

FREESTANDING ±10,134 RSF RETAIL BUILDING

FOR SALE OR LEASE

**400 W RAY ROAD
CHANDLER, AZ 85225**

AVAILABLE APRIL 1, 2022

Matt Leonard, Partner
480.294.6569
mleonard@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE



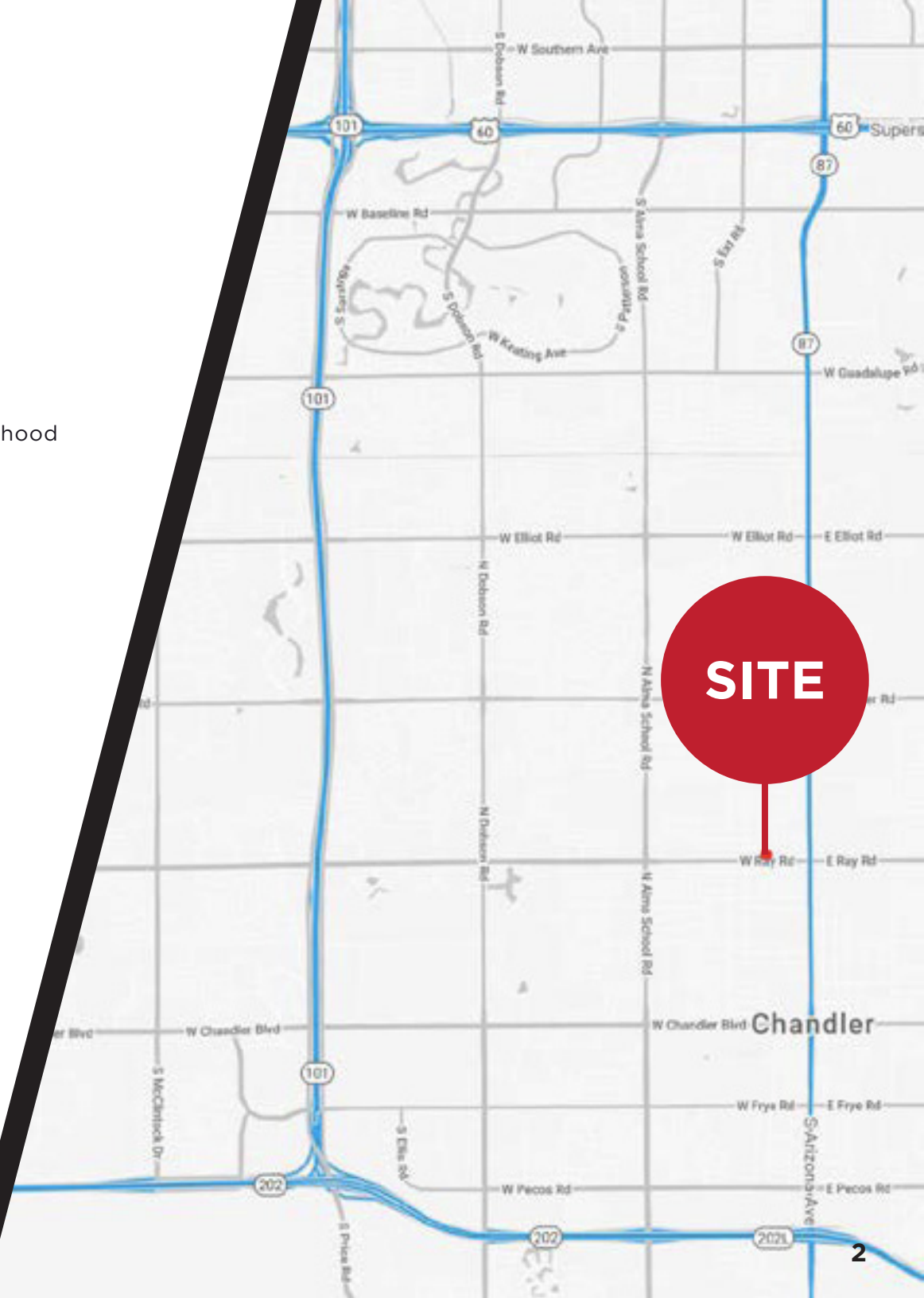
OFFERING DETAILS

SALE PRICE	\$2,533,500 (\$250/SF)
LEASE RATE	\$15.50/SF NNN
TOTAL AVAILABILITY	±10,134 RSF
LOT SIZE	±1.37 Acres Per ALTA Survey
ZONING	C-1 City of Chandler Neighborhood Commercial District
PARCEL NUMBER	302-44-001P
PARKING	34 Regular Parking Spaces & 2 Handicapped

