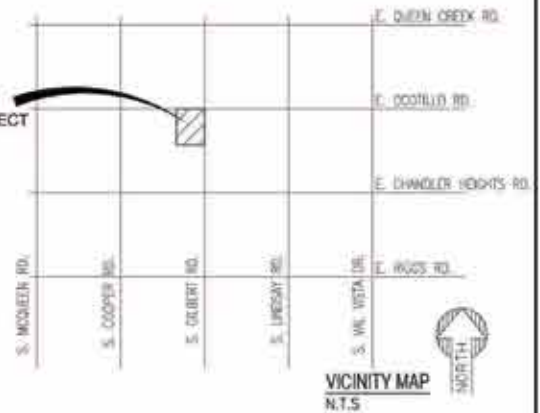
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UNDER CONSTRUCTION

LEASE STATUS PLAN
ARTESIAN MARKETPLACE SHOPPING CENTER
E OCOTILLO RD AND S GILBERT RD, CHANDLER, AZ 85249



SITE PROJECT



VICINITY MAP
N.T.S.

Updated 11.27.2017

**LAST SUITES
AVAILABLE!**

6,000 sf

2,100 sf

DENTIST

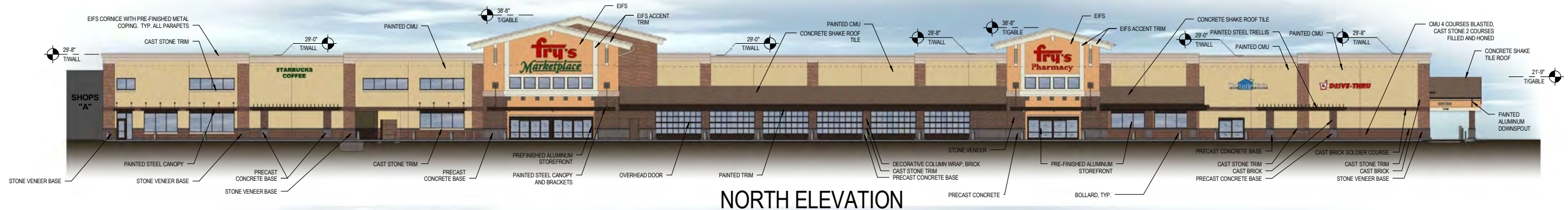
BACKFIT

PLANT

