

SEC GILBERT RD & OCOTILLO RD

CHANDLER, AZ 85249

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Executive Summary



OFFERING SUMMARY

Available SF: 1,483 SF

Lease Rate: Call for Pricing

Zoning: PAD

Submarket: Chandler

Cross Streets: Gilbert Rd. & Ocotillo Rd.

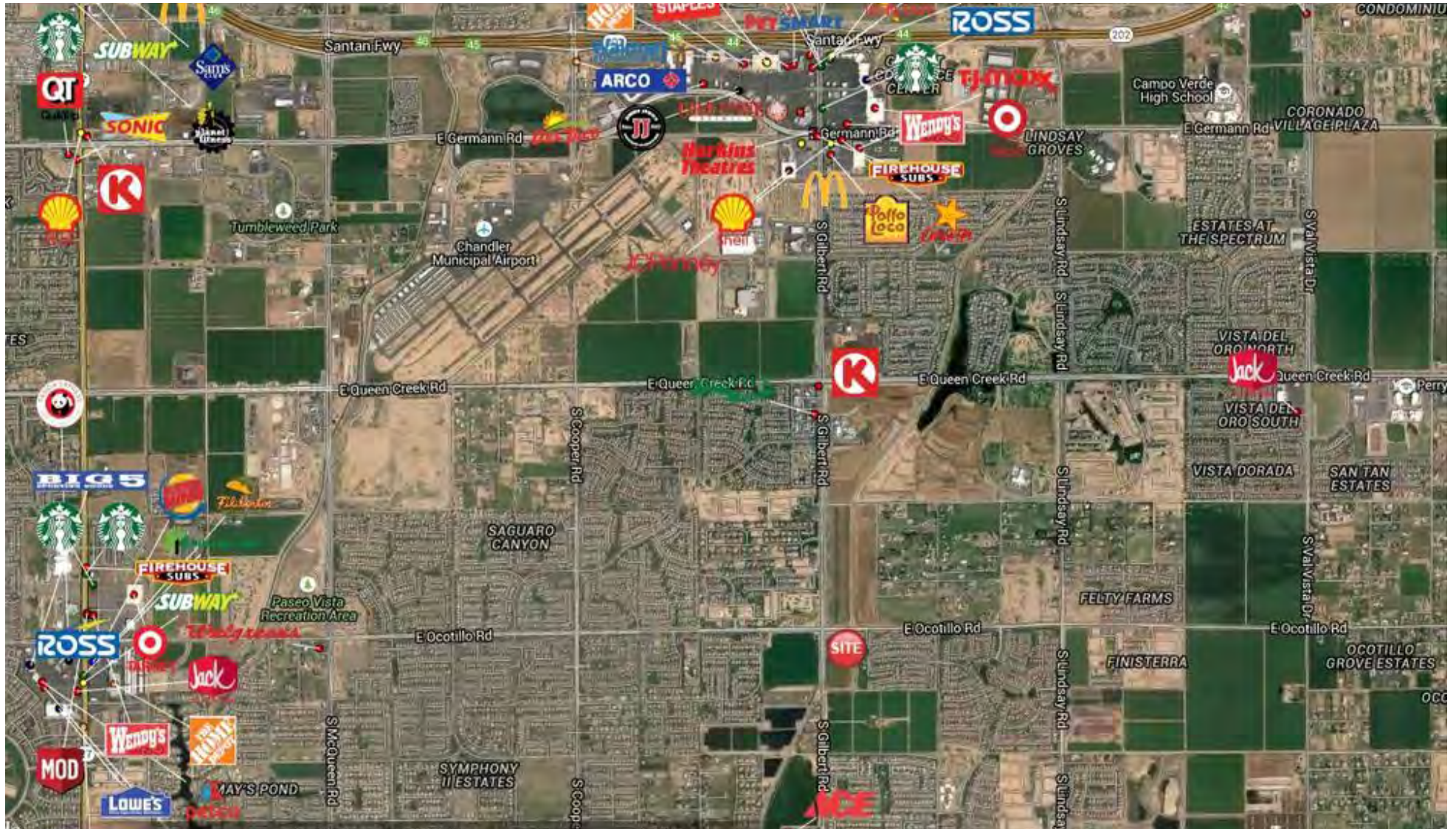
PROPERTY OVERVIEW

Join: EOS Fitness, Sprouts, Fry's Marketplace, Starbucks

PROPERTY HIGHLIGHTS

- EOS Fitness anchored center
- High-end development site within healthy Chandler marketplace
- 2 mi. South from 202 San Tan Freeway / 4 high schools with over 11K students within 4 mi.
- Fry's Marketplace expansion across the street.
- High traffic counts > ± 30,000 cars daily
- Adjacent to Sprouts Farmers Market
- Opportunity for retailers and restaurants to Join a robust neighborhood center

