



RETAIL PROPERTY FOR LEASE

CHANDLER HEIGHTS MARKETPLACE

NWC Chandler Heights Rd & Gilbert Rd | Chandler, AZ 85249

BRYAN LEDBETTER
602.795.8670
bledbetter@w-retail.com

KATIE WEEKS
602.368.1372
kweeks@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

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LOCATION DESCRIPTION

NWC Chandler Heights Rd & Gilbert Rd - Chandler

PROPERTY HIGHLIGHTS

- Excellent Demographics: Average Household Income within 1 mile is over \$141,000
- Located 3.5 miles south of the San Tan Freeway on the going home side of the street
- Anchored by Bashas' & ACE Hardware

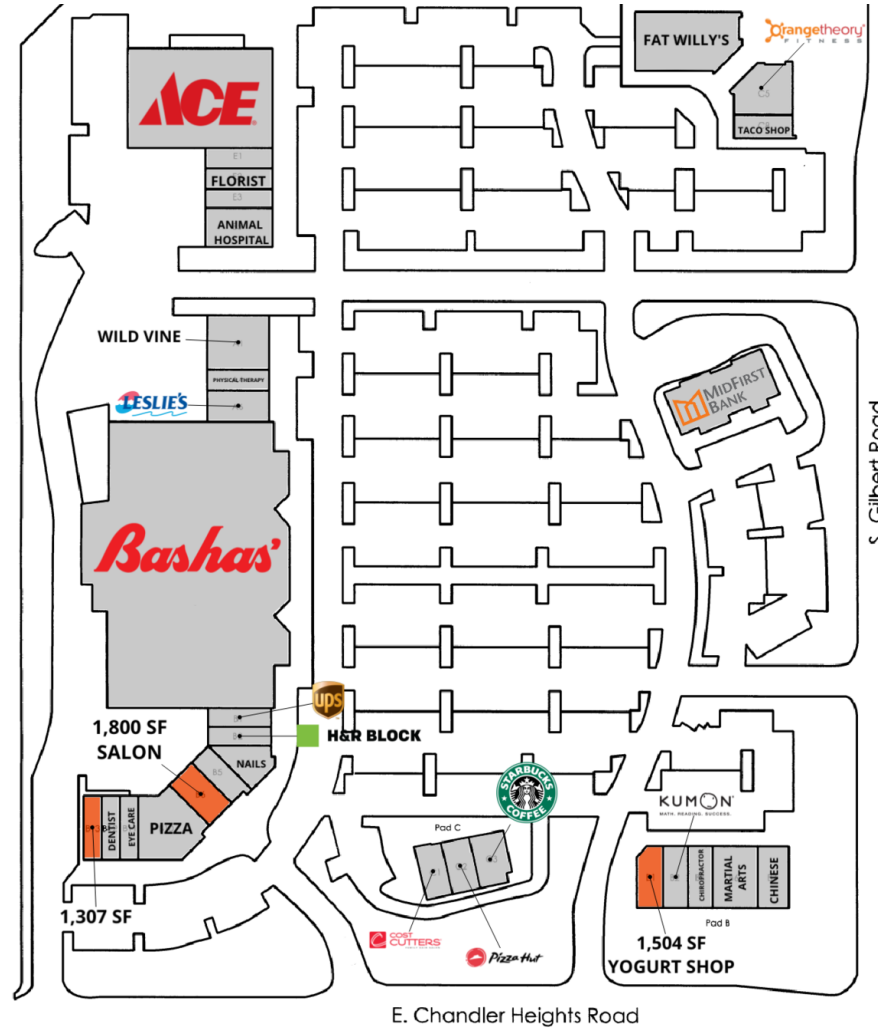
AREA COTENANTS



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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,307 - 1,800 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
A1	THE WILD VINE UNCORKED	3,646 SF	NNN	-
A4	PHYSICAL THERAPY	1,200 SF	NNN	-
A6	LESLIE'S POOLS	2,653 SF	NNN	-
B1	UPS	1,526 SF	NNN	-
B2	H&R BLOCK	1,500 SF	NNN	-
B4	N'JOY NAILS	1,321 SF	NNN	-
B5	DRY CLEANER	1,043 SF	NNN	-
B6	Available	1,800 SF	NNN	SALON
B10	TOSCANY'S COAL OVEN PIZZA	3,935 SF	NNN	-
B11	URBAN OPTIQUE & EYE CARE	1,438 SF	NNN	-
B12	CHANG DENTISTRY	1,307 SF	NNN	-
B13	Available	1,307 SF	NNN	-
C5	ORANGE THEORY FITNESS	3,082 SF	NNN	-
C8	LOS FAVORITOS TACO SHOP	1,331 SF	NNN	-
D4	FAT WILLY'S	6,177 SF	NNN	-

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SUITE	TENANT	SIZE	TYPE	DESCRIPTION
E1	EDWARD JONES	1,272 SF	NNN	-
E2	THISTLE & BLOOM FLORIST	1,313 SF	NNN	-
E3	KACTUS KUSH CBD	1,260 SF	NNN	-
E5	LIFE CARE ANIMAL HOSPITAL	2,921 SF	NNN	-
MAJOR	ACE HARDWARE	15,735 SF	NNN	-
MAJOR	BASHAS	54,416 SF	NNN	-
PAD B1	Available	1,504 SF	NNN	YOGURT SHOP
PAD B2	KUMON	1,306 SF	NNN	-
PAD B3	VALLEY PAIN & WELLNESS CENTER	1,500 SF	NNN	-
PAD B6	MX MARTIAL ARTS STUDIO	3,513 SF	NNN	-
PAD B7	HONG KONG BISTRO	1,925 SF	NNN	-
PAD C1	COSTCUTTERS	1,528 SF	NNN	-
PAD C2	PIZZA HUT	1,563 SF	NNN	-
PAD C3	STARBUCKS	1,800 SF	NNN	-

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	13,646	60,778	160,566
Total Population in 5 years	15,827	69,321	182,828
Annual Growth Rate	3.01%	2.67%	2.63%
Median Age	31.1	35.4	33.4
INCOME SUMMARY			
Median Household Income	\$113,458	\$112,575	\$109,669
Average Household Income	\$141,471	\$137,181	\$133,491
BUSINESS SUMMARY			
Total Businesses	178	711	2,550
Total Employees	1,262	5,496	25,306
Daytime Population	8,862	39,713	112,242
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	10.2%	9.9%	9.9%
Bachelor's Degree	28.1%	29.2%	30.0%
Graduate / Professional Degree	14.4%	16.1%	16.6%
Percent of Population with Degrees	52.7%	55.2%	56.5%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	6,048	26,563	73,632
White Collar	78.4%	77.7%	77.0%
Service Industry	13.0%	11.3%	12.3%
Blue Collar	8.6%	11.0%	10.8%
HOUSEHOLD SUMMARY			
Households	3,882	19,093	50,182
Average Household Size	3.51	3.18	3.20
Average Family Size	3.82	3.49	3.53
Median Home Value	\$391,791	\$379,386	\$369,173

* 2020 Demographic data derived from ESRI

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