



183,749 ADT

WORLD MARKET



GOLF GALAXY



54th St

Galeto Brazilian Steakhosue

±33,496 SF

RETAIL PROPERTY FOR LEASE OR SALE

BOX SPACE AVAILABLE

845 N 54th St Chandler, AZ 85226

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FORMER BOUNCE-A-RAMA

845 N 54th St Chandler, AZ 85226



PROPERTY OVERVIEW

Welcome to 845 North 54th St, Chandler, AZ a prime commercial property located in the heart of the Chandler Pavilions regional shopping center. Located across the street from the Arizona Coyotes Chandler Ice Den, a world-class indoor ice rink facility, which draws patrons from all over the state. This impressive building offers a unique opportunity for businesses looking to establish a presence in one of the most sought-after locations in the Phoenix MSA.

The property features an imposing façade, 22' clear height ceilings, a massive parking lot, two truck wells, and four roll-up doors located in the back. The building was renovated substantially in 2018 with everything from new HVAC to a commercial kitchen, making it move-in ready for the next owner. The property not only features substantial signage on the building, but has the rights to digital signage on the projects monument sign along I-10. With a total of 33,496 square feet of rentable space on a 2.83 acre lot, this property is suitable for a variety of uses, including retail, entertainment, or industrial within the PAD zoning.