PROPERTY HIGHLIGHTS

- Freestanding ±10,134 RSF Retail Building on a ±1.37 Acre Parcel
- Monument Signage and Building Signage
- 267 linear feet of Frontage on Ray Rd in Chandler, AZ - 29,434 VPD

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21:

THENCE NORTH 00°20'00" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 267.48 FEET TO THE NORTH RIGHT OF WAY LINE OF RAY ROAD AS CONVEYED TO THE CITY OF CHANDLER IN DEED RECORDED OCTOBER 14, 1969, IN DOCKET 7306, PAGE 495, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°40'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 267.48 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO S.E.P., AN ARIZONA LIMITED PARTNERSHIP, IN DEED RECORDED JUNE 28, 1996, IN DOCUMENT NO. 98-042154, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°16'00" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 214.62 FEET (214.59 FEET, RECORDED) TO A POINT ON THE SOUTH LINE OF AN ALLEY AS SHOWN ON THE SUBDIVISION PLAN OF THUNDERBIRD ESTATES UNIT 1, AS RECORDED IN BOOK 110 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°40'00" EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 20.00 FEET TO THE NORTH POINT OF THE PARCEL CONVEYED TO THE CITY OF CHANDLER IN SAID DOCKET 7306, PAGE 495;

THENCE SOUTH 45°12'30" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 14.39 FEET;

THENCE SOUTH 00°20'00" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 204.25 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID RAY ROAD;

THENCE NORTH 89°40'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.50 FEET TO THE TRUE POINT OF BEGINNING.

SCHEDULE "B" ITEMS:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2018, (NOT RESPONSIBILITY OF SURVEYOR)

2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND, (NO DOCUMENTS PROVIDED THEREOF NOT SHOWN)

3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: JUNE 11, 1909 RECORDING NO: BOOK 82 OF DEEDS, PAGE 524 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACQUIRED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREFOR FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (BLANKET)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)

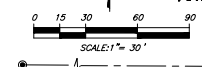
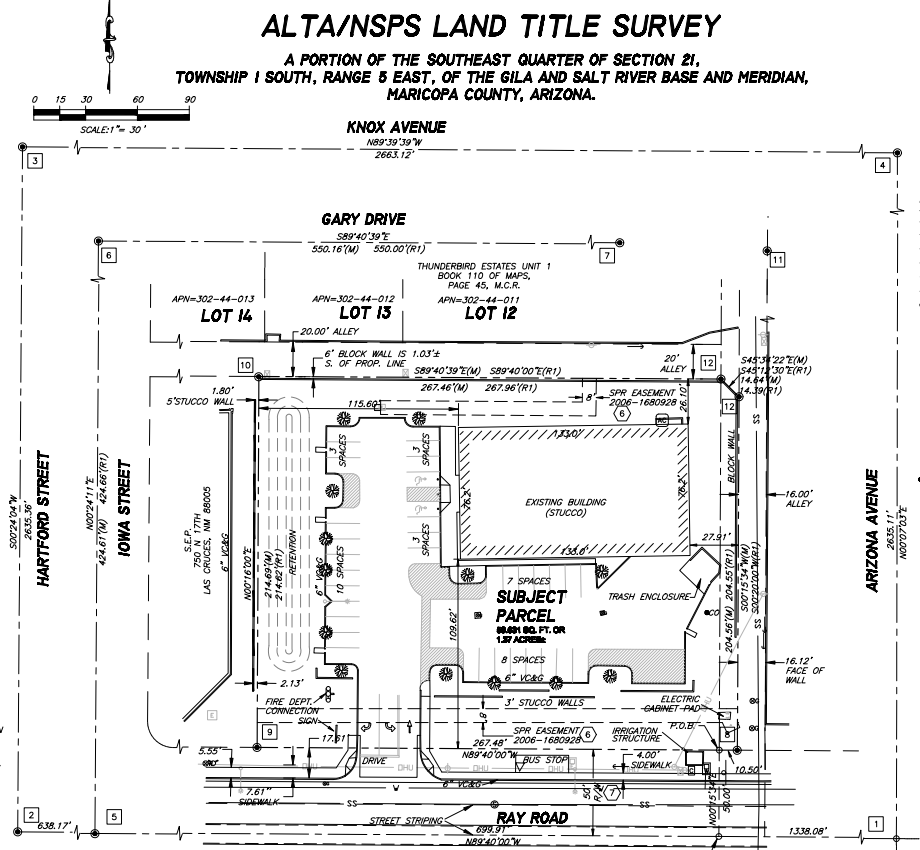
5. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT IDENTIFIED BELOW: ENTITLED: SUBORDINATION, NON-DISTURBANCE, AND ATTORNEY AGREEMENT LESSOR: NOVA R S LOTS LLC LESSEE: DOLSENCORP, INC., A KENTUCKY CORPORATION RECORDING DATE: DECEMBER 26, 2008 RECORDING NO: 2008-038206 (BLANKET)

