

MULTI-TENANT SHOP SPACE AVAILABLE!



**FOR SALE OR
FOR LEASE**

W/NWC ARIZONA AVE &
QUEEN CREEK RD
CHANDLER, AZ 85286

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LEVROSE
COMMERCIAL REAL ESTATE



W/NWC ARIZONA AVE & QUEEK CREEK RD

PROPERTY INFORMATION

PRICING DETAILS

CALL FOR INFORMATION
For Sale or For Lease

CROSS STREETS

Queen Creek Rd &
Arizona Ave

AVAILABILITY

±1,200 SF - ±10,000 SF

LOT SIZE

±1.15 AC

PARCEL

303-38-240

ZONING

PAD



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- Fully Approved plans for a Multi-Tenant Retail Shop Space
- ±1.15 AC PAD For Sale or For Lease
- 2 Miles South of Loop 202
- Strong Demographic Area with Population of 15,049 and Average
- Household income of \$133,223 within 1 mile
- Great Location for Medical Office

NEARBY RETAILERS



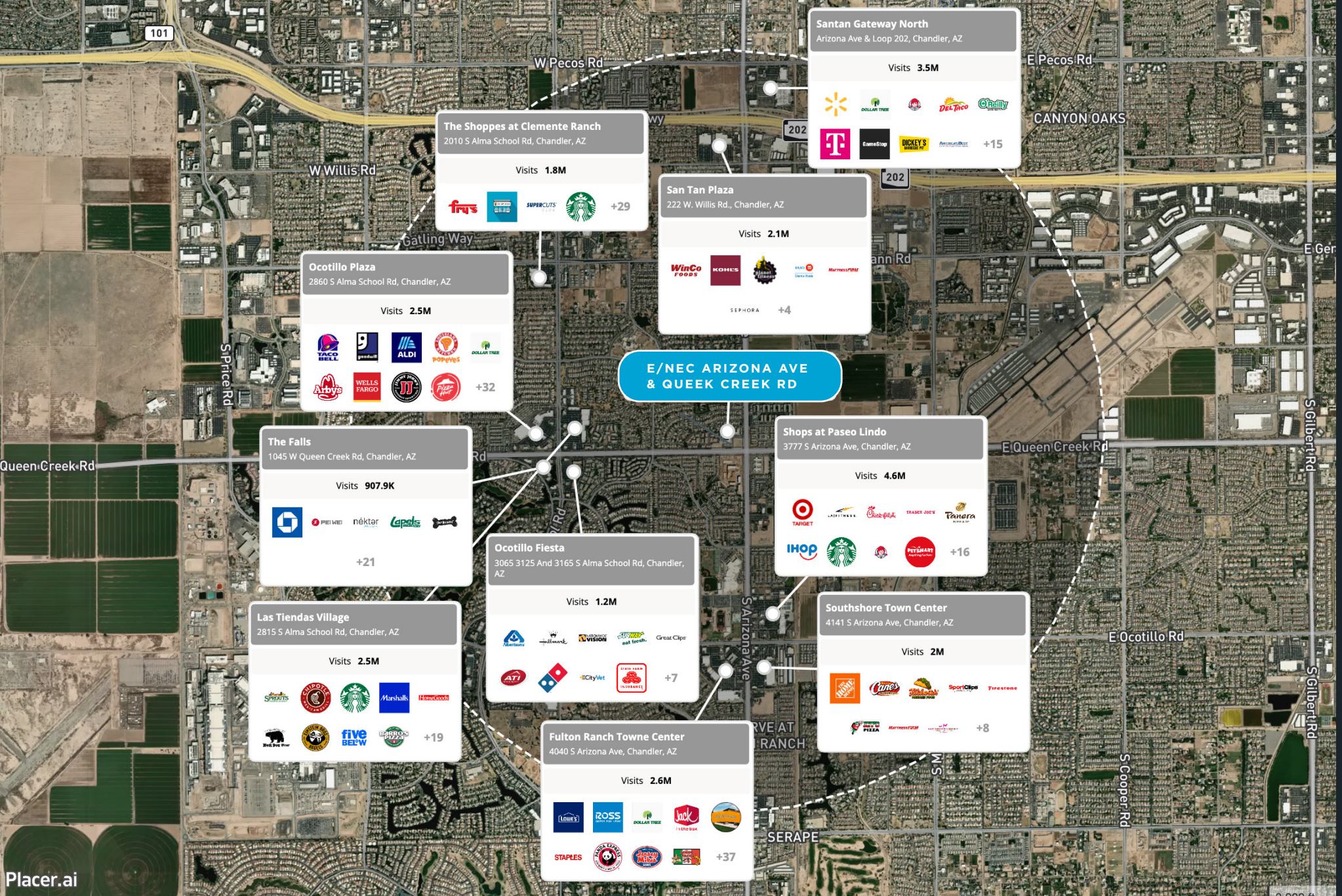
MADERA CHANDLER & CHANDLER FARMS UNDER CONSTRUCTION

MIXED-USE PROJECT | 345 HOMES & GROUND FLOOR RETAIL

- 345-unit, Class A garden-style community by Mill Creek Residential
- Seven 3-story buildings | 1-, 2- & 3-bedroom floor plans
- Modern interiors with quartz countertops, stainless appliances & smart-home features
- Resort-style pool + spa, sky lounge & expansive clubhouse
- Two-story fitness center with yoga/spin studio
- Located on Arizona Avenue just south of Queen Creek Rd
- Immediate access to Loop 202 & surrounding South Chandler retail



