



NOW OPEN  99 RANCH MARKET

CHANDLER RANCH

Arizona's New Culinary Destination

NEC of Chandler Boulevard and N. Dobson Road | Chandler, Arizona

Naoyuki Kondo | Heather Nguyen | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

PROJECT HIGHLIGHTS



**117,000-SF
ASIAN-CENTRIC
DEVELOPMENT** IN
THE HEART OF THE
PRICE CORRIDOR
AND **HIGHLY
ACCESSIBLE** FROM
LOOP 101 AND 202



CHANDLER IS **#1 CITY
IN ARIZONA WITH
LARGEST ASIAN
POPULATION** AND
RANKED AMONG THE
**FASTEST-GROWING
CITIES IN AMERICA** -
U-HAUL REPORT, '20



**30+ COMPANIES ON
THE 2020 FORTUNE
1000 LIST HAVE
OFFICE LOCATIONS
IN CHANDLER**
ACCOUNTING FOR
30% OF CITYWIDE
EMPLOYMENT



CHANDLER IS
KNOWN AS THE
**"INNOVATION AND
TECHNOLOGY
HUB OF THE
SOUTHWEST"**



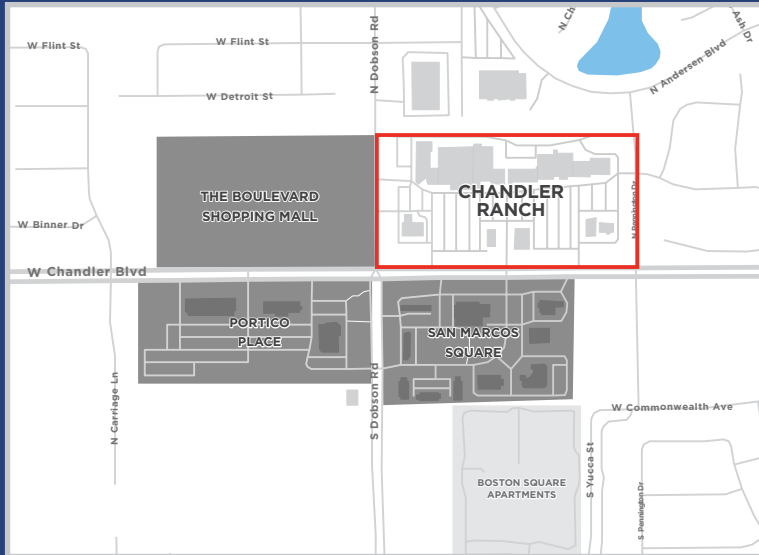
smartasset™

RANKED NO. 6
IN **TOP 10 MOST
LIVABLE CITIES IN
THE U.S.** - 2020

CHANDLER RANCH

CHANDLER, ARIZONA

PROJECT HIGHLIGHTS



\$111K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

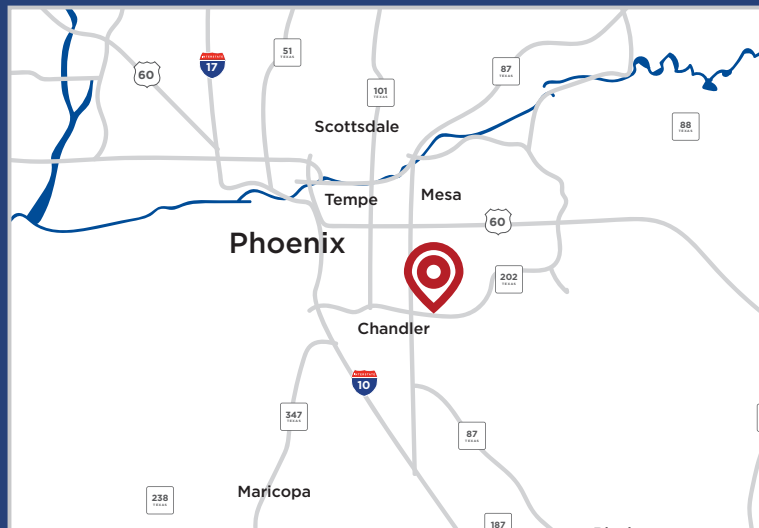
2010 Census, 2021 Estimates with
Delivery Statistics as of 07/21