6. EASEMENTS (IF FOR THE PURPOSES) SHOWN BELOW AND RIGHTS RESERVED THEREIN AS SET FORTH IN A DOCUMENT: PURPOSE: PURPOSE DISTRIBUTION RECORDING DATE: DECEMBER 26, 2008 RECORDING NO: 2008-180928 (SHOW)

7. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO: BOOK 841 OF MAPS, PAGE 32 (BLANKET)

8. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF SAID LAND, WHICH ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)

9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

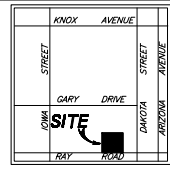


ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RECORD OWNER:

APN# 302-44-001P
RAY 400 LLC
PROPERTY ADDRESS
400 W. RAY ROAD
CHANDLER, AZ 85225



LEGEND:

- BOUNDARY LINE
- - - MONUMENT LINE
- · - · EASEMENT LINE
- · - · ADJOINING PROPERTY
- SS SEWER LINE
- OVERHEAD UTILITY LINE
- X FENCE AS NOTED
- BLOCK WALL
- SET 1/2" REBAR RLS #4643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- ▽ FIRE HYDRANT
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊕ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ POWER POLE
- ⊕ GAS VALVE
- ⊕ STREET LIGHT
- ⊕ TREE
- ⊕ AIR CONDITIONER
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN APN ASSESSOR'S PARCEL NUMBER
- ⊕ MONUMENT NOTE
- ⊕ VERTICAL CURB & GUTTER

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE AGENCY, INC. ORDER NUMBER C1903849-347-MC-STM, DATED MAY 2, 2019 AT 2:30 A.M.
- THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- RELATIVE TO OPTIONAL TABLE "X" ITEM NO. 16 THE SURVEYOR DID NOT NOTICE ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS DURING THIS SURVEY.

CERTIFICATION:

TO: LONE STAR LUMBER AZ, LLC
CHICAGO TITLE AGENCY, INC.
400 W. RAY RD, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11, 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, AS UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FIELD WORK COMPLETED JUNE 4, 2019



BASIS OF BEARING:

N89°40'00" ALONG THE MONUMENT LINE OF RAY ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.28 ANNUAL CHANCE FLOOD, AREAS OF 18 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT) OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; REF FROM MAP NO. 04013C2730A, DATED NOVEMBER 4, 2015.

PARKING:

PARKING SPACES = 34
HANDICAP SPACES = 2
TOTAL SPACES = 36

MONUMENT NOTES:

- SOUTHEAST CORNER SECTION 21, T1S, R5E NOTHING FOUND CALCULATED POINT
- SOUTH QUARTER CORNER SECTION 21, T1S, R5E FOUND MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE
- CENTER OF SECTION 21, T1S, R5E FOUND CITY OF CHANDLER BRASS CAP IN HANDHOLE
- EAST QUARTER CORNER OF SECTION 21, T1S, R5E FOUND A.D.O.T BRASS CAP IN HANDHOLE
- FOUND CITY OF CHANDLER BRASS CAP FLUSH INTERSECTION OF IOWA AND RAY ROAD
- FOUND CITY OF CHANDLER BRASS CAP IN HANDHOLE INTERSECTION OF IOWA AND GARY
- FOUND CITY OF CHANDLER BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR W/NO TAG 0.05" SOUTH AND 0.14" WEST
- FOUND 1/2" REBAR W/NO TAG 0.08" WEST
- FOUND 1/2" REBAR W/NO TAG 0.18" SOUTH AND 0.11" WEST
- FOUND 1" IRON PIPE 0.22 WEST OF RECORD AND FOUND 1/2" REBAR 0.10 UNDERNEATH FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
- FOUND 3/4" REBAR RLS #37259

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping
Absolute Confidence Since 1988
8400 W. Mission Lane, Suite #4
PHOENIX, ARIZONA 85021
TEL: (602) 246-8919 FAX: (602) 246-8944 info@asam.com