CLICK TO LEARN MORE



AERIAL OVERVIEW

Top 10 Retail Centers Based on Annual Visits Within A One-Mile Radius



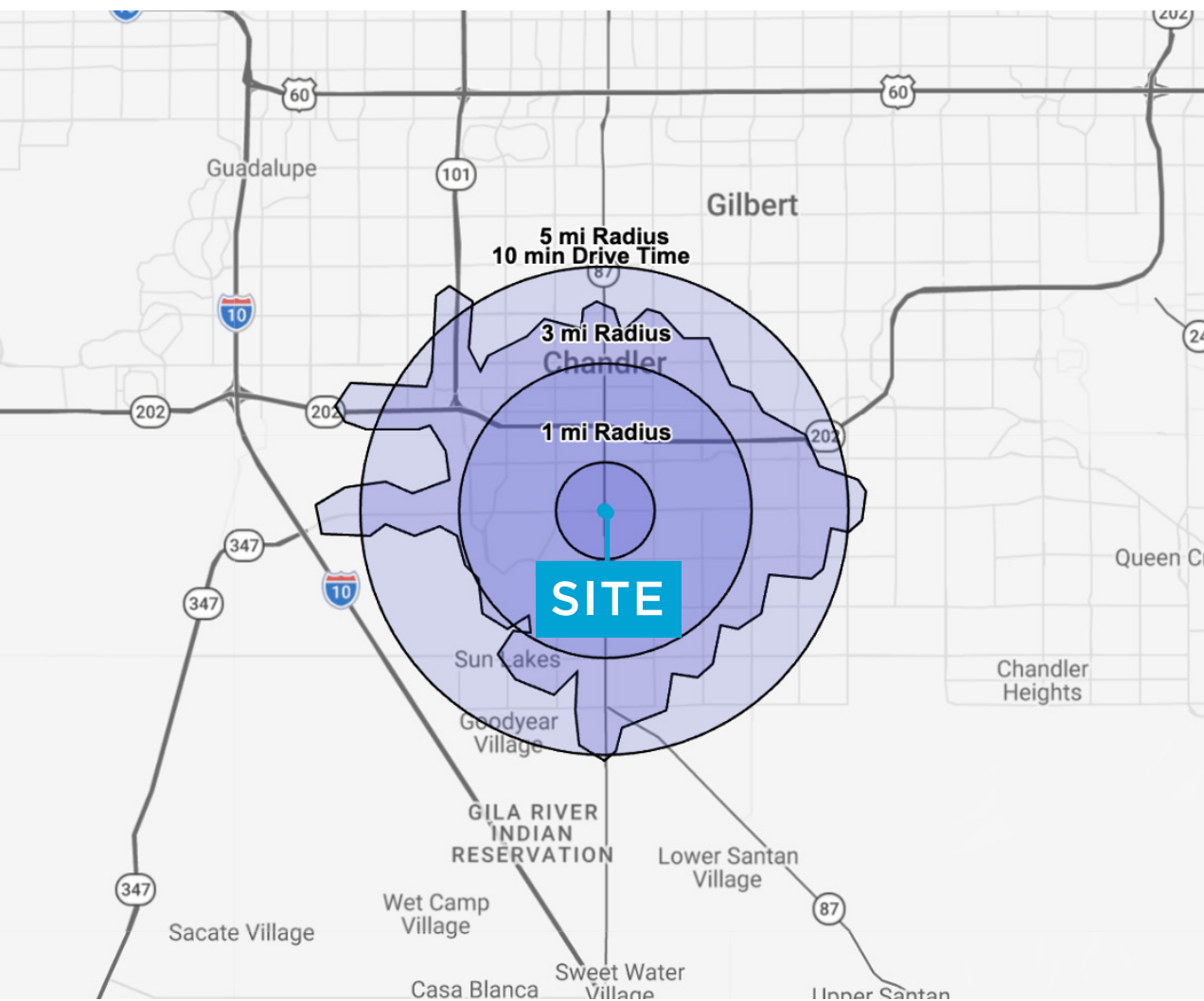
AERIAL OVERVIEW

Irreplaceable Location with Immediate Access to Major Employment & Retail Hubs

CONCEPTUAL RENDERINGS



CHANDLER DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,969	101,139	215,028
2029	10,825	113,476	242,379

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,566	40,451	84,353
2029	3,887	45,595	95,504

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$93,529	\$80,318	\$87,738

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$323,850	\$274,343	\$45,731

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,217	16,230	34,748

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	555	2,170	4,384

CHANDLER CITY OVERVIEW

MARKET HIGHLIGHTS

Chandler is one of the Phoenix metro's fastest-growing and most affluent communities, recognized for its strong economy, high household incomes, and thriving retail environment. Anchored by major employers, a rapidly expanding residential base, and convenient freeway access, the city offers retailers exceptional visibility and access to a highly desirable consumer market.

- Affluent, high-growth Southeast Valley community
- Strong daytime population driven by major employment centers
- High household incomes and consumer spending
- Excellent access via Loop 101, Loop 202 & I-10
- Dense surrounding residential neighborhoods fueling retail demand
- Premier shopping, dining & entertainment destination



A large saguaro cactus stands prominently in the foreground of a desert landscape. The cactus has several arms, some of which are topped with small, spiky plants. The background shows a vast, arid landscape with rolling hills and sparse vegetation under a clear sky.

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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.

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