



Aggressive  
Rental Rates  
Starting at  
\$23.00 psf

## Property Highlights

- Excellent Demographics: Average Household Income within 1 mile is over \$140,000
- Located 3.5 miles south of the San Tan Freeway on the going home side of the street
- Anchored by Bashas'
- Endcap Pad space with outdoor patio area available
- Rental Rates: \$23 psf      •NNN: \$6.52 psf (estimate)
- Zoning: C-2, City of Chandler

## Area Co-Tenants



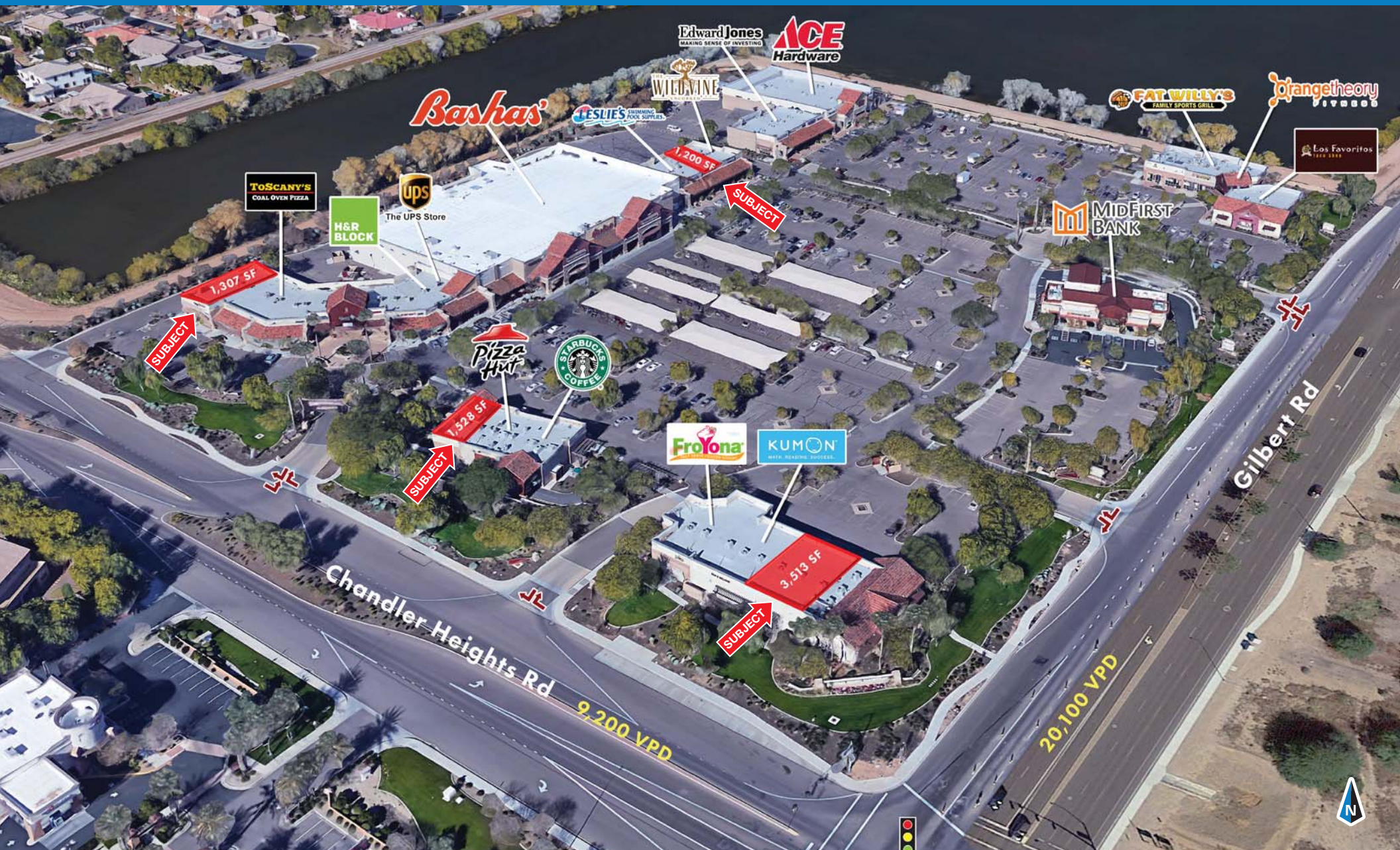
## Contact

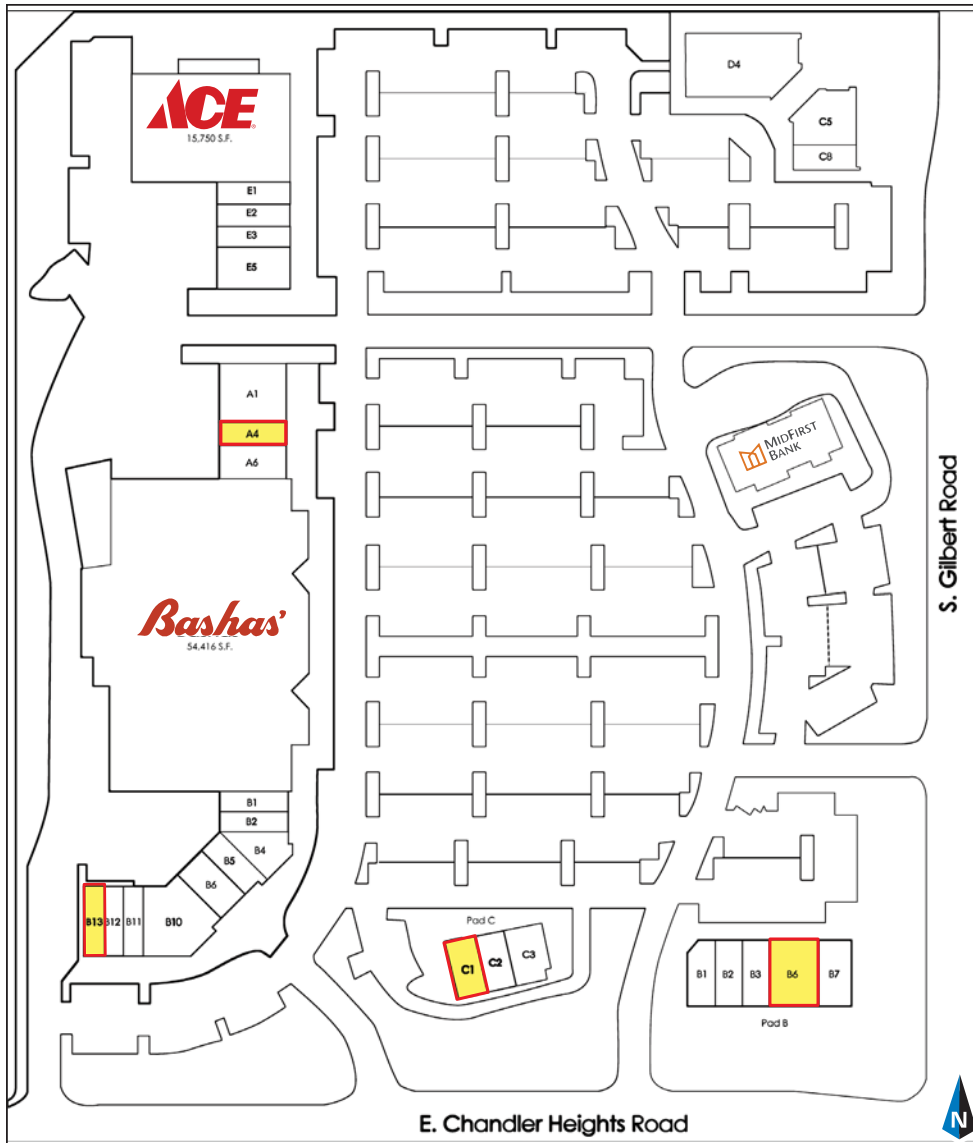
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# Hard Corner Space Available

Chandler Heights Marketplace | NWC Chandler Heights Road & Gilbert Road | Chandler, Arizona





Tenant	Shop	SF
The Wild Vine Uncorked	A1	3,646
<b>AVAILABLE (Former Great Clips)</b>	<b>A4</b>	<b>1,200</b>
Leslie's Swimming Pool Supply	A6	2,653
The UPS Store	B1	1,526
H&R Block	B2	1,500
N' Joy Nails	B4	1,321
Dry Cleaner	B5	1,043
Salon G	B6	1,800
Toscany's Coal Oven Pizza	B10	3,935
Urban Optique & Eye Care	B11	1,438
Chang Dentistry	B12	1,307
<b>AVAILABLE</b>	<b>B13</b>	<b>1,307</b>
OrangeTheory Fitness	C5	3,082
Los Favoritos Taco Shop	C8	1,331
Fat Willy's Family	D4	6,177
Edward Jones	E1	1,272

Tenant	Shop	SF
Thistle and Bloom Florist	E2	1,313
Elite Paw Spa	E3	1,260
Life Care Animal Hospital	E5	2,921

Tenant	Bldg	SF
Ace Hardware		15,735
