



Chandler Village Dr

Chandler Blvd

38,580 ADT

Harkins THEATRES

FOREVER 21 BARNES & NOBLE BOOKSELLERS

Dillard's

H&M

macy's

1-2 ACRE PAD FOR LEASE OR SALE

# OUTPARCELS AT CHANDLER FASHION CENTER

3107 W Chandler Blvd Chandler, AZ 85226



Price Rd

14,044 ADT



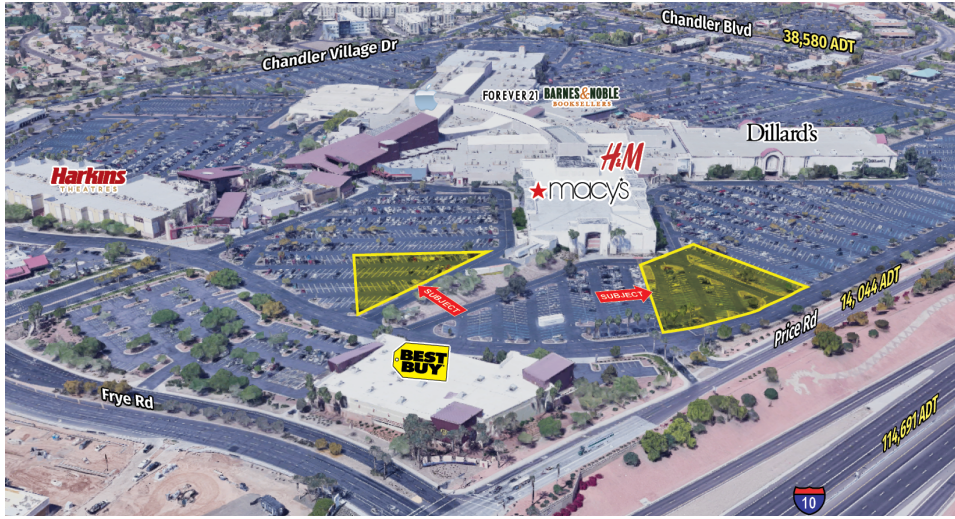
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# CHANDLER FASHION CENTER

3107 W Chandler Blvd Chandler, AZ 85226



## PROPERTY DESCRIPTION

1-2 Potential Pads Available developed by Macy's and United Growth in dominant Shopping Center

## LOCATION DESCRIPTION

NWC Loop 101 & Frye Rd

## PROPERTY HIGHLIGHTS

- Pads Available for build to suit, ground lease, or sale at strongly performing Chandler Fashion Center
- Conceptual locations shown
- Only pad opportunities currently available at Chandler Fashion Center
- Flexibility with types of uses that can be accommodated

