

Redevelopment for Ground Lease or Build-to-Suit

SEC Arizona Ave & Frye Rd | Chandler, AZ



For more information, please contact:

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PROPERTY HIGHLIGHTS

- Join some of Arizona's most-renowned restaurant owners
- Over 100,000 employees within a 5-mile radius
- High walkability
- Close freeway access
- Neighboring the Olympus Steelyard, a modern 301-unit, loft-style apartment complex
- Over 100,000 attendees to downtown events annually from September to April

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	19,248	135,910	311,636
2023 Population	20,915	148,109	339,818
2018 Median HH Income	\$51,089	\$68,986	\$79,523

ESRI 2018 Estimates

TRAFFIC COUNTS

N: ±32,300 VPD (NB & SB)

S: ±32,512 VPD (NB & SB)

E: ±13,237 VPD

W: ±12,544 VPD

Chandler 2018, ADOT 2017

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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