Retail Map



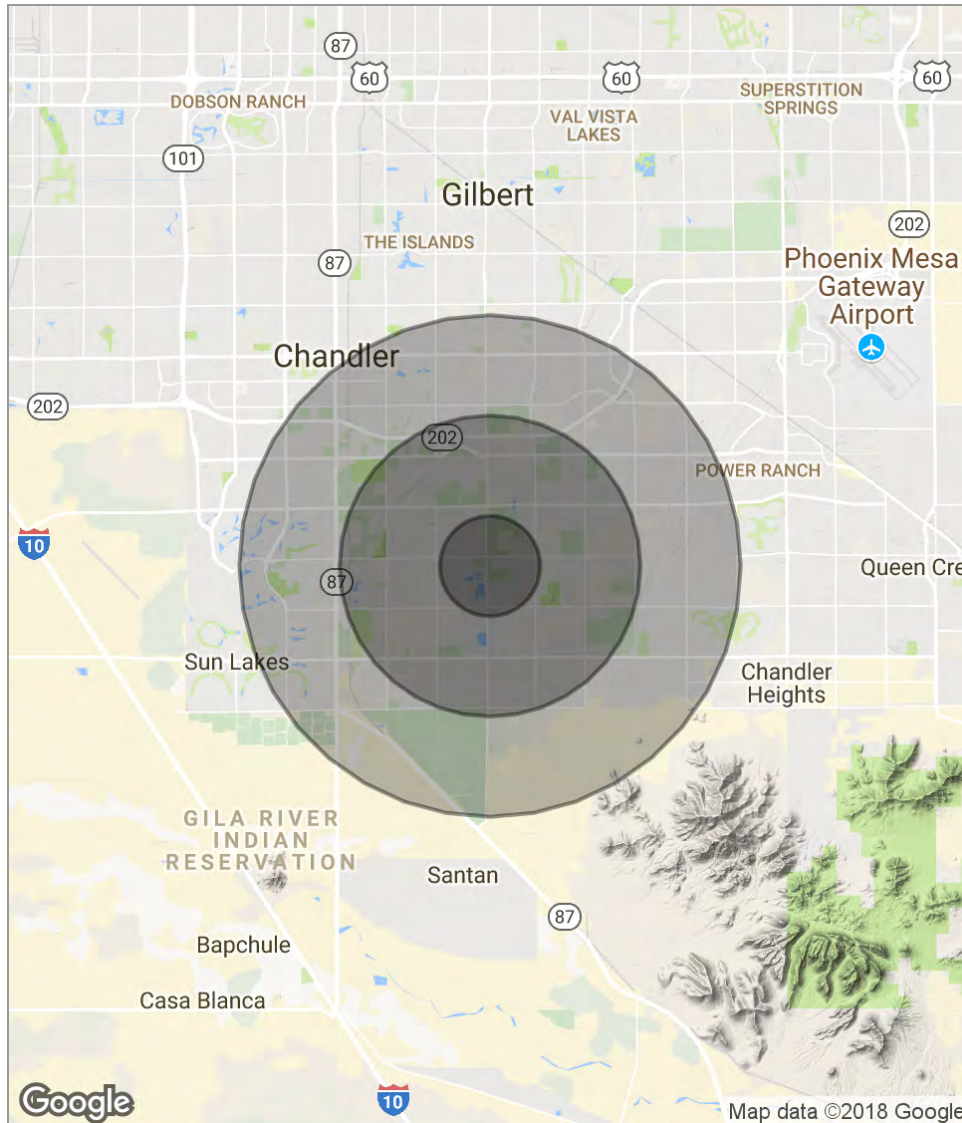
Site Plan



Additional Photos



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,115	50,373	127,059
Median age	33.8	35.6	35.4
Median age (male)	34.2	35.9	35.3
Median age (Female)	33.0	35.5	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,858	16,516	43,992
# of persons per HH	3.3	3.0	2.9
Average HH income	\$126,297	\$110,803	\$100,806
Average house value	\$691,030	\$458,702	\$411,133

* Demographic data derived from 2010 US Census