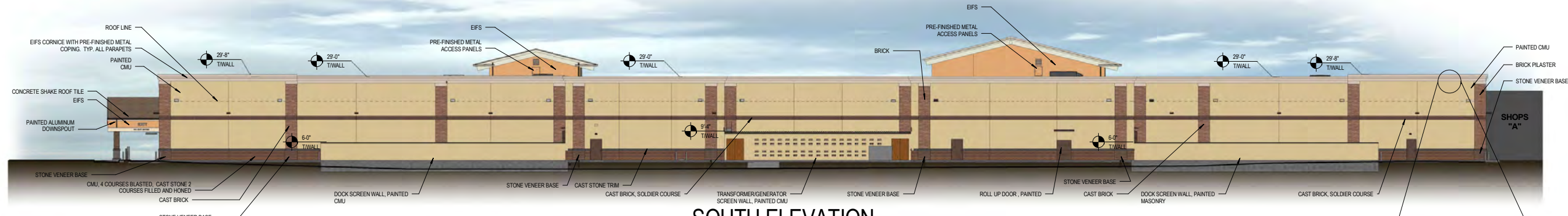
goodwill

RESIDENTIAL

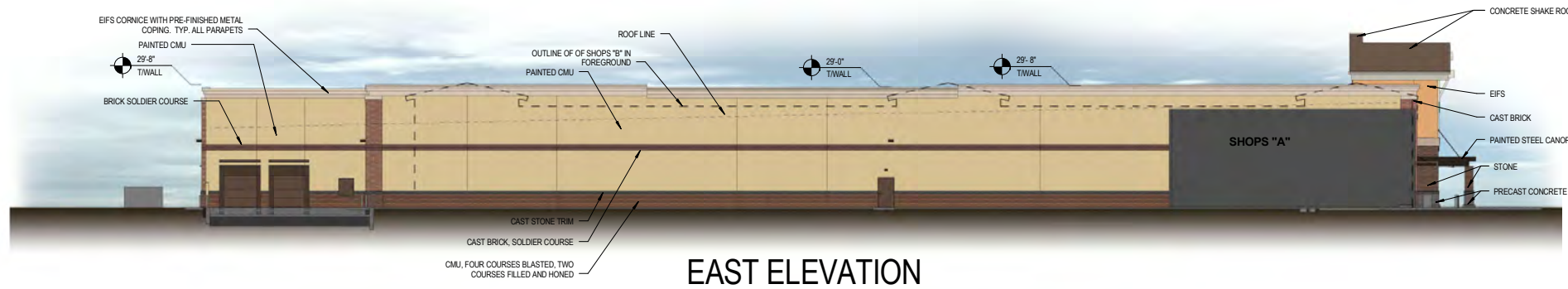




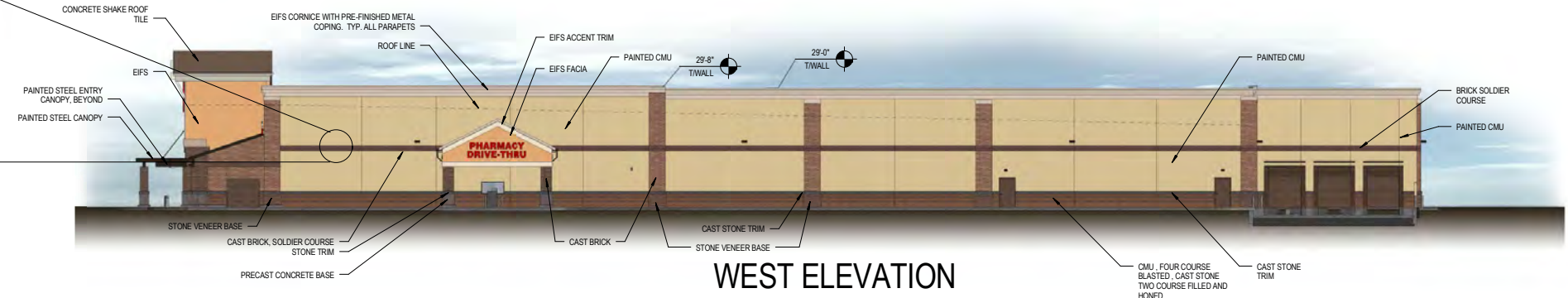
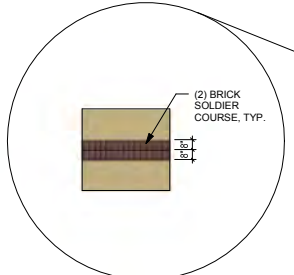
NORTH ELEVATION



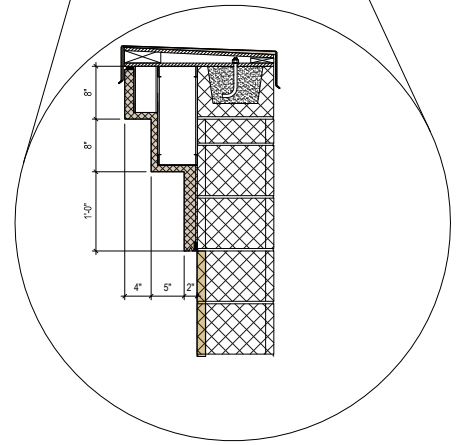
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Sept. 15th, 2015

Fry's Marketplace Store FRY681

E Ocotillo Rd. and S
Gilbert Rd.
Chandler, AZ 85249