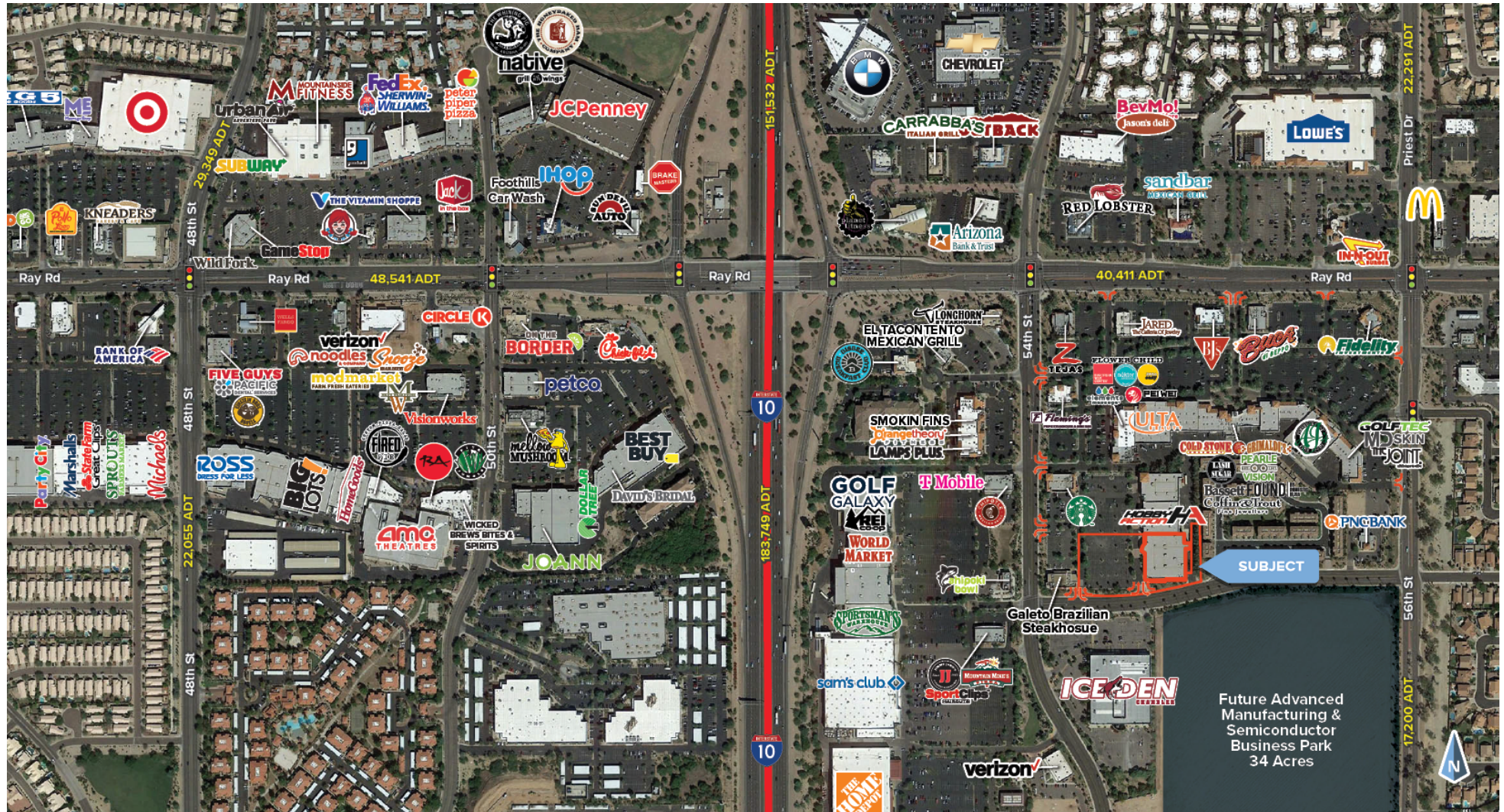
AREA CO-TENANTS



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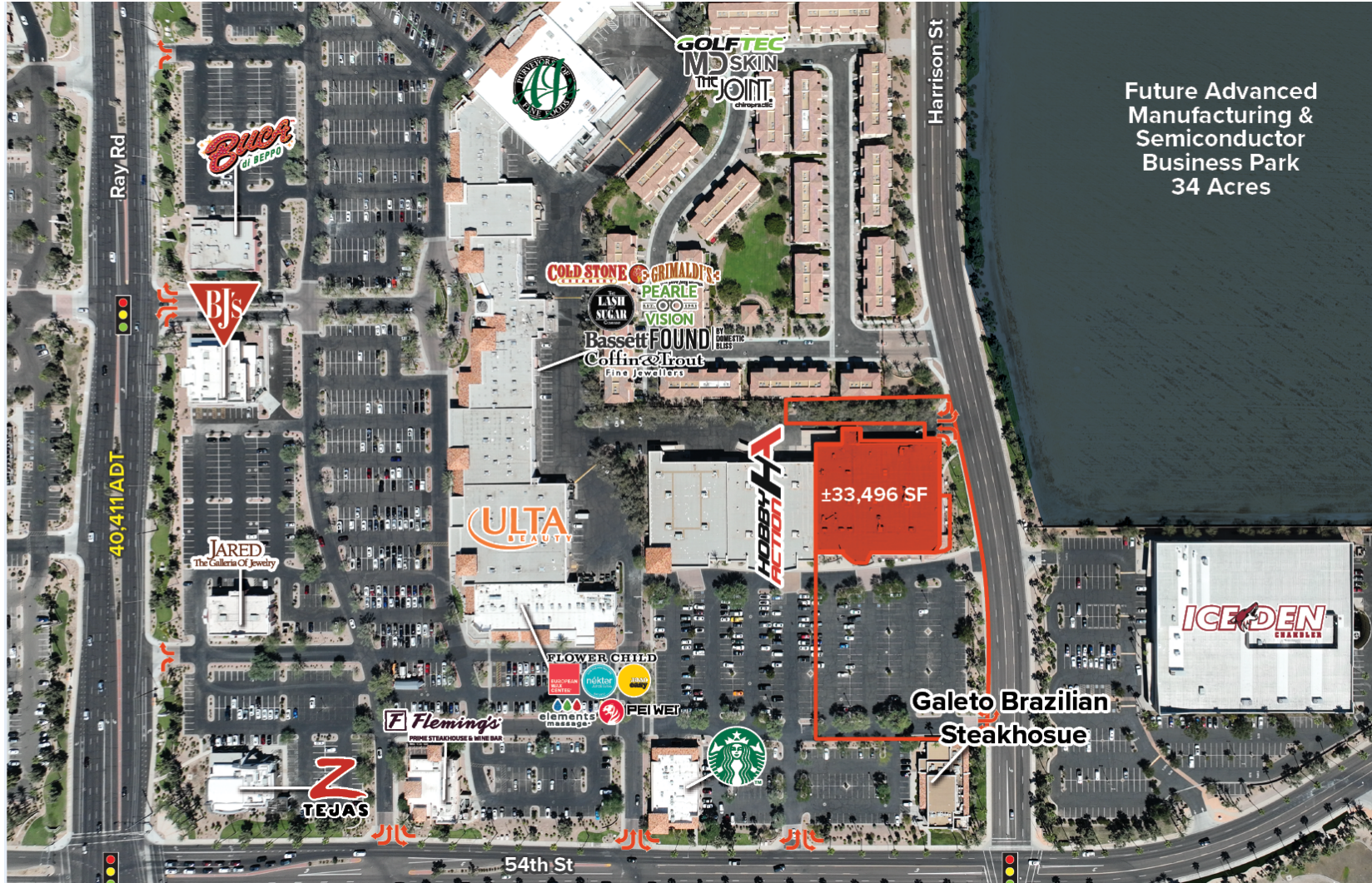
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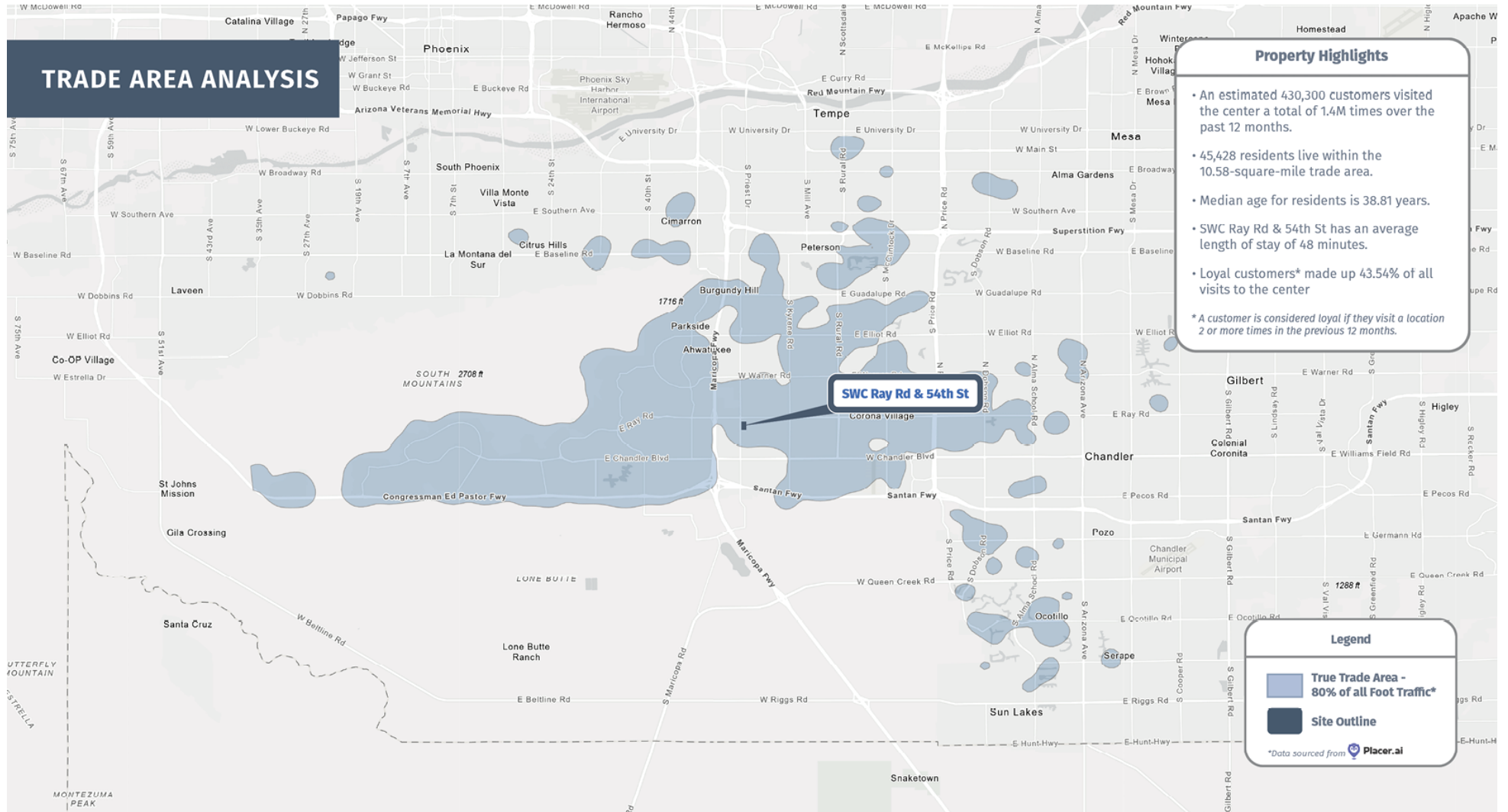
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POPULATION

	3 MILE	5 MILES	10 MILES
Area Total	94,334	199,052	788,667
Median Age	38.6	37.4	34.1



HOUSEHOLD INCOME

	3 MILE	5 MILES	10 MILES
Median	\$98,908	\$91,709	\$77,752
Average	\$133,997	\$127,003	\$107,598



DAYTIME WORKFORCE

	3 MILE	5 MILES	10 MILES
Total Businesses	3,953	7,501	28,917
Employees	63,662	112,638	461,502
Daytime Population	102,862	197,266	827,153



EDUCATION

	3 MILE	5 MILES	10 MILES
Percentage with Degrees	64.68%	61.01%	51.75%



EMPLOYMENT

	3 MILE	5 MILES	10 MILES
White Collar Occupation	78.8%	75.1%	69.0%
Services	9.6%	11.3%	14.7%
Blue Collar	11.6%	13.6%	16.3%



HOUSEHOLD STATISTICS

	3 MILE	5 MILES	10 MILES
Households	39,089	81,532	309,083
Median Home Value	\$413,885	\$406,875	\$379,087

* 2023 Demographic data derived from ESRI

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