

# CHANDLER 101

THE SOLUTION TO RECRUIT  
TO THE HIGHEST LEVEL



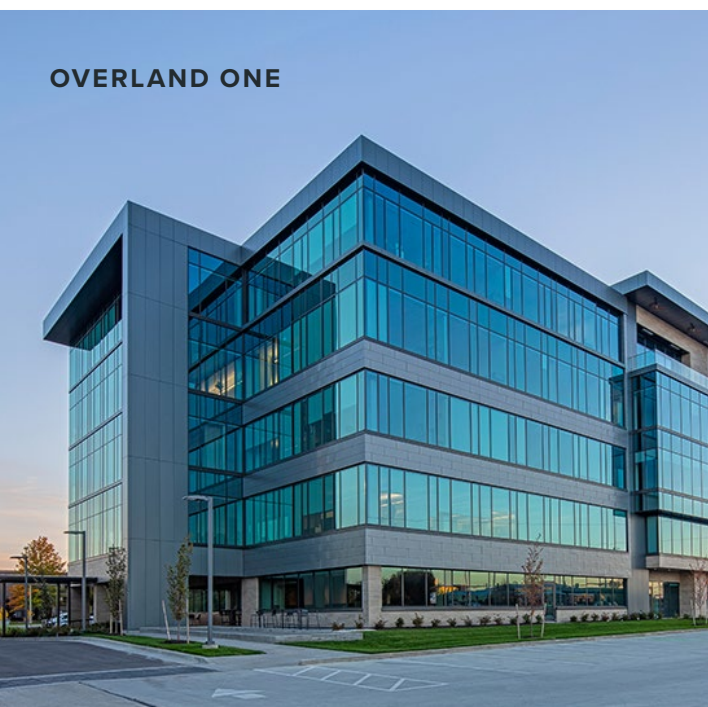
BURNS &  
MCDONNELL  
WORLD HQ  
EXPANSION



FRISCO  
STATION



OVERLAND ONE



### DEVELOPER

VanTrust Real Estate, LLC, is a full service real estate development company with a regional focus and national scope. VanTrust's ownership and substantial capital base are associated with the Van Tuyl Group. VanTrust offers its clients and capital partners a full spectrum of real estate services, including acquisition, development, asset management, design and construction oversight, and consultation.

CHANDLER  
101

THE SOLUTION TO RECRUIT  
TO THE HIGHEST LEVEL



A flexible & expandable  
campus environment



11 hotels within a mile



Premier freeway visibility



On-site restaurants



Over 50 restaurants  
within 5 minutes



Most prominent  
intersection in the  
Southeast Valley



### WALKABLE AMENITIES



±200,000 SF –  
±320,000 SF

±200,000 SF –  
±320,000 SF

PARKING GARAGE

ON-SITE RETAIL

CHANDLER BLVD


PRICE RD



# THE PROJECT

Chandler 101 is a planned Class A office campus with on-site retail. Chandler 101 will provide visible corporate branding along Loop 101.

## THE PROJECT AT COMPLETION WILL INCLUDE:

 Up to ±1 million SF of office

 ±40,000 SF floor plates

 On-site restaurants/retail planned

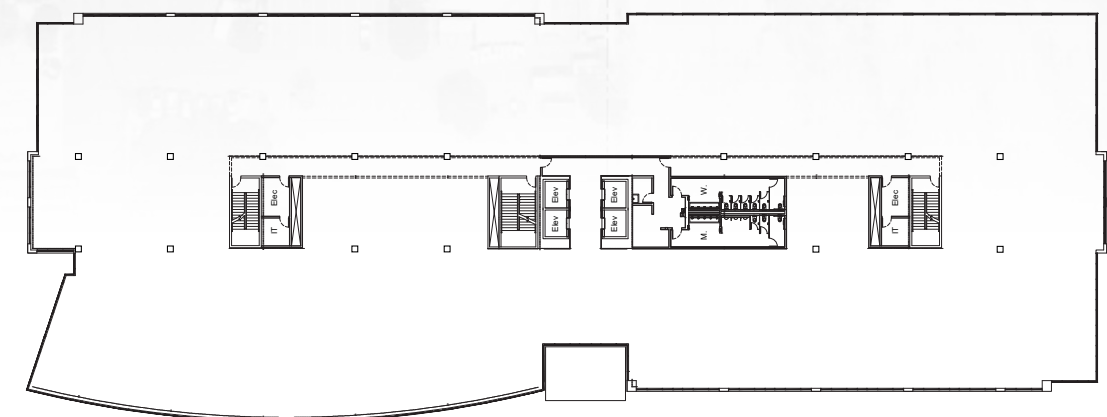
 Freeway signage

 5:1,000 parking (expandable to 6)

