

CHANDLER SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ



PROPERTY DETAILS

- ▶ C-2, City of Chandler
- ▶ ±2,356 SF - Vanilla Shell
- ▶ ±25,106 SF - Vanilla Shell
- ▶ Vanilla Shell Delivery
- ▶ Ample Power

PROPERTY OVERVIEW

Neighborhood center located at one of Chandler's strongest intersections and within walking distance from Corona del Sol High School. Great incomes and a captive audience with the center being surrounded by homes.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	14,184	90,749	276,613
2030 Population	14,076	91,215	277,843
2025 Med HH Income	\$141,494	\$114,151	\$101,902

ESRI 2025 Estimates

TRAFFIC COUNTS

N: ±17,488 VPD (NB & SB)	E: ±28,978 VPD (EB & WB)
S: ±17,174 VPD (NB & SB)	W: ±29,478 VPD (EB & WB)

ADOT 2025

JOIN



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4.2.21



PHOENIX COMMERCIAL ADVISORS

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SITE PLAN



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PCA
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One Page Summary

Rural Rd & Ray Rd, Chandler
N Rural Rd, Chandler, Arizona, 85226
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.31999
Longitude: -111.92817

	1 mile	3 miles	5 miles
2025 Key Demographic Indicators (Esri)			
2025 Total Population	14,184	90,749	276,613
2025 Group Quarters Population	160	665	2,330
2030 Total Population	14,076	91,215	277,843
2025-2030 Growth Rate: Population	-0.1%	0.1%	0.1%
2025 Total Daytime Population	12,624	121,590	304,920
2025 Daytime Pop: Workers	6,504	83,993	188,435
2025 Daytime Pop: Residents	6,120	37,597	116,485
2025 Key Demographic Indicators (Esri)			
2025 Total Households	5,449	37,857	114,154
2025 Average Household Size	2.57	2.38	2.40
2030 Total Households	5,461	38,485	115,843
2030 Average Household Size	2.55	2.35	2.38
2025-2030 Growth Rate	0.0%	0.3%	0.3%
2025 Key Demographic Indicators (Esri)			
2025 Total Housing Units	5,591	39,292	119,344
2025 Owner Occupied HUs (%)	78.0%	61.0%	59.7%
2025 Renter Occupied HUs (%)	22.0%	39.0%	40.3%
2025 Vacant Housing Units	142	1,435	5,190
2025 Home Value (Esri)			
2025 Median Home Value	\$538,185	\$521,618	\$481,096
2025 Income (Esri)			
2025 Median Household Income	\$141,494	\$114,151	\$101,902
2025 Average Household Income	\$175,991	\$146,650	\$130,807
2025 Per Capita Income	\$67,840	\$61,068	\$53,964
2025 Age: 5 Year Increments (Esri)			
2025 Median Age	42.8	39.1	38.3
2025 Race and Hispanic Origin (Esri)			
2025 White Population (%)	61.7%	58.9%	57.3%
2025 Black Population (%)	4.0%	6.7%	6.9%
2025 American Indian Population (%)	1.7%	2.9%	4.0%
2025 Asian Population (%)	16.0%	12.6%	9.3%
2025 Pacific Islander Population (%)	0.2%	0.3%	0.3%
2025 Other Race Population (%)	3.8%	5.7%	8.2%
2025 Population of 2+ Races (%)	12.6%	12.9%	13.9%
2025 Hispanic Population (%)	15.3%	18.8%	23.6%
2025 Diversity Index	68.5	73.0	76.4
2025 Educational Attainment (Esri)			
2025 Pop Age 25+: < 9th Grade (%)	0.3%	1.3%	2.0%
2025 Pop Age 25+: High School Diploma (%)	1.2%	2.0%	2.8%
2025 Pop Age 25+: High School/No Diploma (%)	10.6%	11.8%	14.1%
2025 Pop Age 25+: GED (%)	1.5%	2.1%	2.9%
2025 Pop Age 25+: Some College/No Degree (%)	11.7%	16.9%	19.6%
2025 Pop Age 25+: Associate's Degree (%)	11.4%	10.4%	10.0%
2025 Pop Age 25+: Bachelor's Degree (%)	34.2%	32.2%	29.1%
2025 Pop Age 25+: Grad/Professional Degree (%)	29.1%	23.4%	19.5%
2025 Business Summary by NAICS			
2025 Total Businesses (NAICS)	427	4,344	10,810
2025 Total Employees (NAICS)	4,499	64,904	145,554

Source: Esri, Esri-Data Axle

August 06, 2025