



**±2,519 SF
AVAILABLE**

CORONA DEL SOL SHOPS

Ray Road & Rural Road - Southeast Corner
Chandler, Arizona

Brian Gast
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 **VELOCITY
RETAILGROUP**



◆ **LAST SUITE AVAILABLE AT BUSY RAY & RURAL INTERSECTION!**

Property Highlights

- Affluent trade area with average household incomes over \$172,000 in a 1-mile radius
- High traffic counts (Rural Road & Ray Road: ±48,000 VPD)
- Strong retail intersection with other national tenants such as Fry's Grocery, Starbucks, Taco Bell, Jack in the Box and more
- ±2.5 miles from 3 major freeways I-10, Loop 202 and Loop 101

Traffic Counts

Ray Road	30,459 CPD
Rural Road	17, 463 CPD
Total	47,922 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	12,960	84,543	264,416
Estimated Households	5,051	35,687	110,561
Avg Household Income	\$191,106	\$158,666	\$139,917
Daytime Employees	4,099	69,784	151,235

Source: SitesUSA

Nearby Tenants



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SITE PLAN



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Corona Del Sol
High School
2,733 Students

**±2,519 SF
AVAILABLE**

27,478 CPD

30,459 CPD

Kyrene Aprende
Middle School
840 Students

Rural Rd

18,245 CPD

17,463 CPD

Ray Rd

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	12,960	84,543	264,416
	2026 TOTAL HOUSEHOLDS	5,051	35,687	110,561
	MEDIAN HOUSEHOLD INCOME	\$191,106	\$158,666	\$139,917
	2026 MEDIAN HOME VALUE	\$608,690	\$567,478	\$508,747
	2026 TOTAL EMPLOYEES	4,099	69,784	151,235
	2026 TOTAL BUSINESSES	733	6,280	15,513



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FOR LEASING INFORMATION:

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