

# FOR LEASE

# BUILT OUT, 2ND GEN. SPACE



## SEC GILBERT ROAD & OCOTILLO ROAD CHANDLER, ARIZONA

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# PROPERTY HIGHLIGHTS

## Property Features

- Located in a high-traffic Sprouts-anchored shopping center with strong national co-tenancy including Starbucks, Dairy Queen, Verizon, Great Clips, and Nationwide Vision
- Strong household incomes of approximately \$221,451 in a 1 mile radius
- Densely populated trade area with over 237,000 residents within 5 miles
- ±2 miles from Loop 202 with ±163,745 VPD
- Employee/Daytime population of over 211,000 within a 5 mile radius

## Demographics: \*ESRI

	1 MILE	3 MILES	5 MILES
<b>Population</b> 	11,522	86,031	237,128
<b>Average Household Income</b> 	\$221,451	\$206,231	\$179,603
<b>Daytime Population</b> 	8,205	75,363	211,316
<b>Households</b> 	3,503	28,311	81,578

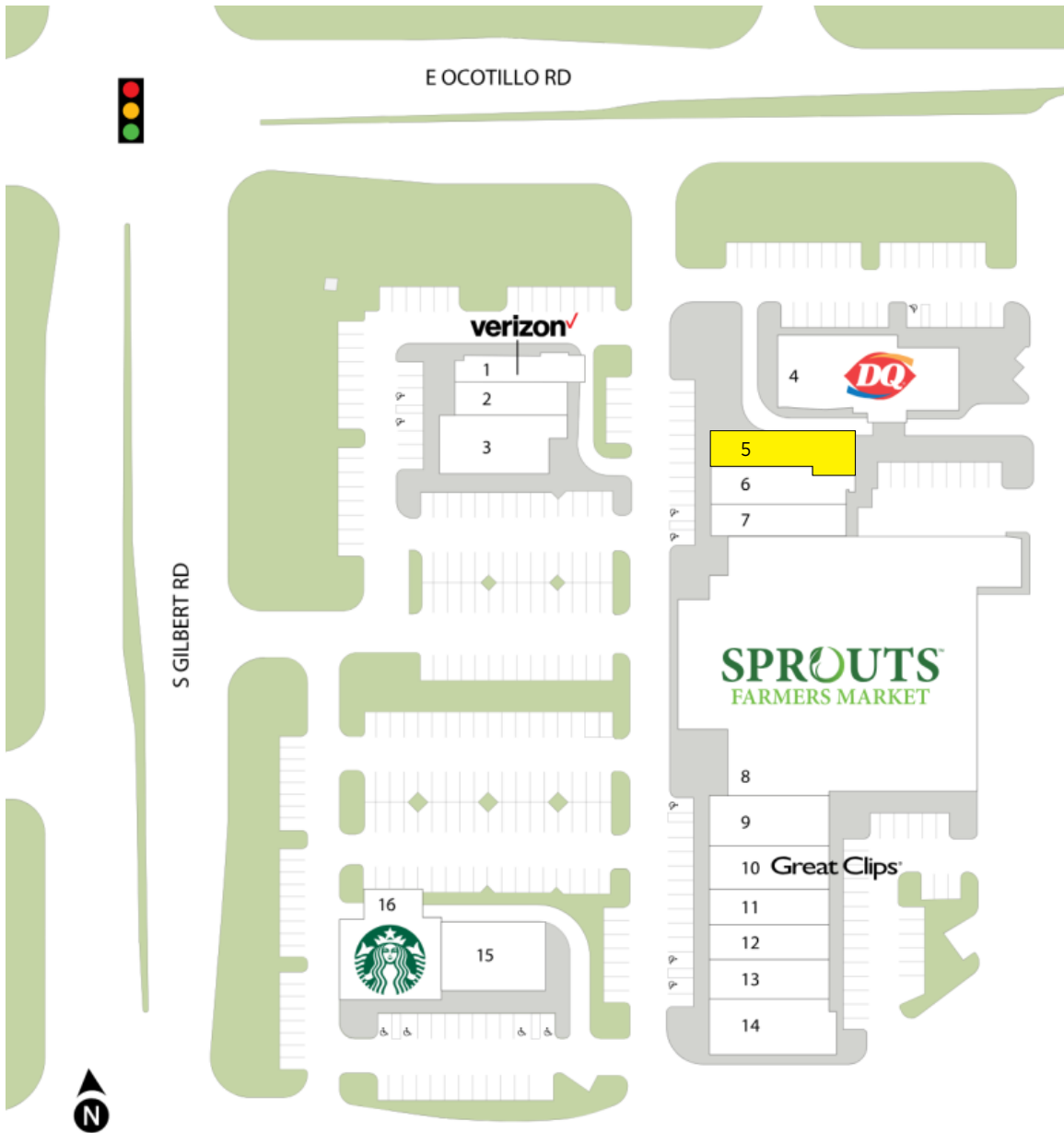
## Property Summary

<b>Address:</b>	SEC Gilbert Rd & Ocotillo Rd Chandler, AZ 85249
<b>Available Space:</b>	Suite 5 ±1,739 Square Feet