# SITE PLAN



## TYPICAL FLOOR

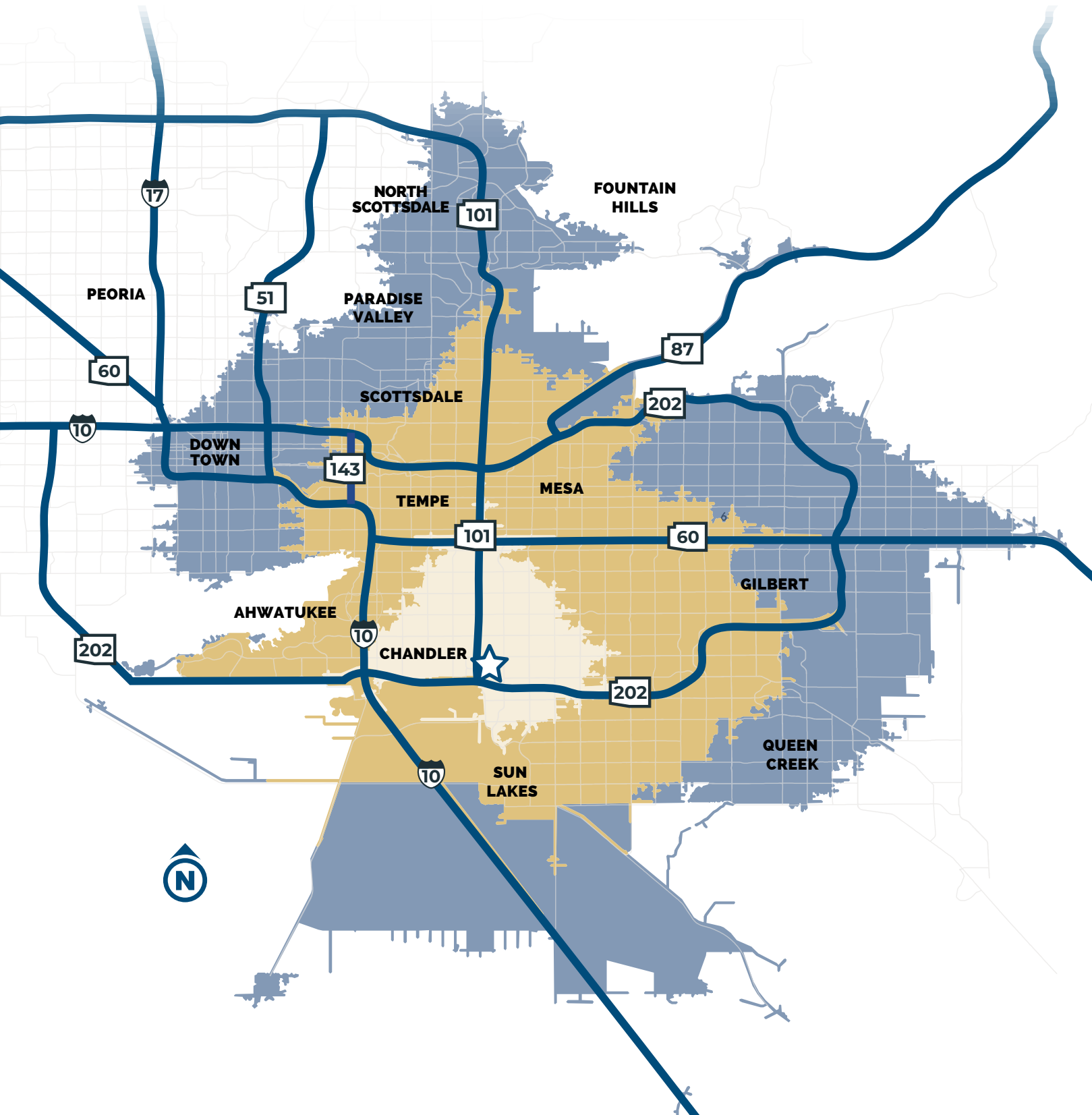


 NOT TO SCALE

# LOCAL DRIVE TIMES

Drive Time	Total Population	Labor Force*
10 Minutes	277,174	269,545
20 Minutes	1,198,853	1,277,967
30 Minutes	2,126,268	2,446,226