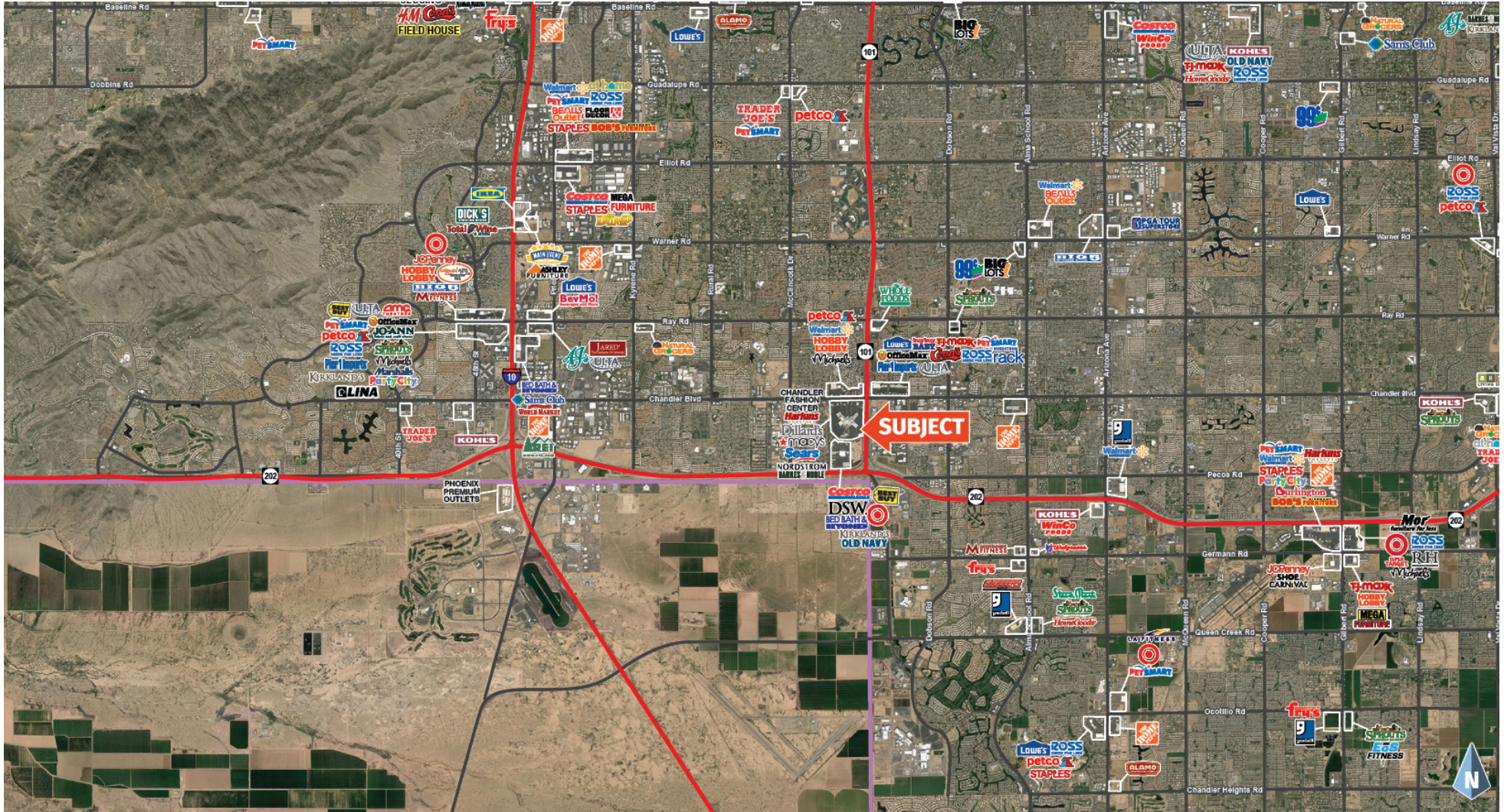
## AREA COTENANTS



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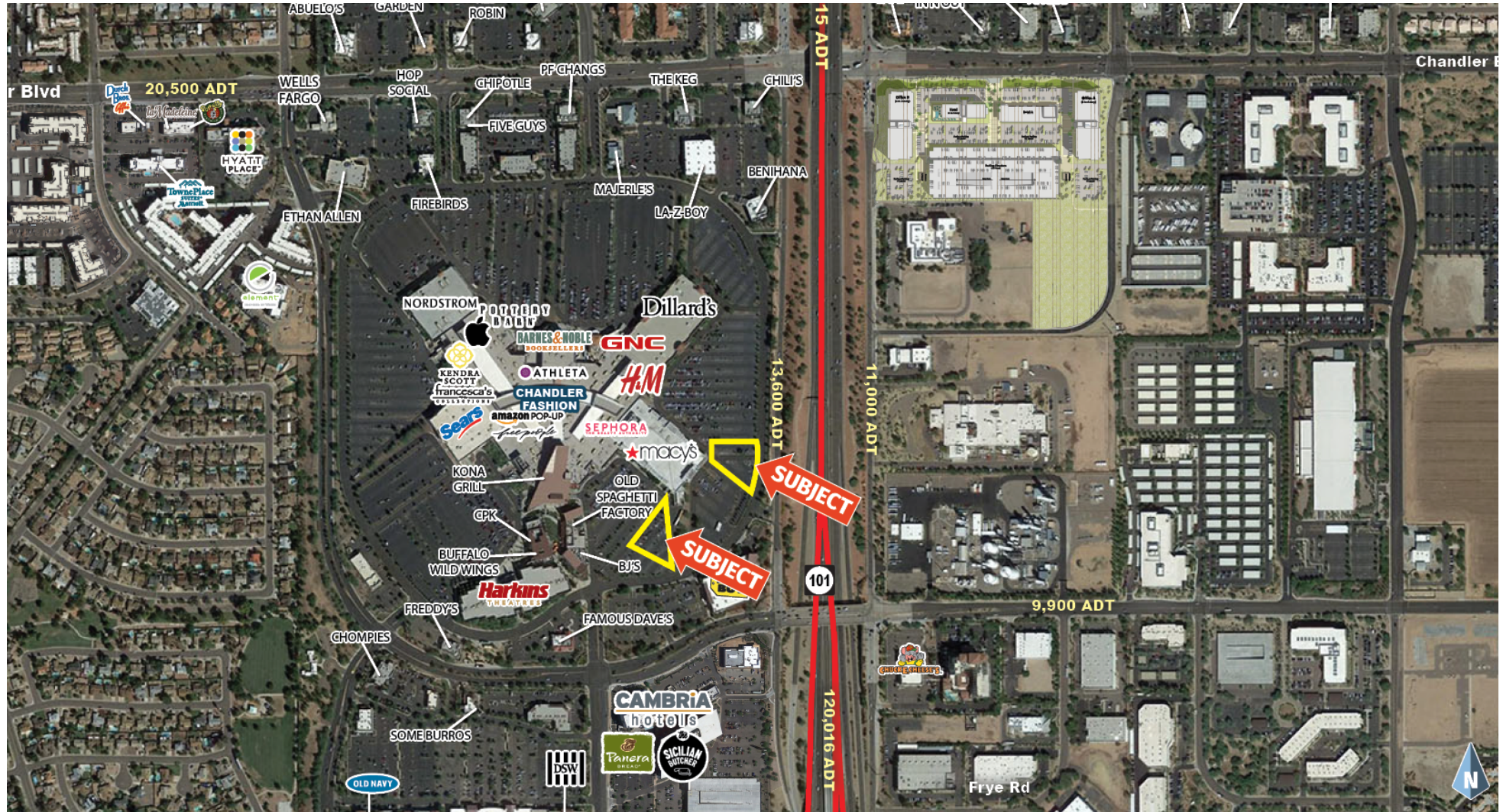
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