303,613
CURRENT
POPULATION
WITHIN 5 MILES



18%
POPULATION
GROWTH
WITHIN 3 MILES
2010-2021



AGGRESSIVE RESIDENTIAL GROWTH IN TRADE AREA

PHOENIX HOMEBUILDER **PERMITS UP 37%** | JANUARY - APRIL, 2021

5,950 NEW & RECENT HOMES | **600+** HOMES UNDER CONSTRUCTION

LOCATED IN THE **FASTEST-GROWING COUNTY IN THE U.S.**

WITHIN THE **2ND FASTEST-GROWING STATE** | 2003-2030

CHANDLER DEVELOPMENT RESIDENTIAL STUDY, 2020, HOMEBUILDERS ASSOCIATION OF CENTRAL ARIZONA '21

HEATHER NGUYEN
281.477.4358
hnguyen@newquest.com

NAOYUKI KONDO
281.477.4365
nkondo@newquest.com



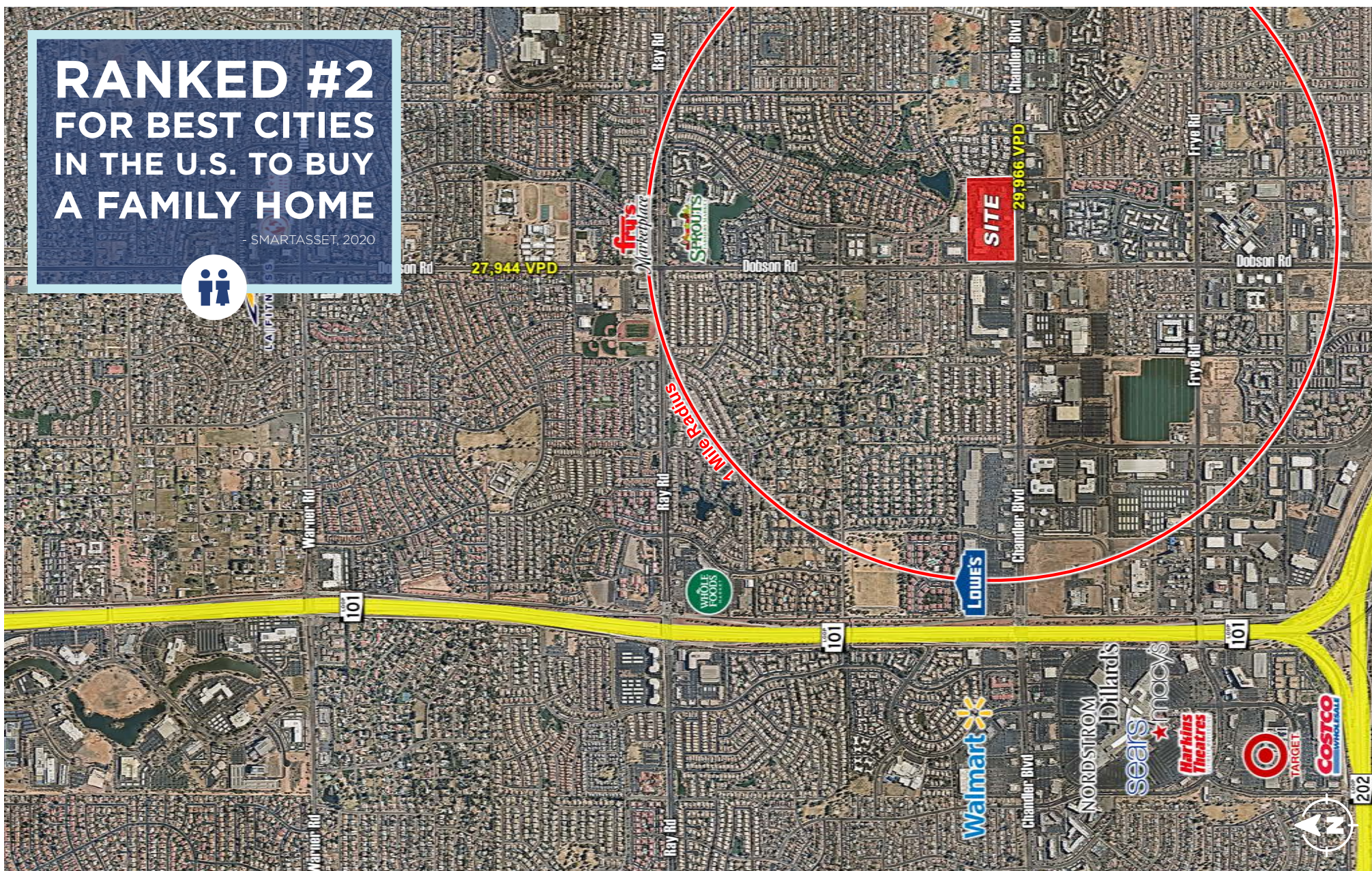
MAJOR
TENANTS



03.20 | 02.20

RANKED #2 FOR BEST CITIES IN THE U.S. TO BUY A FAMILY HOME

- SMARTASSET, 2020



07.21 | 03.20



07.21 | 06.21



SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Asian Corner	1,750 SF	8	Uncle Lee's Kitchen	1,466 SF	15	Subway	1,200 SF	22	Proposed Retail	5,977 SF
2	Available For Lease	1,750 SF	9	99 Ranch Market	44,442 SF	16	Gyros Express	1,200 SF	23	Available For Lease	1,493 SF
3	Hand In Hand Pharmacy	1,200 SF	10	Proposed Bakery	3,555 SF	17	Comfort Care Dental	1,200 SF	24	A Bit of Heaven	1,471 SF
4	B&B Eyebrow	900 SF	11	Miracle Ear	900 SF	18	Meet Fresh	2,400 SF	25	Tao Healing	1,470 SF
5	Sola Salon	6,600 SF	12	UPS	1,500 SF	19	Kisses Nails	900 SF	26	Proposed Crawfish	4,678 SF
6	Ramen Hood	2,791 SF	13	Rapha Tea	1,500 SF	20	Peter Piper Pizza	10,000 SF	27	Discover Vein	4,793 SF
7	Kura Sushi	3,380 SF	14	Los Favoritos	2,100 SF	21	Proposed Retail	6,263 SF			



 AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP19 | 04.21 | 12.19