\*Current Year Estimate of Persons of Eligible Work Age



## STOP SITTING IN TRAFFIC

Easy & quick access from these prominent neighborhoods with a reverse commute

# AREA AMENITIES

## WALKING DISTANCE

### RESTAURANTS

- Einstein Bros. Bagels
- Coffee Bean & Tea Leaf
- In-N-Out Burger
- Jersey Mike's Subs
- Chick-fil-A
- El Pollo Loco
- Cheddar's Scratch Kitchen
- NYPD Pizza
- Juan Jamie's Tacos & Tequila
- Pita Heaven
- Chili's
- Benihana
- The Keg Steakhouse & Bar
- Majerle's Sports Grill

## 1-3 MINUTE DRIVE

### RESTAURANTS

- Starbucks
- Nekter Juice Bar
- Cafe Zupas
- Five Guys
- Chipotle Mexican Grill
- Jimmy John's
- Café Rio
- Pieology Pizzeria
- P.F.Chang's
- Pastries 'N' Chaat
- Subway
- Firebird Wood Fired Grill
- Hop Social Tavern
- Yogurtland
- Abuelo's Mexican
- Red Robin
- Wildflower Bread Company
- Rubio's
- Panera Bread
- California Pizza Kitchen
- Buffalo Wild Wings
- BJ's Restaurant and Brewhouse
- Famous Dave's BBQ
- Freddy's Frozen Custard & Steakburgers
- Jamba Juice
- Panda Express
- Steak Escape Sandwich Grill
- Thai Express
- The Cheesecake Factory

- The Old Spaghetti Factory
- Villa Fresh Italian Kitchen

### RETAIL

- Apple Store
- Nordstrom
- Macy's

### HOTELS

- SpringHill Suites by Marriott
- Cambria Hotel
- Hilton

### SERVICES

- BBVA Bank
- Wells Fargo Bank
- Bank of America

## 5 MINUTE DRIVE

### RESTAURANTS

- The Parlay Kitchen & Cocktails
- Fired Pie
- Dunkin'
- Potbelly Sandwich Shop
- Dutch Bros
- La Madeleine French Bakery
- Aspire Jumpin Java

### SERVICES

- Arizona Bank & Trust
- Verizon

### HOTELS

- Marriott Courtyard
- Element Chandler Fashion Center
- Towne Place Suites
- Hyatt Place Chandler Fashion Center
- Drury Inn & Suites
- Homewood Suites
- Hampton Inn
- Staybridge Suites

### RETAIL

- Target
- Costco
- Whole Foods



ARIZONA HARVEST FEST



SANTAN BREWING OKTOBERFEST



DOWNTOWN CHANDLER FARMER'S MARKET



ROCKIN' TACO STREET FEST



FRIDAY NIGHT LIVE



YOGA IN THE PARK (DR. AJ CHANDLER PARK)

## POPULAR EVENTS

# AREA DEMOGRAPHICS



## 2024 POPULATION 5 YEAR PROJECTION

1 MILE	3 MILES	5 MILES
14,632	120,334	295,609



## 2019 AVERAGE VALUE OF OWNER OCCUPIED HOUSING UNITS

1 MILE	3 MILES	5 MILES
\$331,465	\$341,029	\$328,993



## 2019 AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$95,681	\$102,998	\$101,543



## 2019 MEDIAN AGE

1 MILE	3 MILES	5 MILES
34	36	36



## 2019 POPULATION CURRENT YEAR ESTIMATES

1 MILE	3 MILES	5 MILES
13,388	112,912	274,829



## BEST U.S. CITIES FOR FINDING A JOB

(WalletHub, 2018)



## BEST PLACES TO RAISE A FAMILY IN ARIZONA

(WalletHub, 2018)

# 12,068

## MULTIFAMILY UNITS WITHIN 3 MILES, 640 UNITS UNDER CONSTRUCTION



## BEST CITY TO BUY A FAMILY HOME

(WalletHub, 2018)



## BEST CITY TO RENT

(WalletHub, 2018)

# PROVEN COMMUNITY



TOYOTA



VOYA FINANCIAL ADVISORS



# CHANDLER 101

FOR MORE INFORMATION

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