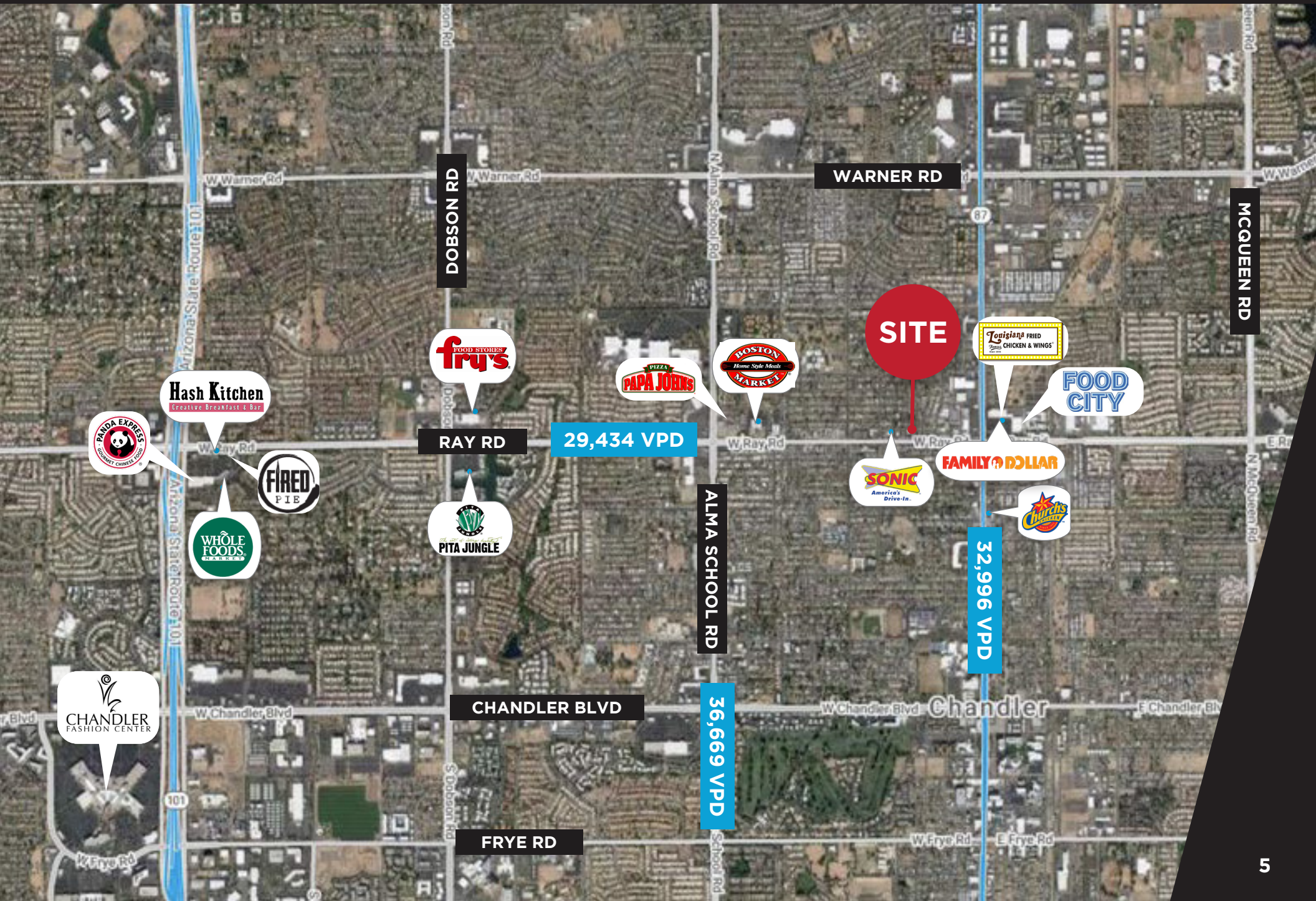


FIELDWORK BY: DP/CS
DRAWN BY: LCD
CHECKED BY: LCD
JOB # P19-163
DATE: 06/07/19

SHEET NO.
1 OF 1



AERIAL OVERVIEW



DOBSON RD

WARNER RD

MCQUEEN RD

SITE

fray's

PAPA JOHN'S

BOSTON MARKET

Outstanding FRIED CHICKEN & WINGS

FOOD CITY

Hash Kitchen
Creative Breakfast & Bar

PANDA EXPRESS
SICHUAN CHINESE CUISINE

FIRED
PIE

RAY RD

29,434 VPD

SONIC
America's Drive-In

FAMILY DOLLAR

Church's

WHOLE FOODS
MARKET

PITA JUNGLE

ALMA SCHOOL RD

32,996 VPD

CHANDLER FASHION CENTER

CHANDLER BLVD

36,669 VPD

FRYE RD

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2021	20,501	141,252	321,565
2026	21,613	148,707	340,211