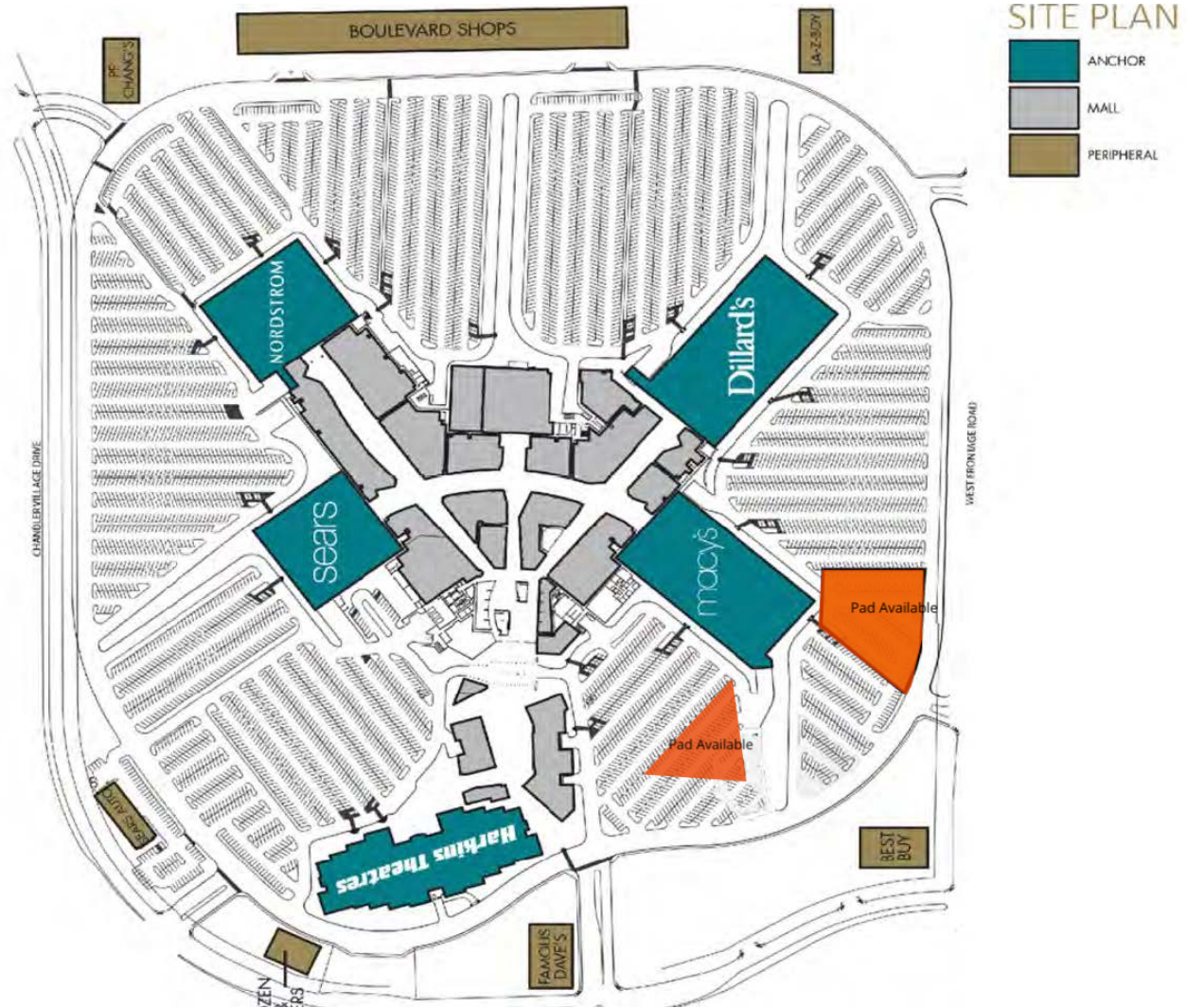
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## LEASE OR SALE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	23,255 - 43,560 SF	Lease Rate:	CALL FOR PRICING