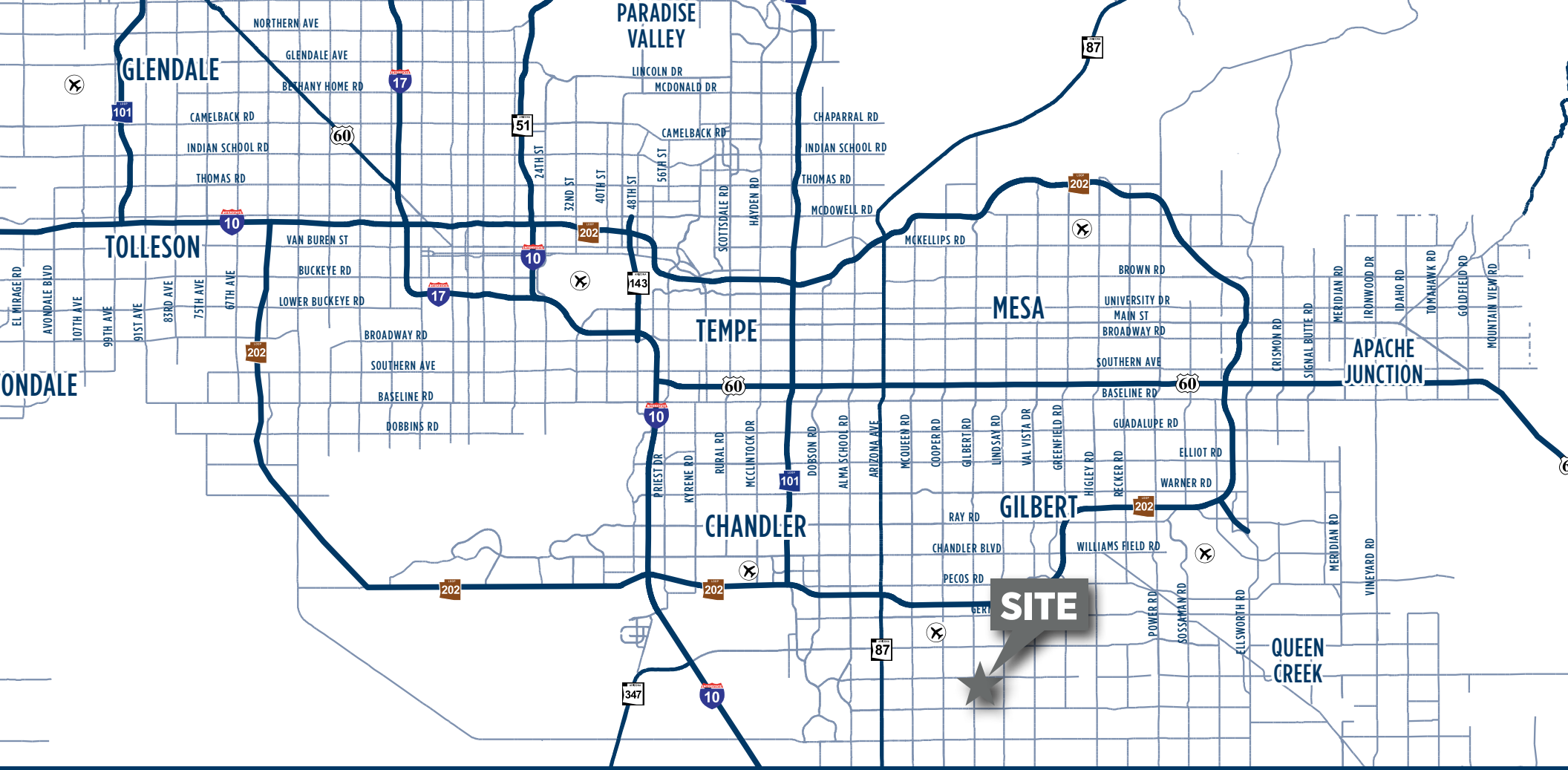
## Traffic Counts: \*ADOT

NORTH ON GILBERT ROAD	±20,076 VPD
SOUTH ON GILBERT ROAD	±22,322 VPD
EAST ON OCOTILLO ROAD	±11,081 VPD
WEST ON OCOTILLO ROAD	±7,743 VPD

# SITE PLAN



TENANTS		
Suite	Tenant	Square Feet
001	Verizon Wireless	1,500
002	Pure Vanity Spa	1,800
003	Nationwide Vision	1,800
004	Dairy Queen Grill & Chill	4,008
<b>005</b>	<b>AVAILABLE</b>	<b>1,739</b>
006	Nekter Juice Bar	1,415
007	Turbo Tax	1,480
008	Sprouts Farmers Market	28,806
009	Pet Planet	2,435
010	Great Clips	1,096
011	Herbal Nails	1,493
012	Club Pilates	1,491
013	Domino's Pizza	1,423
014	Ananda Salon and Skin Center	2,296
015	Café Rio Mexican Grill	2,670
016	Starbucks	2,019



# CONTACT INFORMATION

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