HOUSEHOLDS

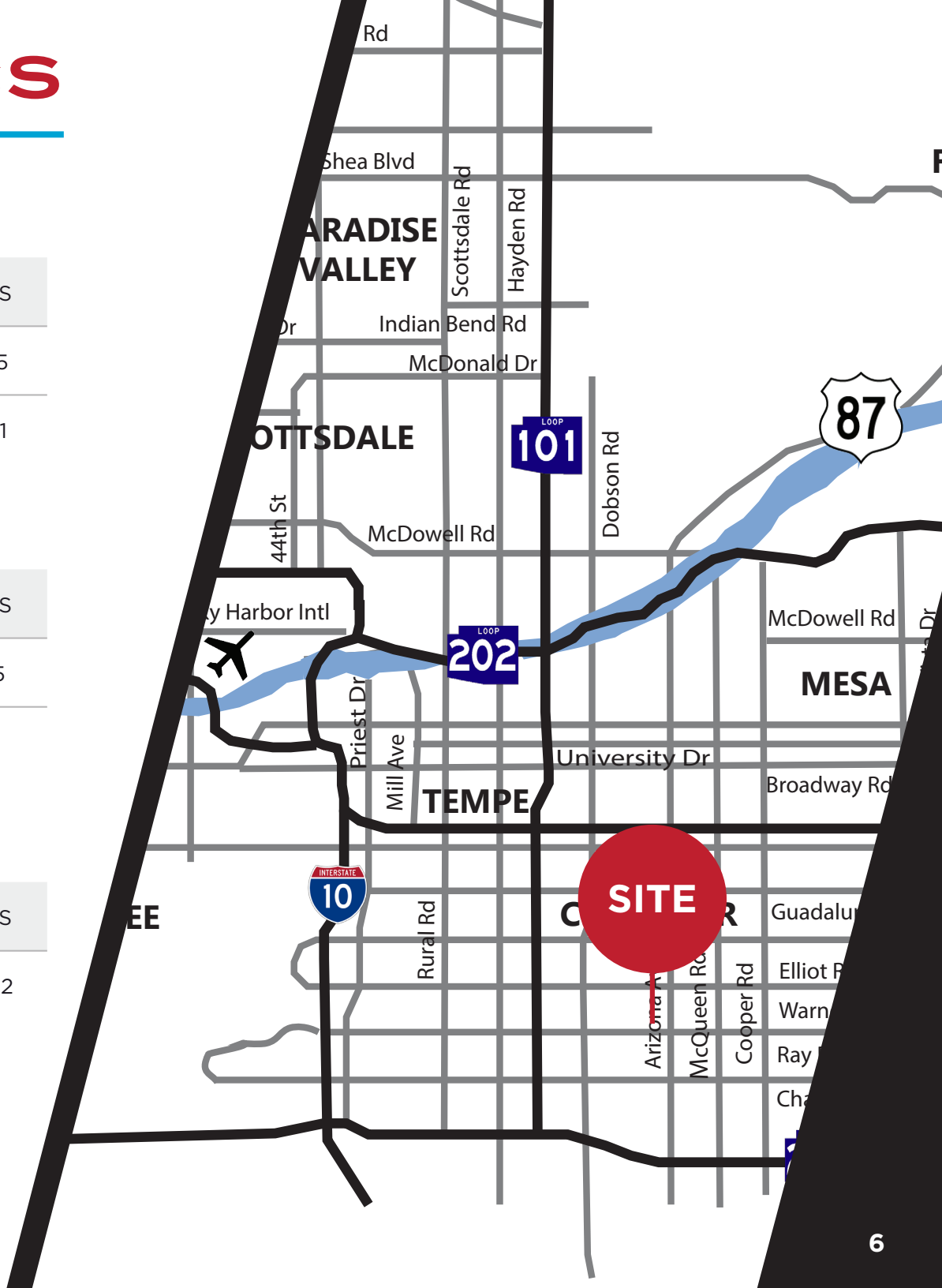
	1 MILE	3 MILES	5 MILES
2021	7,014	53,229	119,745
HH GROWTH 2021-2026:	1.1%	1.1%	1.2%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2021	\$74,485	\$94,570	\$106,152

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



LEV ROSE
COMMERCIAL REAL ESTATE

TCN 
WORLDWIDE
REAL ESTATE SERVICES