PREMIER ASIAN SUPERMARKET WITH ONLINE SHOPPING, IN-STORE PICK-UP, AND SAME-DAY DELIVERY



EXCITING NEW IN-STORE DINING CONCEPTS BRING INTERNATIONAL OPTIONS TO CUSTOMERS



LEADING NATIONAL SUPERMARKET FOR AUTHENTIC ASIAN CUISINES AND DINING EXPERIENCES



99 RANCH MARKET OPERATES IN **51 STORES** AND **ACROSS 7 STATES**



FOUNDED IN 2007, TAWA CHARITABLE FOUNDATION **GIVES BACK TO 10 CHARITABLE INSTITUTIONS**

DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 07/21



HEATHER NGUYEN
281.477.4358
hnguyen@newquest.com

NAOYUKI KONDO
281.477.4365
nkondo@newquest.com

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	26,165	51,855	115,542
Current Population	65,639	137,912	303,613
2010 Census Population	57,318	117,509	260,755
Population Growth 2010 to 2021	14.86%	17.71%	16.75%
2021 Median Age	34.3	34.5	36.5

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$103,183	\$105,988	\$111,361
Median Household Income	\$80,708	\$80,980	\$89,710
Per Capita Income	\$42,384	\$41,374	\$43,801

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	65.92%	65.91%	69.88%
Black or African American	6.84%	6.62%	6.22%
Asian or Pacific Islander	9.35%	8.22%	8.33%
Hispanic	28.93%	31.42%	25.44%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	27.88%	25.05%	23.61%
2 Person Households	32.46%	31.29%	33.02%
3+ Person Households	39.66%	43.66%	43.38%
Owner-Occupied Housing Units	52.91%	58.25%	66.33%
Renter-Occupied Housing Units	47.09%	41.75%	33.67%

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Demo40_DK_07.26.21