Bashas' Grocery Store		54,416

Tenant	PAD	SF
Fro Yona	B1	1,504
KUMON Math & Learning Center	B2	1,306
Valley Pain & Wellness Center	B3	1,500
<b>AVAILABLE (Divisible)</b>	<b>B6</b>	<b>3,513</b>
Hong Kong Bistro	B7	1,925
<b>AVAILABLE</b>	<b>C1</b>	<b>1,528</b>
Pizza Hut	C2	1,563
Starbucks	C3	1,800

	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2017 Total Population	8,872	65,356	154,574
2022 Total Population	10,161	73,174	172,578
2015-2020 Annual Growth Rate	2.75%	2.29%	2.23%
2017 Median Age	35.3	35.7	36.3
<b>INCOME SUMMARY</b>			
Median Household Income	\$140,430	\$106,473	\$97,000
Average Household Income	\$153,856	\$118,530	\$109,750
<b>BUSINESS DATA</b>			
Total Businesses:	176	935	3,075
Total Employees:	1,145	7,691	31,508
Daytime Population:	5,687	43,486	116,338
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	7.7%	9.5%	9.9%
Bachelor's Degree	33.0%	29.8%	28.5%
Graduate/Professional Degree	19.0%	18.7%	17.5%
Percent of Population with Degrees	59.7%	58%	55.9%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	4,329	29,561	69,742
White Collar	80.3%	76.3%	75.5%
Services	10.4%	12.9%	13.1%
Blue Collar	9.2%	10.7%	11.4%
<b>HOUSEHOLD SUMMARY</b>			
2017 Households	2,591	28,824	52,182
2017 Average Household Size	3.42	3.14	2.96
2017 Average Family Size	3.59	3.47	3.36
2017 Median Home Value	\$436,023	\$344,677	\$330,360