

Fully Built Out
Pet Groomer
Available

Property Highlights

- Excellent Demographics: Average Household Income within 1 mile is over \$150,000
- 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
- Aggressive rental rates
- Zoning: C-2, City of Chandler

Area Co-Tenants

Bashas'

ACE

MIDFIRST BANK



Orangetheory
FITNESS



LESLIE'S



ToSCANY'S
COAL OVEN PIZZA

Contact

BRYAN LEDBETTER 602.795.8670
bledbetter@w-retail.com

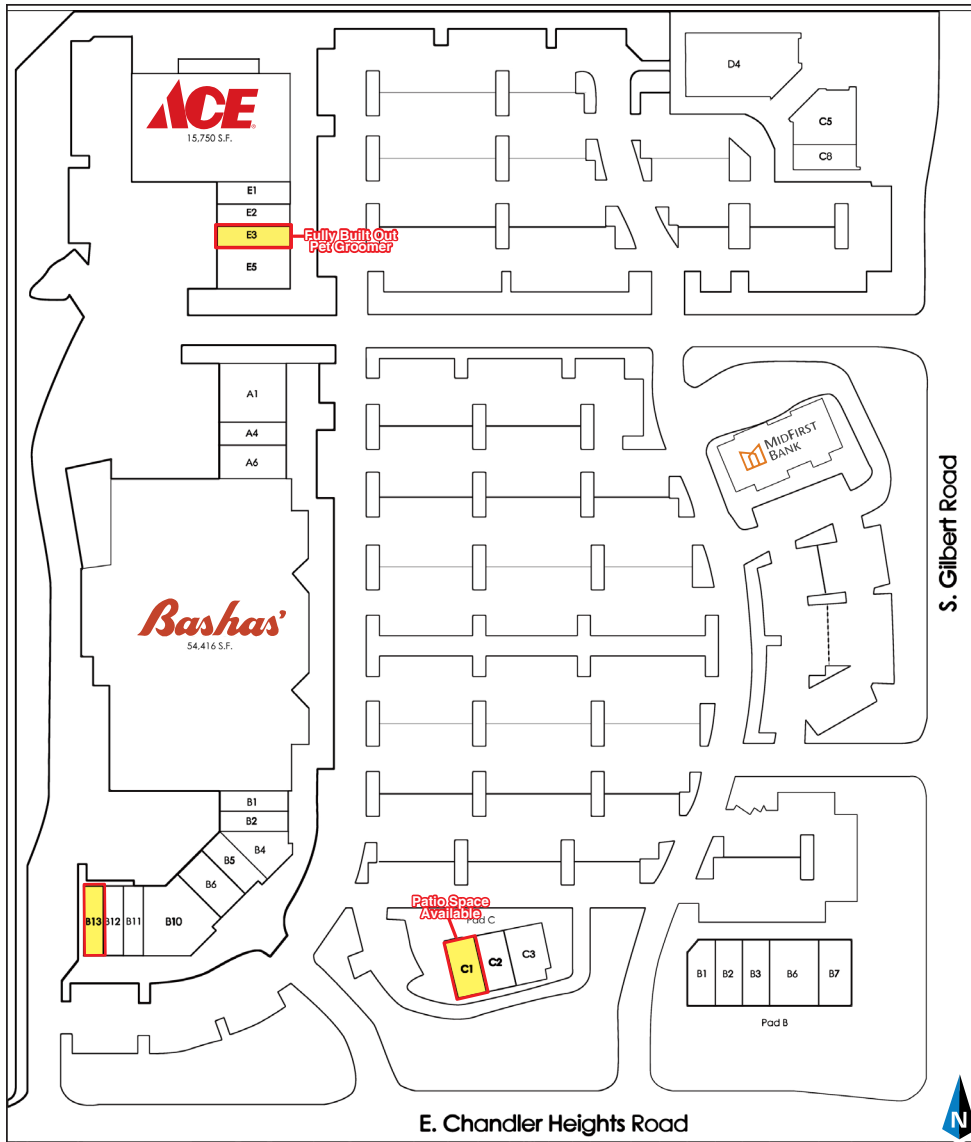
KATIE WEEKS 602.368.1372
kweeks@w-retail.com



WESTERN
RETAIL ADVISORS

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

Limited Space Available



Tenant	Shop	SF
The Wild Vine Uncorked	A1	3,646
Physical Therapy	A4	1,200
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
AVAILABLE	B13	1,307
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
Edward Jones	E1	1,272
Thistle and Bloom Florist	E2	1,313
AVAILABLE (Fully Built Out Pet Groomer)	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
MX Martial Arts Studio	B6	3,513
Hong Kong Bistro	B7	1,925
AVAILABLE	C1	1,528
Pizza Hut	C2	1,563
Starbucks	C3	1,800

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	9,463	73,248	170,486
2023 Total Population	10,807	83,284	194,549
2015-2020 Annual Growth Rate	2.69%	2.60%	2.68%
2018 Median Age	35.6	36.2	36.8
INCOME SUMMARY			
Median Household Income	\$140,025	\$107,610	\$100,405
Average Household Income	\$158,068	\$126,593	\$117,955
BUSINESS DATA			
Total Businesses:	148	893	2,970
Total Employees:	1,302	8,160	32,157
Daytime Population:	5,935	46,957	122,500
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	9.0%	8.9%	8.9%
Bachelor's Degree	34.2%	31.1%	29.8%
Graduate/Professional Degree	20.3%	19.6%	18.8%
Percent of Population with Degrees	63.5%	59.6%	57.5%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	4,829	34,450	80,144
White Collar	79.9%	75.5%	74.8%
Services	10.5%	13.2%	13.2%
Blue Collar	9.5%	11.3%	12.0%
HOUSEHOLD SUMMARY			
2018 Households	2,781	23,187	57,407
2018 Average Household Size	3.40	3.16	2.97
2018 Average Family Size	3.57	3.49	3.38
2018 Median Home Value	\$444,402	\$350,980	\$335,027