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
PAD AVAILABLE	Available	43,560 SF	NNN	CALL FOR PRICING	Pad Opportunity in dominant Shopping Center
PAD AVAILABLE	Available	23,255 SF	NNN	CALL FOR PRICING	Pad Opportunity in dominant Shopping Center

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	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>POPULATION SUMMARY</b>			
2020 Total Population	14,529	111,364	275,828
2025 Total Population	15,562	117,901	293,307
2015-2020 Annual Growth Rate	1.38%	1.15%	1.24%
2020 Median Age	34.7	36.7	36.1
<b>INCOME SUMMARY</b>			
Median Household Income	\$80,286	\$83,730	\$80,791
Average Household Income	\$99,577	\$107,168	\$103,951
<b>BUSINESS DATA</b>			
Total Businesses	589	3,305	9,137
Total Employees	12,228	43,458	124,357
Daytime Population	18,345	92,040	247,350
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	10.3%	9.7%	9.4%
Bachelor's Degree	27.5%	28.4%	27.5%
Graduate/Professional Degree	12.9%	18.4%	17.1%
Percent of Population with Degrees	50.76%	56.45%	53.98%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total Employees	8,413	62,782	152,835
White Collar	74.4%	74.7%	72.9%
Services	15.4%	13.0%	13.9%
Blue Collar	10.2%	12.3%	13.2%
<b>HOUSEHOLD SUMMARY</b>			
2020 Households	5,834	43,790	106,977
2020 Average Household Size	2.49	2.54	2.57
2020 Average Family Size	3.09	3.11	3.14
2020 Median Home Value	\$285,371	\$299,475	\$289,506

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